



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY MAY 17, 2016
6:30 P.M.**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on April 19, 2016.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of April 19, 2016 and May 10, 2016.

V. AGENDA:

- A. Conduct a public hearing to consider testimony and act upon a rezoning request for DC Ranch Phases 1 & 2 from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. DC Ranch is a residential subdivision comprised of 130 lots on approximately 165 acres situated in the Joab H. Biggs Survey, Abstract No. 52, the George Jay Survey, Abstract No. 488, the Larkin M. Boyd Survey, Abstract No. 48, and the Samuel Queen Survey, Abstract No. 732, Collin County, Texas, the property is generally located at the southeast corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch Rezoning following Annexation)
- B. Conduct a public hearing to consider testimony and act upon a rezoning request for Rolling Meadows from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. Rolling Meadows is a residential subdivision comprised of forty-four (44) lots on approximately 51.418 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas the property is generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). (Rolling Meadows Rezoning following Annexation)
- C. Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 641.3 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and MU-2–Regional Mixed Use. The property is situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488 and is generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Rezoning following Annexation)
- D. Consider and act on an application for a General Development Plan for Wells North single family residential development, a ±213.55 tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 the property is generally located north of CR 83, south of CR 88, and east of Carter Ranch. (Wells North)

- E. Consider and act on a Final Plat for Light Farms, Hawthorne Phase II Neighborhood Final Plat, being approximately 7.16 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising Thirty Two (32) residential lots and one (1) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Light Farms)
- F. Consider and act on a Final Plat for Light Farms, Hazel Neighborhood Phase II Final Plat, being approximately 3.69 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising fourteen (14) residential lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Light Farms)
- G. Conduct a public hearing to consider testimony and act upon proposed amendments to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.015: OT-R, Old Town Residential District, to amend the standards for front yard setbacks. (Old Town Residential)
- H. Consider and act upon a Final Plat for Celina Village, being approximately 3.596 acres situated in the John Willock Survey, Abstract No. 1055, containing eighteen (18) residential lots and one (1) HOA lot, the property is generally located north of FM 455, south of CR 994, east of North Florida Dr., and west of Business 289. (Celina Village)
- I. Consider and act upon a Construction Plat for Lot 1, Block 1 of the Celina Original Donation, being being approximately 1.855 acre. The property is generally located at the southeast corner of Malone St. and Oklahoma Drive. (BGREA Warehouse)
- J. Consider and act upon a Final Plat for Mustang Lakes Phase 1, being approximately 172.521 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 335 residential lots and twenty (20) common area lots, the property is generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes)

VI. ADJOURNMENT:

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, May 13, 2016 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

 Helen-Eve Liebman, AICP
 Director of Planning & Development Services
 City of Celina, Texas

 Date Notice

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



CITY OF CELINA
PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, MAY 17, 2016
6:30 P.M.

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Ousley called the meeting to order at _____ p.m.

Commissioners present: Shelby Barley, Scott Cromwell, Charles Haley, Jace Ousley, Darron Schmitt, and Mike Terry.

Commissioners absent: Ben Hangartner.

Staff present: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Senior Planner; Ben Rodriguez, City Planner; and Mack Reinwand, Land Use Attorney.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American flag.

III. CONSENT AGENDA:

Consider and act upon the Minutes from the Regular Planning and Zoning Commission Meeting held on April 19, 2016.

Commissioner _____ moved to approve the Minutes.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

IV. DIRECTOR'S REPORT:

Director of Planning and Development Services Helen-Eve Liebman spoke on the items that came before the City Council on the April 19, 2016 and May 10, 2016 meetings.

V. AGENDA:

A. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for DC Ranch Phases 1 & 2 from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. DC Ranch is a residential subdivision comprised of 130 lots on approximately 165 acres situated in the Joab H. Biggs Survey, Abstract No. 52, the George Jay Survey, Abstract No. 488, the Larkin M. Boyd Survey, Abstract No. 48, and the Samuel Queen Survey, Abstract No. 732, Collin County, Texas and is generally located at the southeast corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch Rezoning following Annexation)

Senior Planner Brooks Wilson presented the staff report.

There being no further questions or comments, Chairman Ousley called for a motion.

Commissioner _____ moved to approve Item A.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for Rolling Meadows from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. Rolling Meadows is a residential subdivision comprised of forty-four (44) lots on approximately 51.418 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). (Rolling Meadows Rezoning following Annexation)

Senior Planner Brooks Wilson presented the staff report.

There being no further questions or comments, Chairman Ousley called for a motion.

Commissioner _____ moved to approve Item B, as conditioned in the staff report.

Commissioner _____ seconded the motion.

Motion carried 5-yes; 0-no.

- C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 641.3 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and MU-2–Regional Mixed Use. The property is situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488 and is generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O’Donnell Rezoning following Annexation)

Senior Planner Brooks Wilson presented the staff report.

Chairman Ousley opened the public hearing.

No one else came forward to speak and the Chairman closed the public hearing and called for a motion.

Commissioner _____ moved to approve Item C.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- D. Consider and act on an application for a General Development Plan for Wells North single family residential development, a ±213.55 tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch. (Wells North)

Senior Planner Brooks Wilson presented the staff report.

Commissioner _____ moved to approve Item D, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- E. Consider and act on an application for a General Development Plan for Cambridge Crossing residential tracts, a ±535.557 tract of land situated in the F.D. Gary Survey, Abstract Number 360, the I.C. Williamson Survey, Abstract No. 943, the Richard Alderson Survey, Abstract No. 7, and the T. Staten Survey, Abstract No. 806, Collin County, Texas and generally located east side of CR 6 (Legacy Drive), west of the Dallas North Tollway, north of the future alignment of Punk Carter Parkway and south of FM 428. (Cambridge Crossing)

Senior Planner Brooks Wilson presented the staff report.

Commissioner _____ moved to approve Item E, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- F. Conduct a public hearing to consider testimony and act on a Construction Plat for Lot 1R, Block 11 of the Old Donation Addition, being a replat of Lot 1, Block 11 of the Old Donation Addition, approximately 1.855 acres situated in the JK Rice Survey, Abstract No. 767. The property is generally located west of N. Oklahoma Street, south of W. Malone Street and east of the BNSF Railroad. (BGREA replat)

Planner Ben Rodriguez presented the staff report.

Commissioner _____ moved to approve Item F, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- G. Consider and act on a Final Plat for Creeks of Legacy, Phase 2B, a ±19.823 acre tract of land situated in the F. D. Gary Survey, Abstract No. 361, containing eighty-three (83) residential lots. The property is generally located north of Frontier Parkway, south of Driftwood Creek Trail and east of Doe Branch Boulevard. (Creeks of Legacy Phase 2B)

Planner Ben Rodriguez presented the staff report.

Commissioner _____ moved to approve Item G, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- H. Light Farms Hawthorne Phase 2 final plat (this plat is mostly in the flood plain)

Planner Ben Rodriguez presented the staff report.

Commissioner _____ moved to approve Item H, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- I. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon proposed amendments to the City's Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Section 14.05.0123 Fences in Residential Areas, to amend the City's fencing standards. (Residential Fences)

Planner Ben Rodriguez presented the staff report.

Commissioner _____ moved to approve Item I, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- J. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon proposed amendments to the City's Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 5. Exterior Construction and Design Requirements, to amend the City's façade standards. (Facade Standards)

Planner Ben Rodriguez presented the staff report.

Commissioner _____ moved to approve Item J, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

- K. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon proposed amendments to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.015: OT-R, Old Town Residential District, to amend development standards. (Old Town Residential)

Planner Ben Rodriguez presented the staff report.

Commissioner _____ moved to approve Item K, subject to the comments being addressed prior to being considered by City Council.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

K. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at _____ p.m.

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Helen-Eve Liebman, AICP,
Director of Planning and Development Services
Meeting Date: May 17, 2016
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE APRIL 19, 2016 AND THE MAY 10, 2016 CITY COUNCIL MEETINGS:

Annexations:

1. Approved the annexation of DC Ranch, a ±43 acre tract west of CR 86.
2. Instituted the annexation of the rights-of-way adjacent to the O'Donnell Tract (CR 128, CR 130, CR 131, CR 132, and CR 133) (i.e. set the 90 day clock for completing the annexation).
3. Conducted two public hearings for the involuntary annexation of a Farmers Bank & Trust tract, ±10 acres located west of CR 86 and north of CR 84.

Plats:

1. Approved a Construction Plat for Tractor Supply, ±4 acres located east of Business 289 (Oklahoma Street), south of Ash Street, and west of Preston Road.

Ordinance Revisions:

1. Approved proposed revisions to the Sign Ordinance regarding Kiosk Signs.
2. Approved the reinstatement of the Single-family Estate Residential District.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: May 17, 2016
Re: Rezoning for DC Ranch Following Annexation

Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for DC Ranch Phases 1 & 2 from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. DC Ranch is a residential subdivision comprised of 130 lots on approximately 165 acres situated in the Joab H. Biggs Survey, Abstract No. 52, the George Jay Survey, Abstract No. 488, the Larkin M. Boyd Survey, Abstract No. 48, and the Samuel Queen Survey, Abstract No. 732, Collin County, Texas and is generally located at the southeast corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch)

The annexation of DC Ranch was completed at the May 10, 2016 City Council meeting (Ordinance No. 2016-36). Following annexation, the tract of land was automatically designated with a “holding zone” of AG-Agricultural. The development regulations for the AG-Agricultural zoning district do not lend themselves well to the existing and future development in DC Ranch. Two examples are the minimum lot size being ten acres and the minimum front yard setback of 50 feet. Without rezoning, all the homes within DC Ranch would have “legally non-conforming” status. This means that they may remain in their present condition, but could not add on or even rebuild following damage incurred to the home, such as following a fire or tornado. In addition, no new homes could be constructed as a permit cannot be issued if the setbacks and other development regulations are not in compliance with the Zoning Ordinance.

The proposed zoning designation of “SF-E – Single Family Estate” more closely reflects the development standards already utilized in DC Ranch and would bring the existing homes into compliance with the Zoning Ordinance. By rezoning from AG to SF-E, it will be possible for the residents of DC Ranch to remodel, add accessory structures, or rebuild their homes, as desired or necessary, and for new homes to be designed and constructed.

Public Notice:

The public hearing notice was published in *The Celina Record* on Friday, April 29, 2016. Courtesy letters were sent to sixty-one (61) property owners within DC Ranch explaining the need for the zoning change and informing them of the public hearings. Notices of the public hearing were sent to four (4) owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected and to the Celina ISD. As of the printing of this packet, staff has received no letters either in support or in opposition to the proposed zoning change.

Supporting Documents:

- Zoning Exhibit
- Location Map with Adjacent Zoning
- Location Map with Thoroughfare Plan

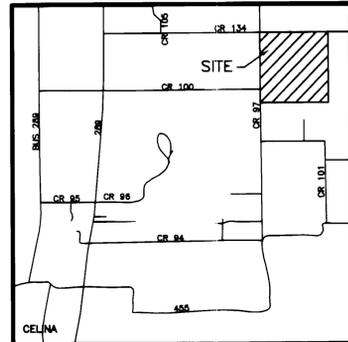
Legal Review:

N/A

Staff Recommendation:

Staff recommends approval as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at bwilson@celina-tx.gov.



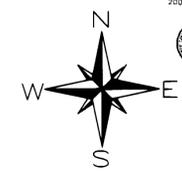
9343

LINE TABLE

LINE	BEARING	DISTANCE
L3	N44°09'26"E	56.70'

GAS ESMT LINE TABLE

E1	S89°13'28"W	1,209.54
E2	N46°31'51"W	156.42
E3	S88°29'59"W	93.93
E4	N0°42'53"W	50.00
E5	N88°29'59"E	113.94
E6	S46°31'51"E	156.78
E7	N89°13'28"E	1,189.15
E8	S0°51'04"E	50.00



LINE TABLE

D1	N 00°30'24" W	320.39'
D2	N 89°01'09" E	39.83'
D3	N 89°01'09" W	61.79'
D4	S 21°13'52" W	58.36'
D5	S 00°30'24" E	287.02'
D6	S 89°27'45" W	40.00'
D7	S 89°27'45" W	40.00'
D30	N 00°42'53" W	59.77'
D31	N 00°42'53" W	60.23'
D32	N 89°10'46" E	297.80'
D33	S 00°51'04" E	60.07'
D34	S 00°51'04" E	59.93'
D35	S 89°10'46" W	298.02'

APPROXIMATE LOCATION OF CITY OF CELINA E.T.J.
COUNTY ROAD 134
 (M6D 120' ULTIMATE ROW) N 89°01'15" E 767.36'
 FOUND RAILROAD SPIKE N 89°28'46" E 775.29'

VICINITY MAP NOT TO SCALE

GENERAL NOTES:

- 1/2 INCH IRON RODS SET AT ALL INTERIOR LOT CORNERS WITH YELLOW PLASTIC CAP STAMPED WITH METROPLEX 1849.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0110 G, DATED JANUARY 19, 1996. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
- ALL LOTS ARE FOR RESIDENTIAL USE.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. ADDITIONALLY, THE PRESENCE OF A HIGH FRACTURED ROCK LAYER MAY LIMIT ALL LOTS ALL LOTS TO AEROBIC TREATMENT WITH SURFACE IRRIGATION OSSFs ONLY.
- MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS.
- TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
- INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AN APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
- DUE TO THE PRESENCE OF A 50' UTILITY EASEMENT, NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON PHASE 1 LOTS 37B, 36B, 35B, 34B, 33B, 32B, 31B, 30B AND 29B WITHOUT PRE-CONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES. NOTE: SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. MAY NOT BE POSSIBLE ON THESE LOTS.
- PHASE 1 LOTS 36B, 35B, 34B, 33B, 32B, 31B, 30B AND 29B ARE RESTRICTED TO MAXIMUM 5-BEDROOM/4,499 SQUARE FOOT DWELLINGS.
- PHASE 1 LOT 37B IS RESTRICTED TO MAXIMUM 4-BEDROOM/3,499 SQUARE FOOT DWELLING.
- TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
- INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AN APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS DAY OF THE PROPERTY DESCRIBED HEREON AND THE IRON RODS WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF COLLIN, TEXAS.

BRAD G. SHELTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5452

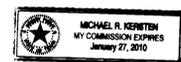


STATE OF TEXAS XX
 COUNTY OF COLLIN XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BRAD G. SHELTON, 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, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY
 November 2006

NOTARY PUBLIC, STATE OF TEXAS

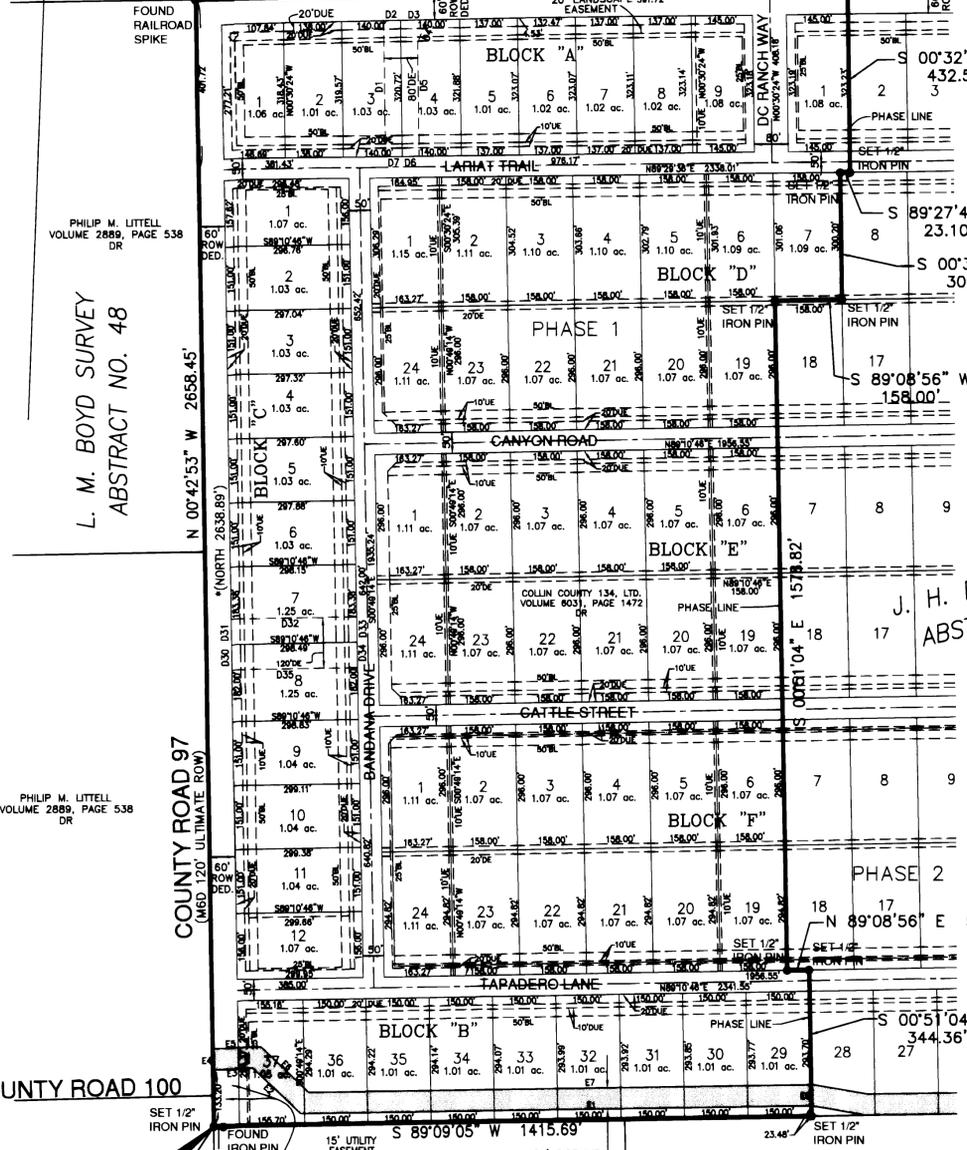


HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

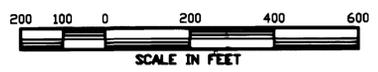
REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
 COLLIN COUNTY DEVELOPMENT SERVICES

PLAT APPROVED BY COMMISSIONER'S COURT, COLLIN COUNTY, TEXAS
 THIS 13th DAY OF June, 2006.
 COUNTY JUDGE, COLLIN COUNTY, TEXAS DATE



POINT OF BEGINNING
 DR. VANCE STALLCUP VOLUME 2022, PAGE 0642 DR
 FOUND IRON PIN
 15' UTILITY EASEMENT
 GUNTER WATER SUPPLY
 CC#93-0011559 DR
 50' PIPELINE EASEMENT & RIGHT-OF-WAY
 STEVEN D. & CYNTHIA L. SHARROCK
 CFN 93-0082123 DR
 JOEL C. MOLINAR & CAROLYN A. MOLINAR
 CFN 2000-0067338 DR

GEORGE JOY SURVEY
 ABSTRACT NO. 488



FROM: 6052-000-0010
 FROM:
 FROM:
 FROM:
 YEAR 2008

STATE OF TEXAS XX
 COUNTY OF COLLIN XX

WHEREAS, WE, COLLIN COUNTY 134, LTD., ARE THE OWNERS OF A 86.390 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. BIGGS SURVEY, ABSTRACT NUMBER 52, BEING ALL OF A CALLED 86.390 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO COLLIN COUNTY 134, LTD., RECORDED IN VOLUME 6031, PAGE 1472 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT THE SOUTHWEST CORNER OF SAID 86.390 ACRE TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO STEVEN D. & CYNTHIA L. SHARROCK, RECORDED UNDER CLERKS FILE NUMBER 93-0082123 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS.

THENCE NORTH 00 DEGREES 42 MINUTES 53 SECONDS WEST WITH THE WEST LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 2658.45 FEET TO A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID 86.390 ACRE TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO PHILLIP M. LITTELL, RECORDED IN VOLUME 2889, PAGE 538 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS, SAID SPIKE BEING AT AN ANGLE POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO FOUR WINDS ENTERPRISES, LTD., RECORDED UNDER CLERKS FILE NUMBER 2003-0154514 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS.

THENCE NORTH 89 DEGREES 01 MINUTES 15 SECONDS EAST WITH THE NORTH LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 767.36 FEET TO A FOUND RAILROAD SPIKE AT AN ANGLE POINT ON THE NORTH LINE OF SAID 86.390 ACRE TRACT.

THENCE SOUTH 00 DEGREES 32 MINUTES 15 SECONDS EAST WITH AN EAST LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 432.50 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT A SOUTHEAST CORNER OF SAID 86.390 ACRE TRACT.

THENCE SOUTH 89 DEGREES 27 MINUTES 45 SECONDS WEST WITH A SOUTH LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 23.10 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT AN INNER ELL CORNER OF SAID 86.390 ACRE TRACT.

THENCE SOUTH 00 DEGREES 32 MINUTES 15 SECONDS EAST WITH AN EAST LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 300.20 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT A SOUTHEAST CORNER OF SAID 86.390 ACRE TRACT.

THENCE SOUTH 89 DEGREES 08 MINUTES 56 SECONDS WEST WITH A SOUTH LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 158.00 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT AN INNER ELL CORNER OF SAID 86.390 ACRE TRACT.

THENCE SOUTH 00 DEGREES 51 MINUTES 04 SECONDS EAST WITH AN EAST LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 1578.82 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT AN INNER ELL CORNER OF SAID 86.390 ACRE TRACT.

THENCE NORTH 89 DEGREES 08 MINUTES 56 SECONDS EAST WITH A SOUTH LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 51.84 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT A NORTHEAST CORNER OF SAID 86.390 ACRE TRACT.

THENCE SOUTH 00 DEGREES 51 MINUTES 04 SECONDS EAST WITH AN EAST LINE OF SAID 86.390 ACRE TRACT, A DISTANCE OF 344.36 FEET TO A 1/2 INCH IRON PIN SET WITH A YELLOW PLASTIC CAP STAMPED METROPLEX 1849 AT THE SOUTHERN MOST SOUTHEAST CORNER OF SAID 86.390 ACRE TRACT.

THENCE SOUTH 89 DEGREES 09 MINUTES 05 SECONDS WEST PASSING AT 1389.56 FEET A 1/2 INCH IRON PIN FOUND ON THE SOUTH LINE OF SAID 86.390 ACRE TRACT, AND CONTINUING WITH THE SOUTH LINE OF SAID 86.390 ACRE TRACT, A TOTAL DISTANCE OF 1415.69 FEET TO THE POINT-OF-BEGINNING, AND CONTAINING IN ALL 86.390 ACRES OF LAND.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT WE, COLLIN COUNTY 134, LTD., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-8 BLOCK A, LOT 1 & LOTS 29-37, BLOCK B, LOTS 1-12, BLOCK C, LOTS 1-7 AND 19-24, BLOCK D, LOTS 1-6 AND 19-24, BLOCK E, LOTS 1-6 AND 19-24, BLOCK F, DC RANCH, PHASE 1, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON

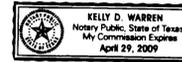
SCOTT SCHAMBACHER, PRESIDENT
 COLLIN COUNTY 134, LTD.

STATE OF TEXAS XX
 COUNTY OF COLLIN XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED SCOTT SCHAMBACHER, PRESIDENT, COLLIN COUNTY 134, LTD., 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, AND IN THE CAPACITY THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY
 November 2006

NOTARY PUBLIC, STATE OF TEXAS



FINAL PLAT
 OF
 LOTS 1-9, BLOCK A, LOT 1, & 29-37,
 BLOCK B, LOTS 1-12, BLOCK C, LOTS
 1-7 & 19-24, BLOCK D, LOTS 1-6 &
 19-24, BLOCK E, LOTS 1-6 & 19-24,
 BLOCK F
 OF
DC RANCH, PHASE 1
 BEING 86.390 ACRES IN THE
 J. H. BIGGS SURVEY, A-52,
 COLLIN COUNTY, TEXAS.

S9343

08/19/06	REVISED FOR UTILITY EASEMENTS	JRH	DWN.	MRK	SCALE	1"=200'	<p>Metroplex Surveying, Inc.</p> <p>940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com</p>	OWNER:	COLLIN COUNTY 134, LTD. 5849 PARK VISTA CR. KELLER, TEXAS 76248 PHONE: (817)707-0292 FAX: (817)595-1851	SURVEYOR:	BRAD G. SHELTON 223 W. HICKORY DENTON, TEXAS 76201 PHONE: (817)707-0292 FAX: (817)595-0436	SHEET	1
03/07/06	ADDED NOTES, SIGNATURE BLOCK, AND NOTARY PER COLLIN COUNTY COMMENTS	JRH	CKD.	BGS	DATE	12/18/05		OF	1				
DATE	REVISIONS	BY:						JOB No.	34506				

After Recording
Return to:
Metroplex Surveying, Inc.
223 W. Hickory St.
Denton, TX 76201
34506


20110317000286850 03/17/2011 08:46:06 AM CV 1/3

STATE OF TEXAS XX
COUNTY OF COLLIN XX

AFFIDAVIT OF CORRECTION OF PLAT
DC RANCH, PHASE 1
AN ADDITION TO COLLIN COUNTY, TEXAS.

WHEREAS, ON THE 9th DAY OF April, 2007, THERE WAS CAUSED TO BE FILED A FINAL PLAT OF DC RANCH, PHASE 1, AN ADDITION TO COLLIN COUNTY, TEXAS, WHICH IS RECORDED IN COUNTY CLERK'S FILE NUMBER 20070409010001240, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND

WHEREAS, THE ABOVE REFERENCED PLAT WAS PREPARED BY BRADLEY GLEN SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5452, WHOSE SUCCESSOR IN INTEREST IS METROPLEX SURVEYING AND

WHEREAS THE ABOVE REFERENCED PLAT CONTAINS ERRONEOUS CALLS, SAID ERRONEOUS CALLS READ AS FOLLOWS;

The centerline bearing of DC Ranch Way, North 00 degrees 30 minutes 24 seconds West, a distance of 408.18'.
The centerline bearing of Lariat Trail, North 89 degrees 29 minutes 36 seconds East, a distance of 2338.01'.
The centerline bearing of Canyon Road and Cattle Street, North 89 degrees 10 minutes 46 seconds East, a distance of 1956.55'.
The centerline bearing of Tapadero Lane, North 89 degrees 10 minutes 46 seconds East, 2341.55'.
The centerline bearing of Bandana Drive, South 00 degrees 49 minutes 14 seconds East.
The bearing between Lots 1 through 12, Block C, South 89 degrees 10 minutes 46 seconds West.
The bearing of the East line of Lot 37 Block B, South 00 degrees 49 minutes 14 seconds East.
The bearing of the East line of Lot 24, Block D, Lot 24, Block E and Lot 24, Block F, North 00 degrees 49 minutes 14 seconds West.
The bearing of the East line of Lot 1, Block D, South 00 degrees 30 minutes 24 seconds East
The bearing of the East line of Lot 1, Block E and Lot 1, Block F, South 00 degrees 49 minutes 14 seconds East.
The bearing of the East line of Lot 1, Block A, North 00 degrees 30 minutes 24 seconds West.
The bearing of the East line of Lot 8, Block A, North 00 degrees 30 minutes 24 seconds West.
The distance for the West line of Lot 1 Block A, 277.21 feet.
The distance for the North line of Lot 1 Block A, 107.84 feet.
The bearing and distance for L3 line of Lot 1 Block A, North 44 degrees 09 minutes 26 seconds East, 56.70 feet.
The distance for the East line of Lot 1 Block A, 318.43 feet.
The distance for the East line of Lot 2 Block A, 319.57 feet.
The distance for the East line of Lot 3 Block A, 320.72 feet.
The distance for the East line of Lot 4 Block A, 321.88 feet.
The distance for the East line of Lot 5 Block A, 323.07 feet.
The distance for the East line of Lot 6 Block A, 323.07 feet.
The distance for the westernmost North line of Lot 6 Block A, 4.53 feet.
The distance for the easternmost North line of Lot 6 Block A, 132.47 feet.
The distance for the East line of Lot 7 Block A, 323.11 feet.
The distance for the East line of Lot 8 Block A, 323.14 feet.
The distance for the East line of Lot 9 Block A, 323.18 feet.
The distance for the North line of Lot 1 Block C, 296.48 feet.
The distance for the South line of Lot 1 Block C, 296.76 feet.
The distance for the South line of Lot 2 Block C, 297.04 feet.
The distance for the South line of Lot 3 Block C, 297.32 feet.
The distance for the South line of Lot 4 Block C, 297.60 feet.
The distance for the South line of Lot 5 Block C, 297.88 feet.
The distance for the South line of Lot 6 Block C, 298.15 feet.
The distance for the South line of Lot 7 Block C, 298.49 feet.
The distance for the South line of Lot 8 Block C, 298.83 feet.
The distance for the South line of Lot 9 Block C, 299.11 feet.
The distance for the South line of Lot 10 Block C, 299.38 feet.
The distance for the South line of Lot 11 Block C, 299.66 feet.
The distance for the South line of Lot 12 Block C, 299.95 feet.
The distance for the West line of Lot 37 Block B, 294.37 feet.
The distance for the North line of Lot 37 Block B, 155.16 feet.
The distance for the East line of Lot 37 Block B, 294.29 feet.
The distance for the East line of Lot 36 Block B, 294.22 feet.
The distance for the East line of Lot 35 Block B, 294.14 feet.
The distance for the East line of Lot 34 Block B, 294.07 feet.
The distance for the East line of Lot 33 Block B, 293.99 feet.
The distance for the East line of Lot 32 Block B, 293.92 feet.
The distance for the East line of Lot 31 Block B, 293.85 feet.
The distance for the East line of Lot 30 Block B, 293.77 feet.
The distance for the East line of Lot 29 Block B, 293.70 feet.

S9343
CHANGES MEASUREMENT
CALLS WRITTEN ON PLAT
LD 5/21/2014 / 15:54:19

AND WHEREAS SAID CALLS ARE INCORRECT AND MUST BE CORRECTED;

NOW THEREFORE SAID CALLS ARE HEREBY AMENDED TO READ AS FOLLOWS;

The centerline bearing of DC Ranch Way, North 00 degrees 32 minutes 15 seconds West, a distance of 407.62'.
The centerline bearing of Lariat Trail, North 89 degrees 27 minutes 45 seconds East, a distance of 976.17'.

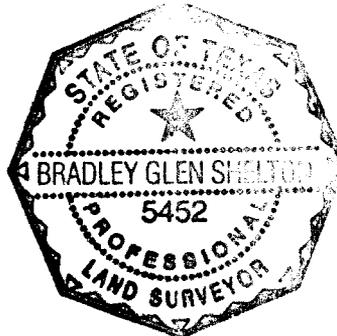
The centerline bearing of Canyon Road and Cattle Street, North 89 degrees 08 minutes 56 seconds East, a distance of 978.28'.
 The centerline bearing of Tapadero Lane, North 89 degrees 08 minutes 56 seconds East, 1032.12'.
 The centerline bearing of Bandana Drive, South 00 degrees 51 minutes 04 seconds East.
 The bearing between Lots 1 through 12, Block C, South 89 degrees 08 minutes 66 seconds West.
 The bearing of the East line of Lot 37 Block B, South 00 degrees 51 minutes 04 seconds East.
 The bearing of the East line of Lot 24, Block D, Lot 24, Block E and Lot 24, Block F, North 00 degrees 51 minutes 04 seconds West.
 The bearing of the East line of Lot 1, Block D, South 00 degrees 32 minutes 15 seconds East
 The bearing of the East line of Lot 1, Block E and Lot 1, Block F, South 00 degrees 51 minutes 04 seconds East.
 The bearing of the East line of Lot 1, Block A, North 00 degrees 32 minutes 15 seconds West.
 The bearing of the East line of Lot 8, Block A, North 00 degrees 32 minutes 15 seconds West.
 The distance for the West line of Lot 1 Block A, 277.30 feet.
 The distance for the North line of Lot 1 Block A, 106.45 feet.
 The bearing and distance for L3 line of Lot 1 Block A, North 44 degrees 08 minutes 36 seconds East, 56.71 feet.
 The distance for the East line of Lot 1 Block A, 318.49 feet.
 The distance for the East line of Lot 2 Block A, 319.59 feet.
 The distance for the East line of Lot 3 Block A, 320.72 feet.
 The distance for the East line of Lot 4 Block A, 321.85 feet.
 The distance for the East line of Lot 5 Block A, 322.95 feet.
 The distance for the East line of Lot 6 Block A, 323.00 feet.
 The distance for the westernmost North line of Lot 6 Block A, 6.00 feet.
 The distance for the easternmost North line of Lot 6 Block A, 131.00 feet.
 The distance for the East line of Lot 7 Block A, 323.00 feet.
 The distance for the East line of Lot 8 Block A, 323.00 feet.
 The distance for the East line of Lot 9 Block A, 323.00 feet.
 The distance for the North line of Lot 1 Block C, 295.27 feet.
 The distance for the South line of Lot 1 Block C, 295.64 feet.
 The distance for the South line of Lot 2 Block C, 296.00 feet.
 The distance for the South line of Lot 3 Block C, 296.36 feet.
 The distance for the South line of Lot 4 Block C, 296.72 feet.
 The distance for the South line of Lot 5 Block C, 297.08 feet.
 The distance for the South line of Lot 6 Block C, 297.44 feet.
 The distance for the South line of Lot 7 Block C, 297.88 feet.
 The distance for the South line of Lot 8 Block C, 298.31 feet.
 The distance for the South line of Lot 9 Block C, 298.67 feet.
 The distance for the South line of Lot 10 Block C, 299.03 feet.
 The distance for the South line of Lot 11 Block C, 299.39 feet.
 The distance for the South line of Lot 12 Block C, 299.76 feet.
 The distance for the West line of Lot 37 Block B, 294.30 feet.
 The distance for the North line of Lot 37 Block B, 155.00 feet.
 The distance for the East line of Lot 37 Block B, 294.31 feet.
 The distance for the East line of Lot 36 Block B, 294.31 feet.
 The distance for the East line of Lot 35 Block B, 294.32 feet.
 The distance for the East line of Lot 34 Block B, 294.33 feet.
 The distance for the East line of Lot 33 Block B, 294.33 feet.
 The distance for the East line of Lot 32 Block B, 294.34 feet.
 The distance for the East line of Lot 31 Block B, 294.35 feet.
 The distance for the East line of Lot 30 Block B, 294.35 feet.
 The distance for the East line of Lot 29 Block B, 294.36 feet.

A GRAPHIC REPRESENTATION OF THESE REVISIONS ARE SHOWN ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. IN WITNESS, THE UNDERSIGNED HAS EXECUTED THIS AFFIDAVIT OF CORRECTION THIS THE 15TH DAY OF MARCH, 2011.

METROPLEX SURVEYING INC.



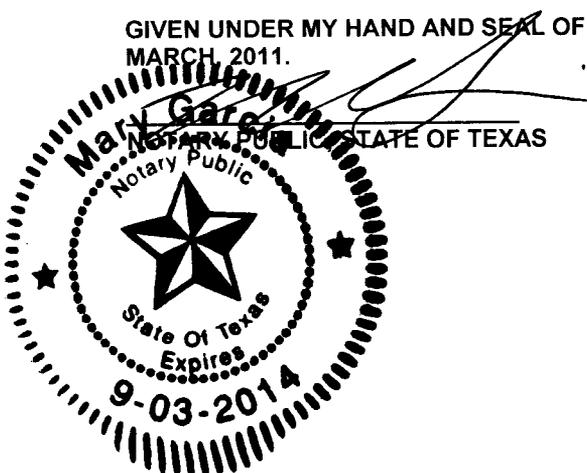
BY: BRADLEY GLEN SHELTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5452



STATE OF TEXAS XX
 COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BRADLEY GLEN SHELTON, 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, AND IN THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF MARCH, 2011.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/17/2011 08:46:06 AM
\$24.00 CLUNA
20110317000286850



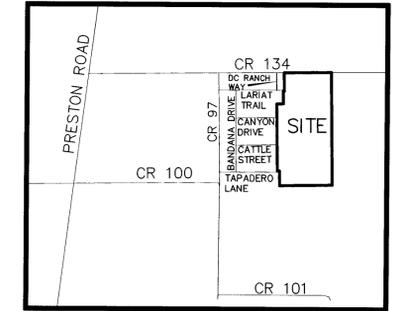
Stacey Kemp

FOUR WIND ENTERPRISES, LTD.
CALLED 120.955 ACRES
VOL. 5476, PG. 8080

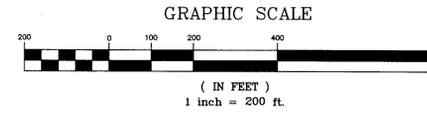
FOUR WIND ENTERPRISES, LTD.
CALLED 252.69 ACRES
VOL. 5593, PG. 3200

SAMUEL QUEEN SURVEY,
ABSTRACT NO. 732

SAMUEL QUEEN SURVEY, ABSTRACT NO. 732
B.B. & C.R. CO. SURVEY, ABSTRACT NO. 129
(APPROXIMATE SURVEY LINE)



LOCATION MAP
(N.T.S.)



FLOOD STATEMENT: According to Community Panel No. 48085C0130J, dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

- IRS IRON ROD SET
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- DUE DRAINAGE & UTILITY EASEMENT
- UE UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- BL BUILDING SETBACK LINE
- POB POINT OF BEGINNING

GENERAL NOTES:

- All lots are for residential use.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- The City of Celina and/or Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- The City of Celina and/or Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The City of Celina permits are required for building construction and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- All lots must utilize alternative type On-Site Sewage Facilities. Additionally, the presence of a high fractured rock layer may limit all lots to aerobic treatment with surface irrigation On-Site Sewage Facilities only.
- Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.
- Individual site evaluations and On-Site Sewage Facility design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any On-Site Sewage Facility system. Each On-Site Sewage Facility design must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas.
- Due to the presence of a 50' pipeline easement, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on Lots 21-28, Block B without pre-construction planning meeting with registered sanitarian/professional engineer and Collin County Development Services. NOTE: Surface improvements, impervious cover, outbuildings, swimming pools, etc. may not be possible on these lots.
- Due to the presence of a large drainage easement, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on Lots 10-11, 14 and 21, Block B without pre-construction planning meeting with registered sanitarian/professional engineer and Collin County Development Services. NOTE: Surface improvements, impervious cover, outbuildings, swimming pools, etc. may not be possible on these lots.
- Lots 10-11, 14 and 21, Block B are restricted to maximum 4-bedroom/3,499 square foot dwellings.

Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
11/20/2015 09:42:00 PM
\$41.00 C/JMML
20151120010004280

2015-686
[Signature]

FINAL PLAT

DC RANCH, PHASE 2

62 RESIDENTIAL LOTS

75.883 ACRES OUT OF THE
JOAB H. BIGGS SURVEY, ABSTRACT NO. 52
CITY OF CELINA, E.T.J.
COLLIN COUNTY, TEXAS

D.R. HORTON - TEXAS, LTD.

OWNER

4306 Miller Road, Suite A
Rowlett, Texas 75088

(214) 607-4244

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

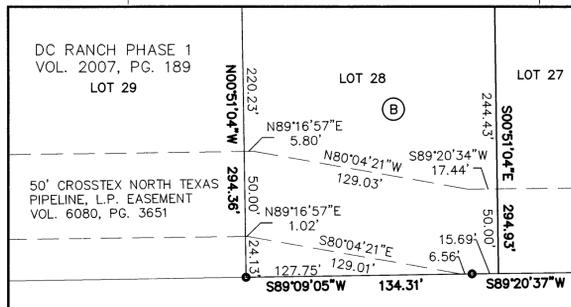
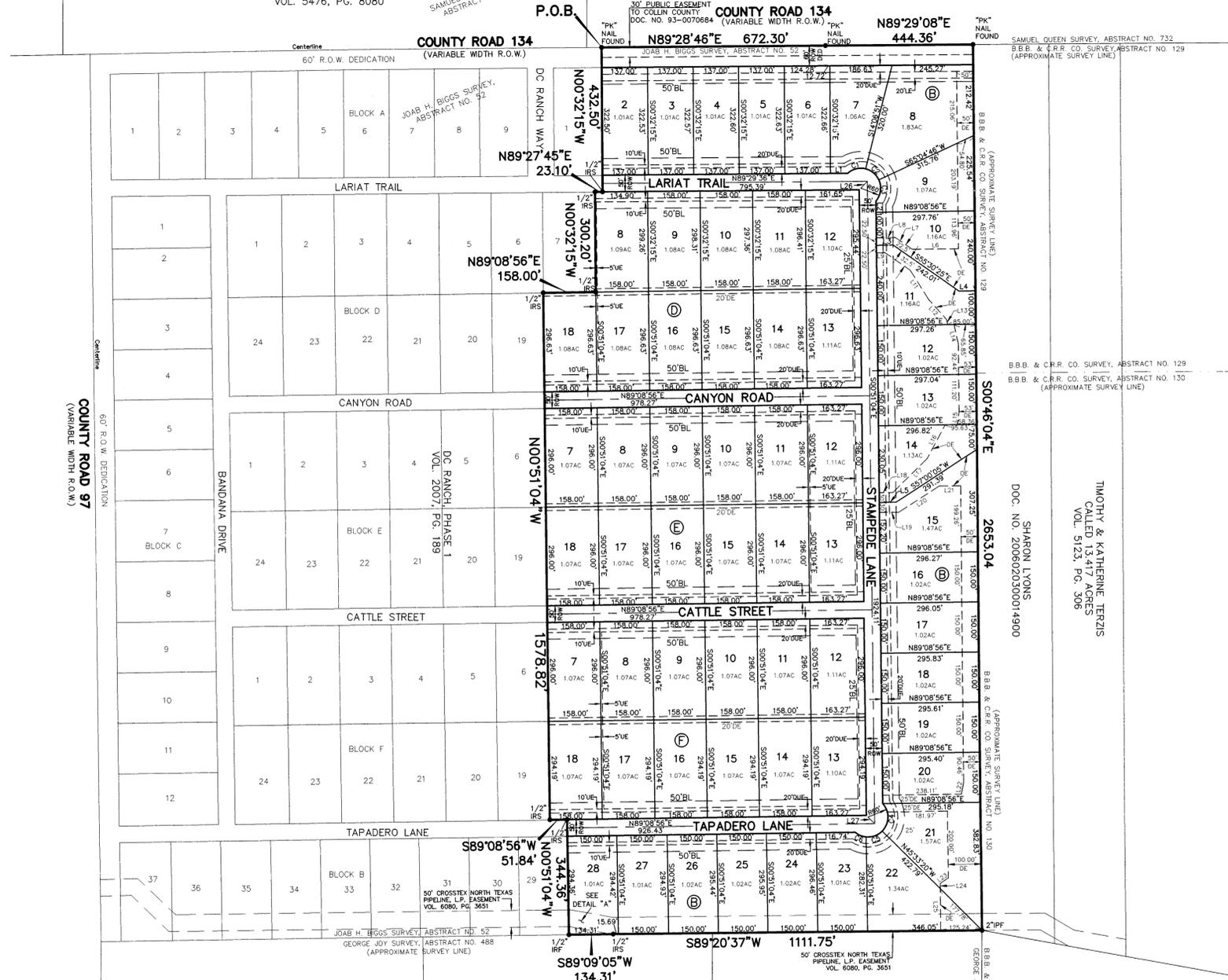
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001

(972)248-7676

TBPE NO. F-438 TBPLS NO. 10076000

SEPTEMBER 30, 2015

Sheet 1 of 2



DETAIL "A"
1" = 60'

PATRICIA DEASON
CALLED 166.309 ACRES
DOC. NO. 96-0036768

PATRICIA DEASON
CALLED 569.8, PG. 1119

JOEL & CAROLYN MOLINAR
CALLED 15.000 ACRES
VOL. 4698, PG. 2781

STEVEN & CYNTHIA SHARROCK
CALLED 30.0016 ACRES
DOC. NO. 93-0082123

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	56°01'49"	60.00'	38.87'	31.92'	S 78°05'56" W	56.36'
C2	50°57'56"	60.00'	53.37'	28.60'	N 50°24'11" W	51.63'
C3	65°28'44"	60.00'	68.57'	38.58'	N 07°49'08" E	64.90'
C4	86°42'19"	60.00'	90.80'	56.65'	N 01°05'31" E	82.38'
C5	50°51'23"	60.00'	53.26'	28.53'	N 69°52'22" E	51.53'
C6	35°15'27"	60.00'	36.92'	19.07'	S 67°04'13" E	36.34'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°28'36"E	50.85'
L2	S00°51'04"W	32.60'
L3	N89°08'56"E	50.00'
L4	N89°08'56"E	50.00'
L5	N89°08'56"E	50.00'
L6	N89°13'56"E	139.30'
L7	S55°30'25"E	82.67'
L8	N89°08'56"E	57.17'
L9	N89°08'56"E	25.54'
L10	S55°30'25"E	92.63'
L11	S32°36'48"E	102.68'
L12	S42°12'58"E	82.37'
L13	S11°05'39"E	15.03'
L14	N13°21'25"W	58.98'
L15	S07°05'53"W	39.18'
L16	N28°03'55"E	114.43'
L17	N45°26'44"E	144.57'
L18	N89°08'56"E	41.36'
L19	N89°08'56"E	58.64'
L20	S57°00'05"W	145.00'
L21	N89°13'56"E	65.15'
L22	N10°50'41"E	35.28'
L23	S58°21'07"W	30.05'
L24	S00°46'04"E	15.20'
L25	S00°46'04"E	125.93'
L26	S44°19'16"W	28.20'
L27	S44°19'16"W	28.20'

Plotted by: psalder Plot Date: 10/1/2015 12:54 PM
Drawing: H:\Projects\10E159 - DC Ranch\dwg\10E159-pl.dwg Saved By: psalder Save Time: 9/30/2015 11:09 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS D.R. Horton - Texas, Ltd. is the owner of all that tract of land located in Collin County, Texas, a part of the Joab H. Biggs Survey, Abstract Number 52, and being all of that called 75.883 acre tract of land described in a special warranty deed to D. R. Horton - Texas, Ltd. as recorded in Document Number 20130501000589700, Collin County Deed Records, and being further described as follows:

BEGINNING at a "pk" nail found at the northwest corner of said 75.883 acre tract of land, said point being the northeast corner of DC Ranch, Phase 1, an addition to Collin County, as recorded in Volume 2007, Page 189, Collin County Plat Records, said point also being in the centerline of County Road 134;

THENCE along the centerline of County Road 134 as follows: North 89 degrees 28 minutes 46 seconds East, 672.30 feet to a "pk" nail found for corner;

North 89 degrees 29 minutes 08 seconds East, 444.36 feet to a "pk" nail found at the northeast corner of said 75.883 acre tract of land;

THENCE South 00 degrees 46 minutes 04 seconds East, 2653.04 feet to a 2 inch iron pipe found at the southeast corner of said 75.883 acre tract of land, said point being the southwest corner of a tract of land described in deed to Sharon Lyons as recorded in Document number 2006020300014900, Collin County Deed Records, said point also being the northeast corner of a called 21.335 acre tract land described in deed to Patricia Deason as recorded in Volume 5698, Page 1119, Collin County Deed Records;

THENCE along the south line of said 75.883 acre tract of land as follows: South 89 degrees 20 minutes 37 seconds West, 1111.75 feet to a one-half inch iron rod set for corner;

South 89 degrees 09 minutes 05 seconds West, 134.31 feet to a one-half inch iron rod found at the southwest corner of said 75.883 acre tract of land, said point being in the north line of a called 15.000 acre tract of land described in deed to Joel and Carolyn Molinar as recorded in Volume 4698, Page 2781, Collin County Deed Records, said point also being the southeast corner of Lot 29, Block B, of said DC Ranch, Phase 1;

THENCE along the east line of said DC Ranch, Phase 1 as follows:

North 00 degrees 51 minutes 04 seconds West, 344.36 feet to a one-half inch iron rod set for corner;

South 89 degrees 08 minutes 56 seconds West, 51.84 feet to a one-half inch iron rod set for corner;

North 00 degrees 51 minutes 04 seconds West, 1578.82 feet to a one-half inch iron rod found for corner;

North 89 degrees 08 minutes 56 seconds East, 158.00 feet to a one-half inch iron rod set for corner;

North 00 degrees 32 minutes 15 seconds West, 300.20 feet to a one-half inch iron rod set for corner;

North 89 degrees 27 minutes 45 seconds East, 23.10 feet to a one-half inch iron rod set for corner;

North 00 degrees 32 minutes 15 seconds West, 432.50 feet to the POINT OF BEGINNING and containing 3,305,453 square feet or 75.883 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That D.R. Horton - Texas, LTD., does hereby adopt this plat designating the herein above described property as DC RANCH, PHASE 2 on addition to The Extra Jurisdiction of Celina, Texas in Collin County, 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.

Collin County, 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.

Collin County, 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 15th day of October, 2015.

BY: David L. Booth, an Authorized Agent for D.R. Horton - Texas, Ltd. - 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 David L. Booth, 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 seal of office, this 15th day of October, 2015.

Karen Williams Notary Public in and for the State of Texas

My Commission Expires On: 1/31/17 KAREN LEE WILLIAMS MY COMMISSION EXPIRES January 3, 2017

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the On-Site Sewage Facilities described on this plat conform to the applicable OSSF Laws of The State of Texas, that site evaluations have been submitted representing the site conditions in the area in which On-Site Sewage Facilities are planned to be used.

Registered Sanitarian or Designated Representative Collin County Development Services

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN B. RAMSEY, do hereby certify that I prepared this plat from an actual 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

Dan B. Ramsey, R.P.L.S. No. 4172



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Dan B. Ramsey, 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 purposes and consideration therein expressed.

Given under my and seal of office, this 30th day of September, 2015.

Kelsey Benson Notary Public in and for the State of Texas.



March 6, 2018 My Commission Expires On:

PROPERTY LOCATION STATEMENT

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas

Signature of Mayor Date of Approval 1-13-15

Signature of City Secretary Date 1-13-15

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 12-16-14

APPROVED BY: City Council City of Celina, Texas

Signature of Mayor Date of Approval 1-13-15

Signature of City Secretary Date 1-13-15



FINAL PLAT

DC RANCH, PHASE 2

88 RESIDENTIAL LOTS

75.883 ACRES OUT OF THE JOAB H. BIGGS SURVEY, ABSTRACT NO. 52 CITY OF CELINA E.T.J. COLLIN COUNTY, TEXAS

Filed and Recorded Official Public Records State of Texas, County Clerk Collin County, TEXAS 11/20/2015 03:42:03 PM \$41.00 C2009 20151120010004290 2015-687



Signature

D.R. HORTON - TEXAS, LTD. OWNER 4306 Miller Road, Suite A Rowlett, Texas 75088 (214) 607-4244

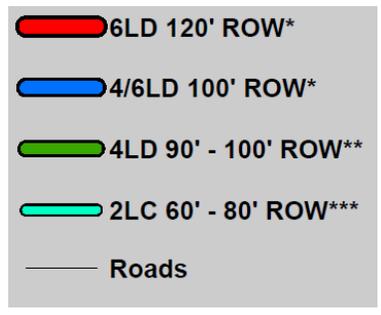
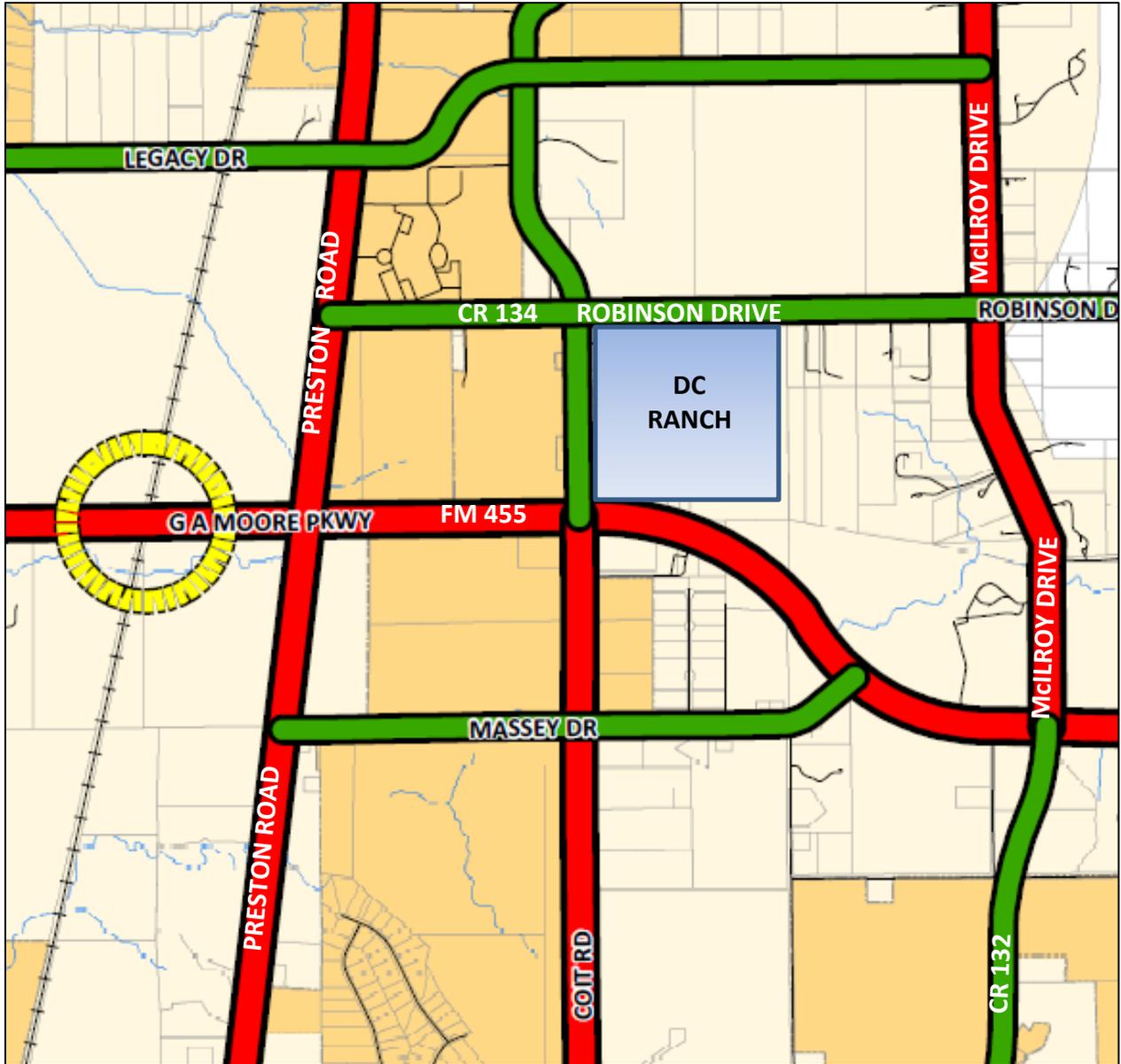
JBI PARTNERS, INC. SURVEYOR/ENGINEER 16301 Quorum Drive, Suite 200 B Addison, Texas 75001 (972)248-7676

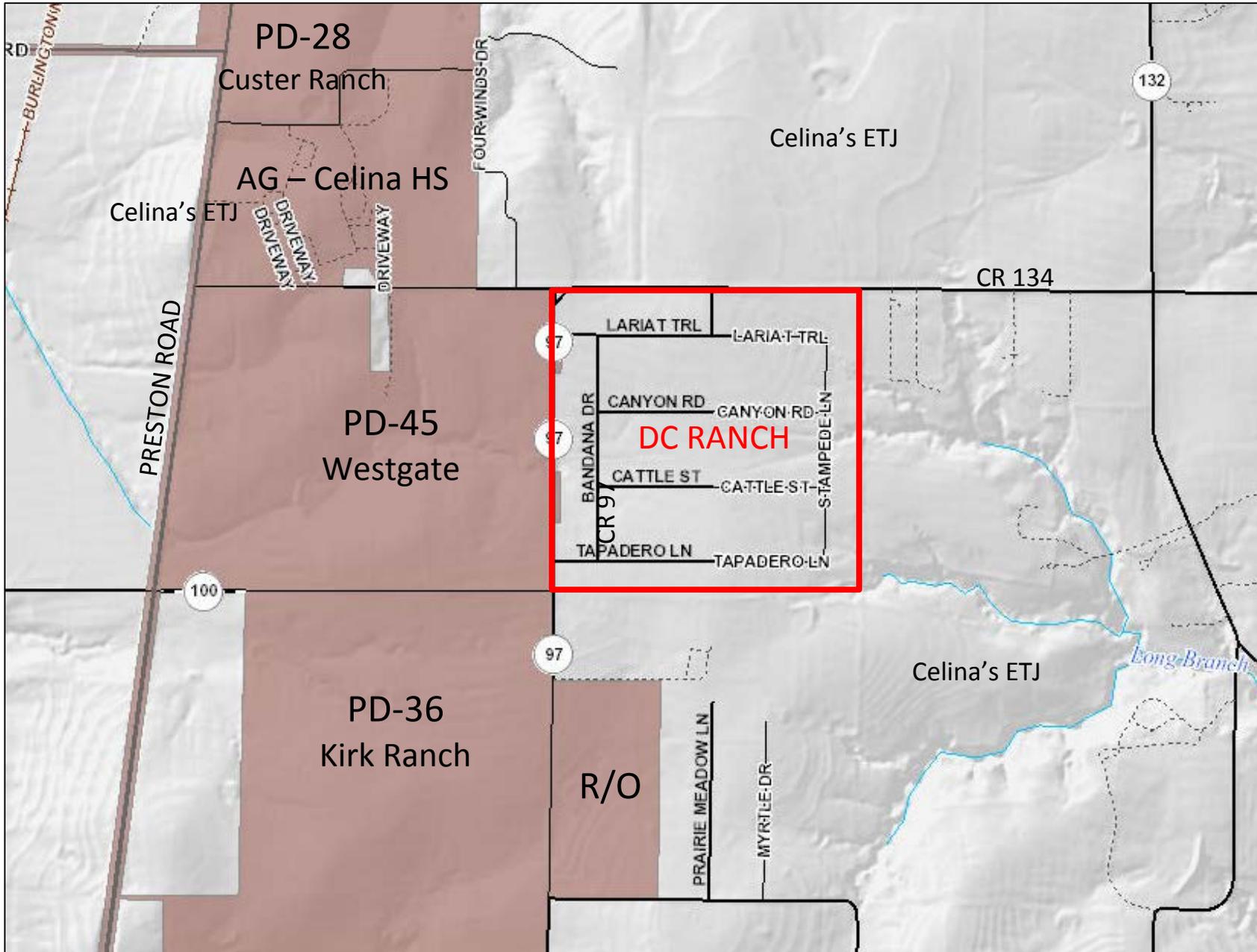
TBPE NO. F-438 TBPLS NO. 10076000

SEPTEMBER 30, 2015

Sheet 2 of 2

DC Ranch Thoroughfare Plan





DC RANCH
 LOCATION MAP
 ADJACENT ZONING



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: May 17, 2016
Re: Rezoning for Rolling Meadows Following Annexation

Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for Rolling Meadows from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. Rolling Meadows is a residential subdivision comprised of forty-four (44) lots on approximately 51.418 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). (Rolling Meadows)

Background Information:

The annexation of Rolling Meadows was completed at the December 7, 2015 City Council meeting (Ordinance No. 2015-86). Following annexation, the tract of land was automatically designated with a “holding zone” of AG-Agricultural. The development regulations for the AG-Agricultural zoning district do not lend themselves well to the existing development in Rolling Meadows. Two examples are the minimum lot size being ten acres and the minimum front yard setback of 50 feet. Without rezoning, all the homes within Rolling Meadows would have “legally non-conforming” status. This means that they may remain in their present condition, but could not add on or even rebuild following damage incurred to the home, such as following a fire or tornado.

The proposed zoning designation of “SF-E – Single Family Estate” more closely reflects the development standards already utilized in Rolling Meadows and would bring the existing homes into compliance with the Zoning Ordinance. By rezoning from AG to SF-E, it will be possible for the residents of Rolling Meadows to remodel, add accessory structures, or rebuild their homes, as desired or necessary.

Public Notice:

The public hearing notice was published in *The Celina Record* on Friday, April 29, 2016. Courtesy letters were sent to forty-four (44) property owners within Rolling Hills explaining the need for the zoning change and informing them of the public hearings. Notices of the public hearing were sent to three (3) owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected and to the Prosper ISD. As of the printing of this packet staff has received one letter in support and none in opposition to the proposal.

Supporting Documents:

- Zoning Exhibit

- Location Map with Adjacent Zoning
- Location Map with Thoroughfare Plan

Legal Review:

N/A

Staff Recommendation:

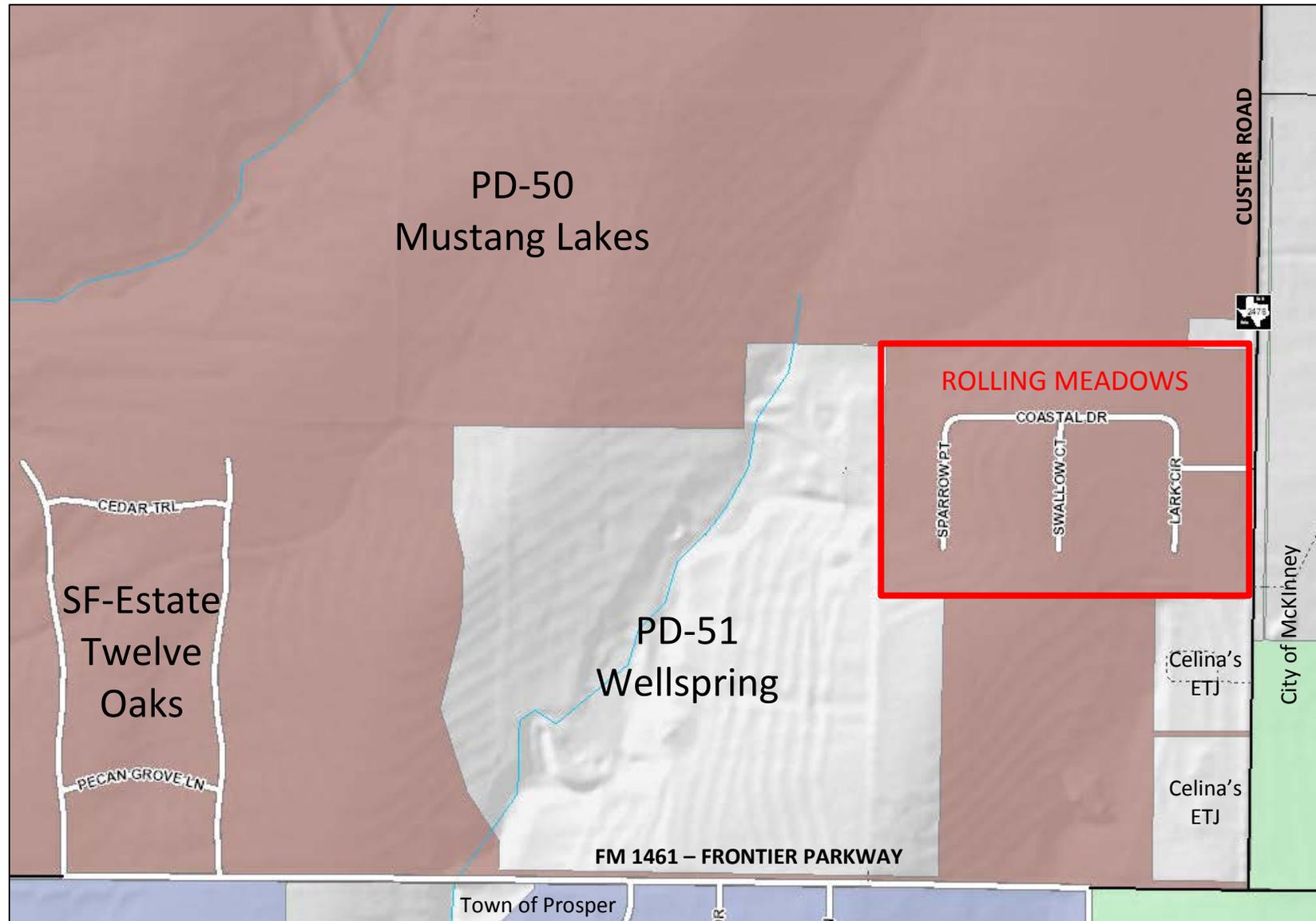
Staff recommends approval as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at bwilson@celina-tx.gov.

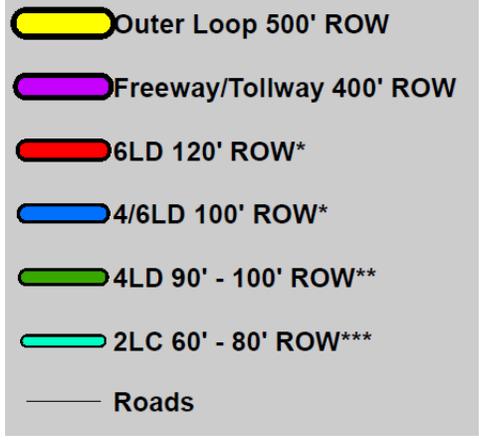
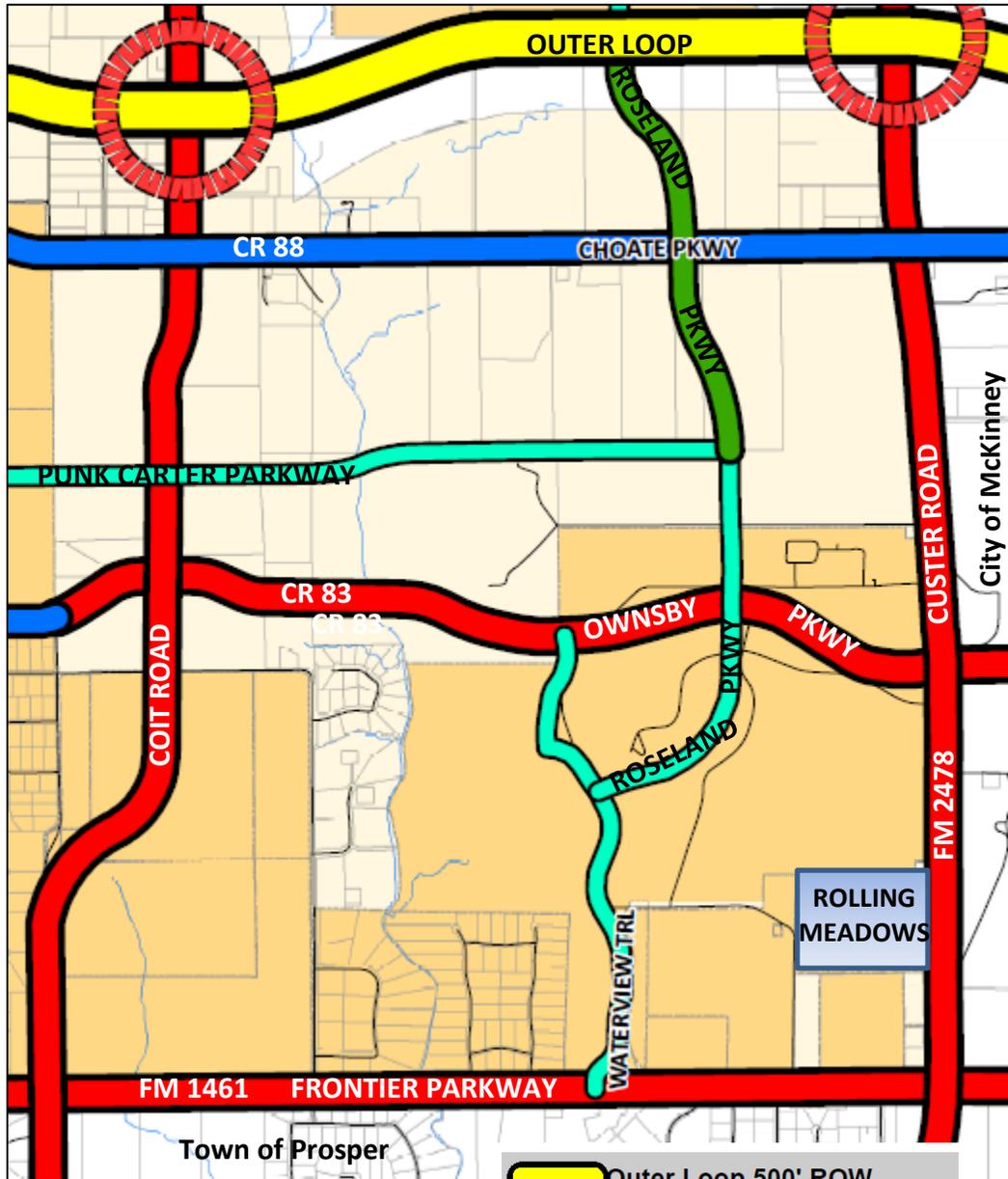
ROLLING MEADOWS
Location Map



ROLLING MEADOWS
Location and Adjacent Zoning



Rolling Meadows Thoroughfare Plan





Memorandum

To: **The Celina Planning and Zoning Commission**
 CC: **Mike Foreman, City Manager**
 From: Brooks Wilson, ACIP, Senior Planner
 Meeting Date: May 17, 2016
 Re: Rezoning Request for O'Donnell Tract

Action Requested:

Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 641.3 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and MU-2–Regional Mixed Use. The property is situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488 and generally located north of CR 130, south of CR 134, and east of CR 101, and west of CR 133 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Rezoning)

Background Information:

The property is currently in the City of Celina's Extraterritorial Jurisdiction (ETJ). The voluntary annexation of the ±641.3 acre tract of land into the City is scheduled for completion at the May 31, 2016 City Council special called meeting. Following the annexation, the City Council will consider this rezoning request.

The O'Donnell tract will be roughly bisected by the new east/west alignment of FM 455 (to be called GA Moore Parkway) and bisected by the north/south alignment of CR 132 (to be called McIlroy Drive). The subject property is located approximately one mile east of Preston Road, southeast of DC Ranch, and west of CR 133.

The property has been divided into twelve (12) "neighborhoods." Neighborhoods 1 and 4-8 are proposed to be exclusively single family detached residential. The single family lots are divided among three (3) types with lot widths of eighty (80) feet, sixty-five (65) feet and fifty (50) feet. The mix of lot types is the Celina preferred 50%/30%/20%.

<i>O'Donnell Tract</i>					
<i>Single Family Lot Types</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Minimum Structure Size</i>	<i>Lot Coverage</i>	<i>Percent of Total</i>
Type A	80'	130'	1,750	55%	Min. 20%
Type B	65'	120'	1,500	60%	Approx. 30%
Type C	50'	110'	1,250	60%	Max. 50%
Total, all single family detached:					1,700

Tracts 2 and 3 are proposed to be single family detached residential as well as single family attached (townhomes – Lot Type D, see below). Duplexes are prohibited.

<i>O'Donnell Tract</i>						
<i>Lot Type</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Minimum Unit Size</i>	<i>Lot Coverage</i>	<i>Maximum Density Per Acre</i>	<i>Maximum Number of Units</i>
Type D (Townhomes)	20'	90'	850 sq. ft.	88%	12/acre	500

Tracts 9 -12 are proposed to have an underlying zoning of MU-2, Regional Mixed Use, with multiple family as well as commercial, office and retail uses. Specific land uses allowed and prohibited are spelled out in the Development Regulations. Amenities required with multiple family development are included in the Development Regulations.

Thoroughfare Plan:

1. GA Moore Parkway (FM 455). GA Moore Parkway will be a six-lane divided Major Arterial within 120 feet of right-of-way.
2. McIlroy Drive (CR 132). McIlroy Drive will be a six-lane divided Major Arterial within 120 feet of right-of-way north of FM 455 and a four-lane divided Minor Arterial within 90-100 feet of right-of-way south of FM 455.

Public Notice:

A notice of the public hearings was published in *The Celina Record* on April 29, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected. Three (3) property owners within the City of Celina were notified by mail on April 1, 2016. As of the printing of this packet staff has received no comments either in support or in opposition to the rezoning request.

Supporting Documents:

- Proposed Planned Development Regulations
- Legal Description
- Zoning Exhibit
- Concept Plan
- Location Map with Adjacent Zoning
- Location Map with Thoroughfare Plan

Staff Recommendation:

Staff recommends approval of rezoning request as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at bwilson@celina-tx.gov.

Exhibit “C”

O’Donnell Tract

Planned Development Regulations

For a 642 acre tract of land out of the B.B.B. & C. RR. Company Survey, Abstract No. 130, Hezekiah, Culwell Survey, Abstract No. 186, John Culwell Survey, Abstract No. 208 and the George Jay Survey, Abstract No. 488 in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendix “A” to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract’s overall boundary.)*

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by a series of trails and enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, existing lakes as well as proposed lakes, trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of neighborhood commercial services that would serve the community and provide a natural progression of residential development from denser residential product, in the form of multifamily, senior living, townhome and/or patio homes adjacent to the commercial, to traditional, less dense, residential product.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, or as may be amended.

3.0 General Regulations

- 3.1 All regulations for the O’Donnell Tract not redefined by these Planned Development Regulations shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Sub-division Ordinance as they exist or may be amended.
- 3.2 Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. A metes and bounds description for each neighborhood is provided herein.
- 3.3 A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the ownership and maintenance of all park/open space area.
- 3.4 Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than two (2) acres is prohibited.
- 3.5 All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street.
- 3.6 The Concept Plan depicts two principal base districts a “SF-R” and “MU-2” district. The maximum number of single family residential lots within the “SF-R” district (Neighborhoods 1 – 8) shall be 1,700; furthermore, the maximum number of Type D lots within Neighborhoods 2

& 3 shall be 500. Lot sizes in Neighborhood 6 & 7 are restricted to Type B lots or larger. The maximum number of Type C lots with the development cannot exceed 50% of the allowed maximum single family lots. At least 20% of the maximum number of allowed single family lots have to be Type A or larger. Lots fronting onto existing CR 132 in Neighborhood 7 are restricted to Type A lots. Lot sizes in Neighborhood 8 are restricted to Type A Lots or larger. The maximum number of units allowed in Neighborhoods 9 & 10 is 883, unless developed with structural parking as noted herein. Any single family detached or attached residential lots developed in the "MU-2" district (Neighborhoods 11 & 12) may be developed as specified under Section 4.3 and are in addition to the lot maximums specified herein for "SF-R" and Type D lots.

4.0 Use Regulations

The permitted uses within each Neighborhood are outlined below. *(For a visual representation of the Concept Plan, refer to Appendix A; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.):*

- 4.1 Neighborhood 1 (\pm 61.8 ac.); Neighborhood 4 (\pm 129 ac.); Neighborhood 5 (\pm 97.9 ac.); Neighborhood 6 (\pm 53.1 ac.); Neighborhood 7 (\pm 62.1 ac.) and Neighborhood 8 (\pm 59.1 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Sections 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.
1. Additional Permitted Uses for Neighborhood 1 and 4 - 8:
 - a. Single-family detached
 - b. Schools (private or public)
 - c. Civic
 - d. Country clubs
 - e. Golf course and related facilities
 - f. Marketing and sales centers associated with the development of the Property
 - g. Temporary construction offices and storage yards associated with development of the Property
 - h. Public works, including drainage facilities, water wells, and water and wastewater treatment, pumping, storage, and transmission facilities
 - i. Home occupation, per Zoning Ordinance, as it exists or may be amended.
 - j. Parks, playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
 - k. Recreation centers, pools
 - l. Temporary concrete or asphalt batch plants associated with development of the Property
 - m. Houses of worship
 - n. Gated communities (by conditional use permit only)
 - o. Equestrian facilities, including, but not limited to, riding stables, shoeing facilities, indoor/outdoor arenas, equestrian trails, and applicable accessory/support facilities with "CUP".
 - p. Agricultural, including a commercial tree farm
- 4.2 Neighborhood 2 (\pm 59.3 ac.) and Neighborhood 3 (\pm 38.5 ac.): The permitted uses shall be SF-R Single Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

1. Additional Permitted Uses for Neighborhoods 2 and 3: include all of those in Section 4.1 with the addition of:
 - a. Attached single-family residential dwellings (Townhomes, Type D) and accessory structures

- 4.3 Neighborhood 9 (\pm 16.2 ac.) and Neighborhood 10 (\pm 17.8 ac.): The permitted uses shall be "MU-2" Mixed Use Regional District Uses, referred to herein, and the associated uses defined in Sections 14.03.000 of the City of Celina Zoning Ordinance or as amended herein.
 1. Additional Permitted Uses for Neighborhood 9 and 10 include all of those in Section 4.2 with the addition of:
 - a. Local utility lines
 - b. Franchise utilities (public or private)
 - c. Assisted living, memory care, and/or nursing homes
 - d. Day care centers
 - e. Retail/office/restaurant/health facility uses on the first floor (i.e., mixed uses)
 2. Prohibited Uses:
 - a. Duplex uses
 3. Single-family residential dwellings are allowed and shall be developed according to the development regulations applicable to the single-family residential areas, as noted herein.
 4. Land Use Limits:
 - a. These areas may be developed as 100% Multifamily Residential. These areas may also be developed as 100% Single-Family Residential. Commercial/non-residential uses may also be allowed as noted herein.

- 4.4 Neighborhood 11 (\pm 23 ac.) and Neighborhood 12 (\pm 23.3 ac): The permitted uses shall be "MU-2" Mixed Use Regional District Uses, referred to herein, and the associated uses defined in Sections 14.03.000 of the City of Celina Zoning Ordinance or as amended herein.
 1. Additional Permitted Uses:
 - a. Single-family detached
 - b. Single-family attached (Type D lots/townhomes)
 - c. Agricultural, including a commercial tree farm
 - d. Day Care Centers
 - e. Big Box Retail
 - f. Convenience Stores with Gas Pumps
 - g. Horizontal Mixed Uses
 2. Conditional Uses:
 - a. Tire Dealer with Open Storage
 - b. Kiosk, as an accessory use structure only
 - c. Nursery (retail sales outdoors)
 - d. Hotel
 - e. Auto Repair (major/minor)

3. Prohibited Uses:
 - a. Check Cashing Services
 - b. Recycling Kiosk
 - c. Duplex Uses

4. Single family residential dwellings are allowed and shall be developed according to the development regulations applicable to the single family residential areas, as noted herein.

5. Land Use Limits:
 - a. These areas may be developed as 100% Commercial or Townhomes or a combination of commercial uses, townhomes and/or other allowed uses.
 - b. No more than 600 multifamily units may be allowed (cumulative) in Neighborhoods No. 11 & 12 and no more than 400 units may be allowed in the individual Neighborhoods No 11 & 12.
 - c. No more than 50% of Neighborhoods No. 11 & 12 may be developed as townhomes (TH; Type D) lots.

5.0 Area Regulations

5.1 General Area regulations for residential uses

Type	Min. Lot Size (Sq. ft) (3)	Max. Height (Ft.)	Min. Side Yard (Ft.)	Min. Rear Yard (Ft.)	Min. Yard Key/ Corner Lots (Ft.)	Min. Front Yard (Ft.) (4), (7)	Min. Lot Width (Ft.) (1), (2)	Min Lot Depth (Ft.)	Min. Structure Size (Sq. ft.)	Max Lot Coverage (6)
A (SF-R)	9,600	40	8	20	15	25 15	80	130	1,750	55%
B (SF-R)	7,400	40	5	15	15	25 15	65	120	1,500	60%
C (SF-R)	5,750	40	5	15	15	20 15	50	110	1,250	60%
D (TH)	2,200	45'	5/5	10	10	10	20 (3)	90	850	88%

1. The lot widths shall be measured along the arc of the front building line.
2. Lot width may be reduced by 20% for lots fronting cul-de-sacs, eyebrows, and inside curves. The minimum lot width is measured at the platted front yard building set back. On SF-R lots a minimum of 30' of frontage is required at the ROW.
3. Where access is provided from the front property line, the minimum lot width shall be increased to 25 feet.
4. Where front porches are provided, they shall be permitted to encroach a maximum of five (5) feet into the front setback line.
5. Lot coverage is defined as the footprint of the primary residential structure, excluding without limitation patios, pools, accessory structures, driveway and, sidewalks.

6. J-wing garages may overhang the front building line by 5 feet.

5.2 General Area regulations for multifamily residential uses:

Max. Height (Ft.) (3)	Min Side Yard (Ft.) (1,2)	Min. Rear Yard (Ft.) (1)	Min. Front Yard (Ft.)	Min. Lot Width (Ft.)	Min. Lot Depth (Ft.)	Min. Unit Size (Sq. ft.)	Max Lot Coverage	Max. number of units per gross acre
45 (3 stories max)	8 15 adjacent to street	25	25	75	120	1 bedroom: 650 2 bedroom: 800 3 bedroom: 900	65%	28

1. The minimum setback shall be increased to 60 feet for a multi-family structure adjacent to a single family residence.
2. A minimum of ten (10) feet of building separation shall be provided between buildings of two-stories or less. For buildings greater than two-stories, a minimum building separation of 20 feet shall be provided.
3. In Neighborhoods 11 & 12 only, the maximum height may be increased to four-stories (58') if developed with wrapped structured parking and the density may increase to 48 units per gross acre. The minimum set back shall be increased to 90 feet for all structures exceeding 3 stories if adjacent to a single family residence.

5.3 General Area regulations for non-residential uses:

Max. Height (Ft.)	Min Side Yard (Ft.)	Min. Rear Yard (Ft.)	Min. Front Yard (Ft.)	Min. Lot Width (Ft.)	Min. Lot Depth (Ft.)	Max Lot Coverage
45 (2)	15 (1)	25	25	100	100	50%

1. Twenty-five (25) feet adjacent to a public street or residential lot. When retail uses are platted adjacent to other retail/office uses and integrated into an overall development site, no side yard is required provided it complies with the City's building code.
2. The maximum height will be limited to four-stories (maximum 56 feet) for a hotel. The allowed floor to area ratio (FAR) for a hotel (or related uses) will be 1:1 and the maximum lot coverage will be 60% (excluding parking garages).

6.0 Parking Regulations

6.1 Single Family Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that are located behind the front building line.

6.2 Type D Townhomes: one (1) visitor parking space for every four (4) dwelling units shall be provided within 800 feet of the building it serves. The spaces provided shall be either parallel spaces (8'x22') or head-in spaces (9'x18'), on-street parking may count towards these parking requirements if built as alley-loaded product. On street parking standards shall also be in accordance with those outlined in Ordinance No. 2015-49.

6.3 Multifamily Residential:

1. 1.0 spaces per unit for age restricted units (age 55 or older)
2. 1.5 spaces per efficiency unit or one-bedroom unit
3. 1.75 spaces per two-bedroom unit
4. 2.0 spaces per three-bedroom unit
5. 3.0 spaces per unit with four or more bedrooms
6. Tandem parking spaces shall only count toward required parking when located in front of a garage. Tandem parking spaces shall be a minimum of nine by twenty (9 x 20) feet.
7. On-street parking spaces shall be permitted in Multi-family Residential Lot Types. Parking spaces may be provided in the right-of-way and shall conform to City standards for vehicle parking areas. Where provided, on-street parking spaces shall be counted to satisfy the minimum off-street parking requirements and shall also be in conformance with Ordinance No. 2015-49.
8. Covered or enclosed parking shall not be required for Multi-Family Residential Lot Types. Where provided, covered or enclosed parking shall be counted to as part of the minimum off-street parking requirements.

6.4 Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.043 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.0 Building Regulations

7.1 Exterior Building Façade for Residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as herein amended:

1. The front façade or other façades that faces a street right-of-way of single-family residences shall be 100% masonry on the first floor, exclusive of doors, windows, dormers and other architectural elements. Cementous fiber board may only constitute fifty (50%) percent of stories other than the first floor. However, Cementous fiberboard may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story. In addition, building materials shall comply with the applicable requirements in Section 14.05.152 of the Zoning Ordinance as it exists or maybe amended, except that cementitious fiberboard may be used in the same vertical plane as the first story if it is interrupted with an intersecting roof line or another architectural feature.

2. The building elevation of each lot adjacent to the proposed lot shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
3. All garage doors shall be allowed at or behind the front building line, but shall not be closer than 20 feet from the street right-of-way and in no case shall be in front of the front façade (i.e. no snout nose garages).
4. The primary roof pitch for residential building types shall not be less than 6:12 for Type C and D homes and shall not be less than 8:12 for Type A and B homes. The minimum pitches do not apply to porches, specialty roofs, awnings, dormers, etc.
5. No building shall exceed a height of more than 40 feet, measured at the mid-point between the top plate and the dominate roof ridge except Townhomes (TH), which shall not exceed 45' (3 stories max).

7.2 Exterior Building Façade of Accessory Structure:

1. Any accessory structure or building shall be constructed of complementary material to the associated residence and the general architecture of the development.
2. An accessory building shall be located not less than 50 feet from the front lot line, and use the same side yard setback as the primary structure, and not less than three (3) feet from any rear lot line.
3. The maximum height of any accessory structure shall not exceed 20 feet, but in no case shall have more than one story.

8.0 Screening Regulations

- 8.1 A minimum landscape buffer of 25' will be required adjacent to right-of-ways of 100' width or greater. A minimum landscape buffer of 15' will be required adjacent to collector streets. Tree plantings will be required to be planted at a minimum spacing of 50'. The City may approve a more natural looking spacing of the required trees as long as the minimum tree count (based on 50' spacing) is maintained.
- 8.2 Screening fences shall be as follows:
 1. For single-family lots siding to any collector, there shall be a minimum six (6) foot board-on-board fence with a cap and a generally continuous row of shrubs and/or trees within the adjacent landscape buffer. Seven (7) foot masonry columns are required at front building lines and at corners. The fence shall have a uniform color. As an alternate to the board-on-board fencing, the developer may use decorative metal fencing with shrubbery, trees and masonry columns (on a minimum 80 foot centers), or a minimum solid six (6) foot masonry fence, or a combination thereof. A minimum three (3) foot berm must be used in conjunction with wood or decorative metal fencing.

For single family lots backing to a collector, there shall be a minimum six (6) foot masonry fence. As an alternative, a minimum six (6) foot decorative metal fence (w/ shrubbery, trees, and masonry columns on a minimum 80 foot centers), or a living screen, and/or a

combination thereof may be used for screening, if approved by the City. A minimum three (3) foot berm must be used in conjunction with wood or decorative metal fencing.

2. For single-family lots siding or backing to thoroughfares, there shall be a minimum six (6) foot masonry fence. As an alternative, a minimum six (6) foot decorative metal fence (with shrubbery, trees and masonry columns on a minimum 80 foot centers), or a living screen, and/or a combination thereof may be used for screening, if approved by the City.
3. Single-family lots backing or siding to open space shall have a minimum five (5) foot ornamental metal fencing adjacent to the open space area.

9.0 Landscape & Irrigation Regulations

9.1 The residential builder of each lot shall provide at a minimum the following landscape material:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type A – Type C: There shall be a minimum of six (6) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least 50% of the trees shall be shade trees.

Type D: There shall be a minimum of three (3) total diameter inches of shade or ornamental trees, slanted for each townhome lot.

Shrubs:

Type A – C: There shall be a minimum of 18 three (3) gallon shrubs across the front of the house.

Type D: There shall be a minimum of six (6) three (3) gallon shrubs across the front of the house.

10.0 Open Space Regulations

10.1 General:

1. All open space areas are open to the public, except amenity centers, or other such type HOA maintained amenities, unless gated.
2. All private open space areas and detention areas shall be owned and maintained by the HOA/District. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
3. No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
4. All open space areas shall have slope not greater than 4:1, unless they are naturally existing or structurally supported.

5. On the opposite side of the street from a six (6) foot trail shall be a four (4) foot walk. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.
6. Acreage equal to a minimum of eight (8) percent of the single-family residential areas and multi-family residential areas shall be retained as Open Space. Such Open Space may be located anywhere on the Property. "Open Space" means natural areas, floodplain, areas used for drainage and detention, parks, common areas, gas and power line easements/right-of-way, and parkway and median areas within road right-of-way to the extent they exceed the minimum requirement. Fifty percent (50%) of the area of a golf course, excluding areas utilized for clubhouse or maintenance related facilities, shall be considered Open Space. Open Space may be privately or publically owned. Open Space shall not consist of any area platted for residential dwellings, retail/commercial uses, civic or institutional uses (other than schools and churches), public works facilities, or minimum road right-of-way, parkway, and median area.
7. Acreage equal to seven (7) percent of the commercial areas shall be retained as Open Space and shall be located as specified under Section 14.05.086 of the Zoning Ordinance as it exists or maybe amended.

10.2 Open Space Area Specifics:

Area A: Natural open space with improvements such as a 6-foot trail, manicured edges at key access points, benches, and a majority of the areas left in a natural state with the exception of the existing Soil Conservation Service (SCS) and retention ponds that will have either bubblers or lighted fountains.

Area B: Perimeter landscape buffers with a 6-foot trail, required tree plantings and irrigation. The minimum average width will be 25-feet along thoroughfares and 15-feet along collector streets. The minimum width shall be 20-feet along thoroughfares and 10-feet along collector streets.

Area C: Natural Open space that is not intended to have improvements and/or irrigation except at some key access points.

Area D: Open space along the existing overhead electric transmission easement. It shall be amenitized with a 6-foot trail system and other complimentary amenities such as a dog park, workout stations, and/or benches if allowed by the owner of the electric easement. These areas and proposed improvements are subject to approval of the applicable owner of the electric easement.

Area E: Improved open space for a planned amenity center and/or sales center to include a cabana, playground equipment and/or playfields, a swimming / leisure pool, parking, a 6-foot trail connection, and associated landscaping and irrigation. Playfields may be lighted.

Miscellaneous Areas:

1. Any planned retention ponds will be equipped with either a bubbler system and/or a lighted fountain.

2. Pond areas noted on the conceptual trail and open space exhibit may or may not include retention of a permanent water body. Their location, configuration, and function (i.e. detention / retention) will be determined at the time of development.

10.3 Open Space for Multi-family:

1. A minimum of 15% of open space shall be provided in multi-family areas.
2. Usable open space must be a minimum of 25' wide.
3. A maximum of 1/3 of the required on-site Open Space may be located off-site provided the off-site and on-site Open Space is interconnected by a minimum six (6) foot trail system.
4. Multi-family Areas shall provide an exercise facility and swimming pool and at least two (2) other amenities from the list below:
 - a. Day care (on-site)
 - b. Gazebo
 - c. Improved picnic areas (BBQ pits, tables, benches, etc.)
 - d. Multiuse trails (including required landscaping and easement)
 - e. Lake with constant water level (minimum size of 0.5 acres)
 - f. Playground tot lot
 - g. Putting green
 - h. Multiuse areas/sports courts and fields (including but not limited to tennis, volleyball, baseball, basketball, etc.)
 - i. Theatre
 - j. Dog Park
5. A 2:1 Square foot credit may be applied for each square foot utilized for the amenities included in this Section. To receive the 2:1 square foot credit, amenities must meet the minimum standards as outlined below. In the instance where amenities do not meet the minimum standards outlined below, the amenities shall still be eligible to receive a 1:1 square foot credit.
6. Swimming pools and/or spas:
 - a. Shall comply with ADA (Americans with Disabilities Act) and the Texas Department of State Health Services most recent set of standards regulating all public and semi-public pools and spas.
 - b. The 2:1 open space credit will only be applied to the pool surface area and adjacent docks, patios or lounge space within ten (10) feet of the pool or spa edge.
7. Developed and equipped children's play area
 - a. Shall comply with ADA (Americans with Disabilities Act), ASTM International (America Society for Testing and Materials) and CPSC (Consumer Product Safety Commission) guidelines as relating to playground equipment and safety surfacing.
 - b. The 2:1 open space credit will only be applied to the area(s) that are covered by a nationally recognized safety surfacing material.
8. Multiuse trails

- a. Shall consist of an open space corridor with a paved path, a soft surface path, landscape improvements, and/or other optional amenities.
 - b. The minimum width of a multiuse trail easement (including trail surface and landscaping) shall have no dimension less than 15 feet.
 - c. The trail surface shall be of native material or paved surface, with a minimum six (6) foot width.
 - d. The 2:1 open space credit will only be applied to the actual square footage of the trail surface.
9. Multiuse area/sports courts and fields (including but not limited to tennis, volleyball, baseball, basketball, and similar activities)
- a. Shall comply with the minimum standards for each proposed facility as set in the National Recreation and Park Association (NRPA) standard guideline for recreation, park, and open space standards. Alternative industry standards may be utilized in lieu of NRPA standard guidelines, as mutually agreed to by the City Manager or his/her designee.
 - b. The 2:1 open space credit shall apply to the actual square footage of the field or court and/or as mutually agreed to by the City Manager or his/her designee.
10. Recreational buildings or common buildings
- a. The 2:1 open space credit shall only apply to useable portions or recreational buildings or common buildings.
11. Mail Kiosks: Mail kiosks shall have a minimum of five of the required parking spaces for the development within 50 feet, unless a drive-through facility is provided.
12. Landscaping: All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas and shall include trees and plantings as specified in Appendix E of the Zoning Ordinance as it exists or may be amended.

One (1) large tree, defined as a tree three (3) inches in caliper, shall be provided per 3,500 square feet of required open space. The alternative to one large tree is three (3) ornamental trees, defined as a tree one (1) inch in caliper, however the same number of total caliper inches shall be provided. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the quantity and the size of the trees in the open space.

13. Parking Lot Landscaping Requirements: The following standards shall apply to all multi-family parking lots. Standards that are set forth in this section for the provision of trees may be met by saving existing, on-site trees of four (4) inch minimum caliper, measure 12-inches above grade, or by planting new trees.
- a. A landscaped strip shall be provided adjacent to all public rights-of-way. The landscaped strip shall be a minimum of 15 feet in width, exclusive of street right-of-way. Landscaping shall be required as follows:
 - i. One (1) canopy street tree or two (2) ornamental trees, for each 60 linear feet of frontage, at a minimum three (3) inch caliper.

- ii. An average density of one (1), five (5) gallon evergreen shrub for each five (5) linear feet of frontage, provided however, that any landscaping materials that will be located within ten (10) feet of any public right-of-way shall not, at ultimate growth, exceed two (2) feet in height unless otherwise permitted by the city. Shrubs may be grouped to provide variety in design.
 - iii. A landscaped berm may be provided in lieu of required shrubs. The berm must be an average height of three (3) feet, but in no case less than 18- inches, above the average grade of the street and parking lot curbs, and must be planted with evergreen groundcover and/or shrubs to provide full plant coverage of the berm surface area. A variation in height of the berm is encouraged. Shrubs may be grouped to provide variety in design. The combined height of the berm and ultimate height of plant materials shall not exceed two (2) feet in any area that is within ten (10) feet of a public right-of-way.
- b. Parking lots consisting of 100 or fewer parking spaces shall provide an average of not less than two (2) interior landscape islands, at a minimum of 162 square feet for each 12 parking spaces. Plant materials shall be provided as shown below:
- i. One (1) canopy street tree or one ornamental tree at a minimum three (3) inches in caliper.
 - ii. Evergreen ground cover, or shrubs to a maximum ultimate height of three (3) feet, of a type that will provide full coverage of the landscape island shall be provided, exclusive of the area within three (3) feet of each required tree.
 - iii. Areas that are not covered with live plant materials shall be permanently maintained with natural mulch materials such as hard wood, pine bark, or other typical mulch materials.
- c. Parking compartment median landscaping shall conform to the following minimum landscape requirements:
- i. One (1) canopy street tree or two (2) ornamental trees, for each 60 linear feet of frontage, at a minimum three (3) inch caliper.
 - ii. One (1), five (5) gallon evergreen shrub for each five (5) linear feet of median, at a maximum of three (3) feet in height at ultimate growth.
 - iii. Ground cover or shrubs of a type that will provide full coverage of the median planting area shall be provided, exclusive of the area within three (3) feet of each required tree. Plant materials shall not exceed a maximum ultimate height of two (2) feet.
 - iv. Any areas that are not covered with live plant materials shall be permanently maintained with a natural mulching material such as hard wood, pine bark, or other typical mulching material.
- d. On-street parking (as allowed to meet minimum parking requirements) shall include bump-outs a minimum of every six (6) parking spaces. Crosswalks are to be provided with protective bump-outs at sidewalk corners and are either painted or constructed of decorative brick to afford a high degree of visibility for pedestrians, bikers and drivers.

11.0 Sub-division Regulations

- 11.1 Development shall meet the standards as required in the City of Celina Subdivision Ordinance & Engineering Design Standards except as follows:

1. Block length – The maximum block length shall be 1,200 feet as measured from intersection. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.
2. Cul-de-Sac Length and Diameter – The maximum cul-de-sac length is 600 feet. The bulb ROW radius shall be fifty (50) feet.
3. Jog – The minimum street jog shall be 125 feet.
4. Tree surveys required as part of the General Development Plan GDP and shall only apply to the area of the proposed development. Ties to trees being preserved in such areas as creeks, open space, etc. do not have to be tied. It is understood that only trees that are marked with ties will be eligible for preservation credits and illustrated on a tree survey.

11.2 Development shall meet or exceed the design criteria outlined below:

1. Residential Lot Grading:
 - a. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than 12% without requiring a wall.
 - b. Driveway – the driveway slope shall not exceed 10%.
 - c. Pad Height – the building pad shall not be less than six (6) inches above the flow line of the rear swale.
 - d. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.
2. Paving:
 - a. Residential Streets – the residential streets shall be 31 feet wide from face-to-face; roll-over curbs are permitted in all neighborhoods. Residential streets for alley load lots may be reduced to 27 feet wide.
 - b. Minimum Street Grade – the street grade shall not be less than 0.6% or six (6) inches every 100 feet.
 - c. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
 - d. Sidewalks – the residential sidewalks shall be four (4) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
 - e. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
3. Miscellaneous
 - a. Street Light Standards – a street light shall be located a maximum of 500 feet apart. An ornamental street light fixture and pole shall be selected from those available

through the electric provider. The light standard selected shall be used throughout the development.

- b. Intersections – all roadway intersections shall be within five (5) degrees of 90 at the intersection of the two right-of-ways unless otherwise approved by the City Engineer.
- c. On-Street Parking – on-street parking spaces shall be permitted in all areas including Single-Family, Multifamily and Commercial areas. Parking spaces may be provided in the right-of-way and shall conform to City standards for vehicle parking areas. Where provided, on-street parking spaces may be a part of the minimum off-street parking requirements, but shall not be considered to satisfy the parking requirements alone.
- d. Measurement of Building Height – building height shall be measured to the highest point of a roof surface of a flat roof or the mean height level between the eaves and ridge of a gable, hop, mansard, or gambrel roof.
- e. Garage Doors – garages with ‘L’ or ‘J’ hook driveway entrances shall be permitted in all Residential areas. In order to allow for the utilization of ‘L’ or ‘J’ hook driveway entrances on smaller residential lot types, a ten (10) foot mutual access easement, with a five (5) foot easement on each adjacent property will be permitted. The mutual access easement shall be provided for common ingress/egress purposes and shall be maintained by the abutting property owners. The portion of the access easement located on the adjacent property shall not be utilized in calculating minimum lot width.
- f. As long as the proposed single family developments (Neighborhoods 1-8) are generally consistent with the Exhibit C-1 Concept Plan and the regulations specified within the Exhibit C Planned Development Regulations, adjustments may be made for such items as lot sizes, street locations/patterns, alleys and are subject to the approval of Director of Planning and Development. Such approval will not be considered an Amendment to the Planned Development Regulations.
- g. All non-residential/multifamily developments (Neighborhood 9-12) shall require a Concept Plan per Section 14.02.230 of the Zoning Ordinance. The Concept Plan shall be subject to public hearings by the Planning & Zoning Commission and City Council for consideration of access, parking, open space, landscaping, etc. per the specifications of the Exhibit C Planned Development Regulations (noted herein), the land uses as allowed by the Plan Development are not subject to reconsideration as part of the required public hearing, unless specifically requested by the land owner (via written request and may require the request of a Conditional use Permit (CUP) as noted herein). At the owner’s discretion, the required Concept Plan may be submitted simultaneously with the required Site Plan for review and approval.

Exhibit "A" – Overall Property

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, Hezekiah, Culwell Survey, Abstract No. 186, John Culwell Survey, Abstract No. 208 and the George Jay Survey, Abstract No. 488, Collin County, Texas, and being all of a called 21.349 acre tract of land, conveyed to Patricia Deason, as evidenced in a Deed, recorded in Volume 5698, Page 1119, Land Records of Collin County, Texas, all of a called 2.469 acre tract of land, conveyed to Patricia Ann Miller, as evidenced in a Deed, recorded in Volume 3969, Page 1405, Land Records of Collin County, Texas, all of a called 75.931 acre tract of land, conveyed to Patricia Ann Miller, as evidenced in a Deed, recorded in Volume 4047, Page 299, Land Records of Collin County, Texas, a portion of a called 166.407 acre tract of land, conveyed to Patricia Ann Miller, as evidenced in a Deed, recorded in County Clerk's File No. 96-0036768, Official Public Records of Collin County, Texas, all of a called 86.076 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 5144, Page 3554, Land Records of Collin County, Texas, all of a called 92.315 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 4516, Page 1563, Land Records of Collin County, Texas, a portion of a called 93.492 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 4801, Page 1372, Land Records of Collin County, Texas, all of a called 0.432 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 4817, Page 2629, Land Records of Collin County, Texas, a portion of a called 160.635 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 5023, Page 2451, Land Records of Collin County, Texas, and all of a called 76.551 acre tract of land, conveyed to Legacy Stables LLC, as evidenced in a Deed, recorded in Volume 5045, Page 190, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said 76.551 acre tract, same being in the approximate centerline of a gravel road, known as County Road 130;

THENCE South 89°10'46" West, along the southerly line of said 76.551 acre tract and generally along the centerline of said County Road 130, a distance of 1,650.07 feet to the southwest corner of said 76.551 acre tract;

THENCE in a northerly direction, departing said County Road 130 and along the westerly line of said 76.551 acre tract, the following:

North 08°03'48" East, a distance of 123.07 feet to a corner;

North 38°59'36" East, a distance of 364.43 feet to a corner;

North 04°52'07" West, a distance of 282.14 feet to a corner;

North 12°40'03" East, a distance of 87.53 feet to a corner;

South 57°12'42" East, a distance of 80.32 feet to a corner;

North 11°22'42" West, a distance of 293.00 feet to a corner;

North 42°52'42" West, a distance of 948.00 feet to a corner;

North 04°51'06" West, a distance of 166.08 feet to the northwest corner of said 76.551 acre tract, same being the southwest corner of aforesaid 93.492 acre Celina Partners, Ltd., tract and the southeast corner of aforesaid 0.432 acre Celina Partners, Ltd., tract;

THENCE North 89°02'05" West, along the southerly line of said 0.432 acre tract and the southerly line of aforesaid 166.407 acre Patricia Ann Miller tract, a distance of 673.58 feet to the northeast corner of aforesaid 75.931 Patricia Ann Miller Tract;

THENCE South 00°07'27" East, along the easterly line of said 75.931 acre tract, the easterly line of aforesaid 2.469 acre Patricia Ann Miller tract, and generally along the centerline of a gravel road, known as County Road 132, a distance of 1,893.03 feet to the southeast corner of said 75.931 acre tract, same being at the intersection of the centerline of said County Road 132 with the centerline of aforesaid County Road 130;

THENCE South 89°29'28" West, along the southerly line of said 75.931 acre tract and generally along the centerline of said County Road 130, a distance of 1,772.15 feet to the southwest corner of said 75.931 acre tract;

THENCE in a northerly direction, departing the centerline of said County Road 130 and along the westerly line of said 75.931 acre tract, the following:

North 00°31'28" West, a distance of 591.28 feet to a corner;

North 00°42'37" West, a distance of 551.51 feet to a corner;

North 00°31'07" West, a distance of 550.24 feet to a corner;

North 00°32'47" East, a distance of 247.17 feet to the northwest corner of said 75.931 acre tract, same being the most southerly, southwest corner of aforesaid 166.407 acre Patricia Ann Miller tract;

THENCE North 00°23'39" West, along a westerly line of said 166.407 acre tract, a distance of 352.65 feet to an inner ell corner of said 166.407 acre tract;

THENCE South 89°38'59" West, along a southerly line of said 166.407 acre tract, a distance of 259.30 feet to a corner;

THENCE South 89°20'23" West, continuing along a southerly line of said 166.407 acre tract, a distance of 539.26 feet to the most westerly, southwest corner of said 166.407 acre tract;

THENCE North 01°11'36" East, along the westerly line of said 166.407 acre tract, a distance of 951.42 feet to a corner;

THENCE North 00°45'52" East, continuing along the westerly line of said 166.407 acre tract, a distance of 111.03 feet to the southeast corner of aforesaid 21.349 acre Patricia Deason tract;

THENCE South 89°33'54" West, along the southerly line of said 21.349 acre tract, a distance of 159.39 feet to a corner;

THENCE North 57°01'20" West, continuing along the southerly line of said 21.349 acre tract, a distance of 62.38 feet to a corner;

THENCE North 85°51'39" West, continuing along the southerly line of said 21.349 acre tract, a distance of 607.88 feet to the southwest corner of said 21.349 acre tract, same being on the easterly line of Prairie Meadow Estates, an Addition to the City of Celina, Texas, according to the Final Plat, recorded in Volume N, Page 983, Plat Records of Collin County, Texas;

THENCE North 00°24'20" East, along the westerly line of said 21.349 acre tract, a distance of 1,099.49 feet to the northwest corner of said 21.349 acre tract;

THENCE North 89°16'33" East, along the northerly line of said 21.349 acre tract, a distance of 813.52 feet to the northeast corner of said 21.349 acre tract, same being the northwest corner of aforesaid 166.407 Patricia Ann Miller tract;

THENCE South 80°02'56" East, along the northerly line of said 166.407 acre tract, a distance of 3,265.65 feet to the northeast corner of said 166.407 acre tract, same being the northwest corner of aforesaid 93.492 acre Celina Partners, Ltd., tract, same also being in the approximate centerline of a gravel road, known as County Road 132;

THENCE North 84°52'21" East, along the northerly line of said 93.492 acre tract, a distance of 30.10 feet to the northwest corner of right of way acquisition to Collin County, Texas, recorded in Instrument No. 20120830001083660, Official Public Records of Collin County, Texas;

THENCE departing the northerly line of said 93.492 acre tract, crossing said 93.492 acre tract and along said Collin County right of way acquisition tract, the following:

South 00°27'03" East, a distance of 115.59 feet to the southwest corner of said Collin County right of way acquisition tract;

North 89°32'57" East, a distance of 13.75 feet to the southeast corner of said Collin County right of way acquisition tract;

North 03°37'40" East, a distance of 85.85 feet to a corner;

North 30°42'24" East, a distance of 38.83 feet to the northeast corner of said Collin County right of way acquisition tract, same being on the northerly line of said 93.492 acre tract;

THENCE North 84°52'22" East, along the northerly line of said 93.492 acre tract, a distance of 711.05 feet to the most westerly, southwest corner of aforesaid 92.315 acre Celina Partners, Ltd., tract, same being in a gravel road, known as County Road 131;

THENCE North 00°01'29" West, along the westerly line of said 92.315 acre tract, a distance of 688.68 feet to the northwest corner of said 92.315 acre tract, same being on the southerly line of aforesaid 160.635 acre Celina Partners, Ltd., tract;

THENCE North 00°11'16" West, crossing said 160.635 acre tract and along the easterly line of a tract of land, conveyed to Michael D. Reardon and Marilyn Reardon, as evidenced in a Deed, recorded in Instrument No. 20150107000021820, Official Public Records of Collin County, Texas and the easterly line of a tract of land, conveyed to Joseph McCormick and Kelli McCormick, as evidenced in a Deed, recorded in Instrument No. 20141003001085590, Official Public Records of Collin County, Texas, a distance of 821.74 feet to the northeast corner of said McCormick tract, same being on the southerly line of a tract of land, conveyed to Chi Chu Chan and Tsun Huei Chan, as evidenced in a Deed, recorded in Volume 5446, Page 427, Land Records of Collin County, Texas;

THENCE North 89°46'59" East, continuing across said 160.635 acre tract, along the southerly line of said Chan tract and the southerly line of a tract of land, conveyed to Michael E. Herbert, as evidenced in a Deed, recorded in Instrument No. 20112026001367720, Official Public Records of Collin County, Texas, a distance of 1,139.34 feet to the southeast corner of said Herbert tract, same being on the easterly line of said 160.635 acre tract and the westerly line of aforesaid 86.076 acre Celina Partners, Ltd., tract;

THENCE North 00°33'19" West, along the westerly line of said 86.076 acre tract, a distance of 202.79 feet to the northwest corner of said 86.076 acre tract;

THENCE North 89°15'05" East, along the northerly line of said 86.076 acre tract, a distance of 2,671.76 feet to the northeast corner of said 86.076 acre tract, same being in the approximate centerline of a gravel road, known as County Road 133;

THENCE South 01°13'49" East, along the easterly line of said 86.076 acre tract and generally along the centerline of said County Road 133, a distance of 1,224.03 feet to the southeast corner of said 86.076 acre tract, same being the northeast corner of aforesaid 92.315 acre Celina Partners, Ltd., tract;

THENCE South 01°09'05" East, along the easterly line of said 92.315 acre tract, a distance of 1,518.05 feet to the southeast corner of said 92.315 acre tract;

THENCE in a westerly direction, along the southerly line of said 92.315 acre tract, the following:

North 79°16'29" West, a distance of 434.44 feet to a corner;

South 78°59'25" West, a distance of 597.70 feet to a corner;

North 81°38'35" West, a distance of 271.40 feet to a corner;

South 51°24'25" West, a distance of 170.70 feet to a corner;

North 82°43'22" West, a distance of 682.32 feet to the most southerly, southwest corner of said 92.315 acre tract, same being on the easterly line of aforesaid 93.492 acre Celina Partners, Ltd., tract;

THENCE in a southwesterly direction, along the easterly line of said 93.492 acre tract, the following:

South 38°13'03" West, a distance of 353.71 feet to a corner;

South 57°30'27" West, a distance of 110.51 feet to a corner;

South 74°52'15" West, a distance of 187.74 feet to a corner;

South 22°17'00" West, a distance of 156.04 feet to the northeast corner of aforesaid 76.551 acre Legacy Stables LLC tract;

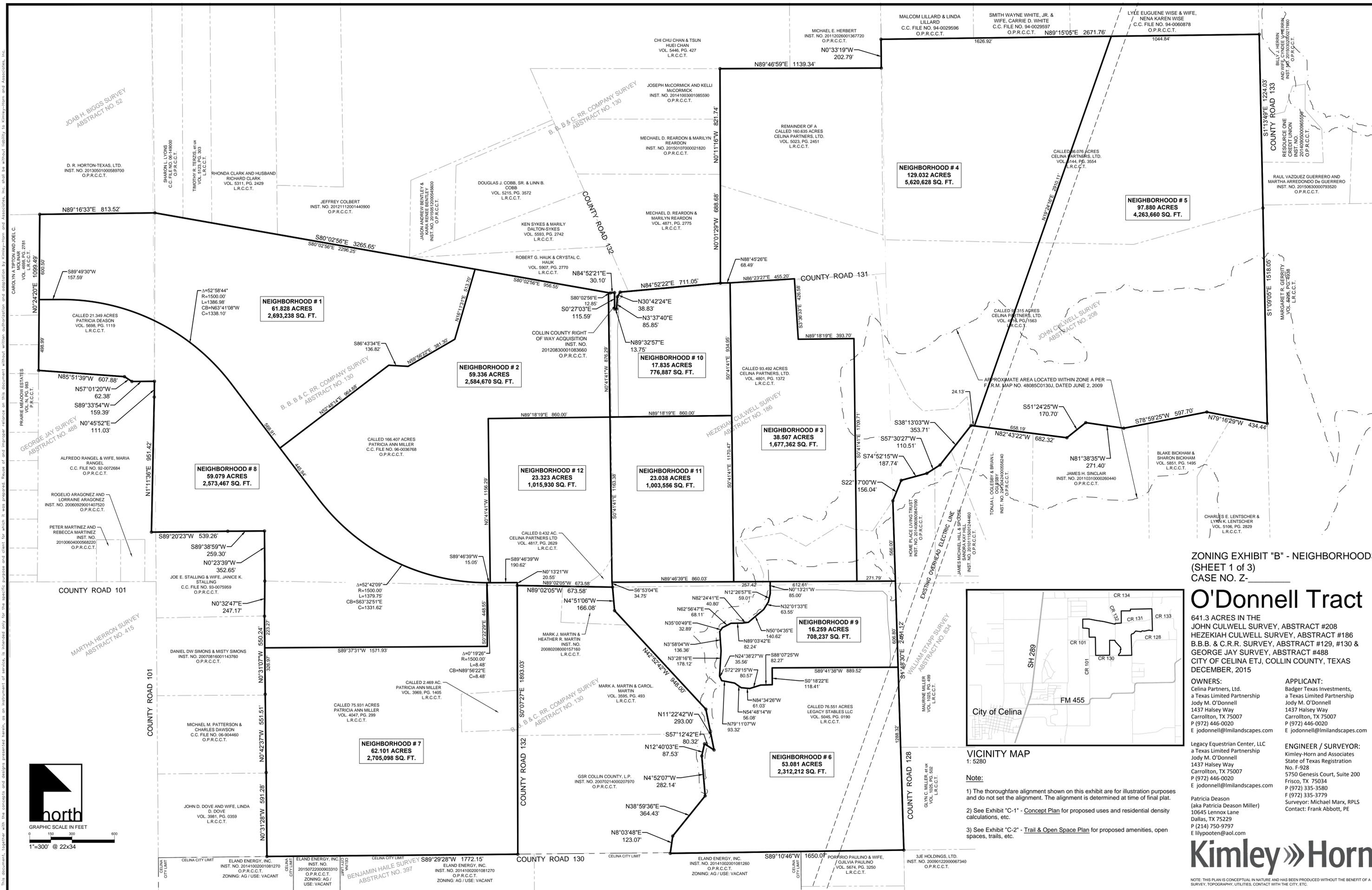
THENCE South 01°48'30" East, along the easterly line of said 76.551 acre tract, a distance of 2,461.12 feet to the **POINT OF BEGINNING** and containing 641.30 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Michael B. Marx
Registered Professional Land Surveyor No. 5181 Kimley-
Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com
TXBPLS Firm No. 10193822



Plotted By: Bussell, Allen Date: December 16, 2015 04:37:24pm File Path: K:\FR_Civil\069319400-0Donnell Tract_Zoning\Draw\Exhibits\Exhibit-Zoning-Plans.dwg



ZONING EXHIBIT "B" - NEIGHBORHOODS (SHEET 1 of 3) CASE NO. Z-

O'Donnell Tract

641.3 ACRES IN THE JOHN CULWELL SURVEY, ABSTRACT #208 B.B.B. & C.R.R. SURVEY, ABSTRACT #186 & GEORGE JAY SURVEY, ABSTRACT #488 CITY OF CELINA ETJ, COLLIN COUNTY, TEXAS DECEMBER, 2015

OWNERS:
Celina Partners, Ltd.
a Texas Limited Partnership
Jody M. O'Donnell
1437 Halsey Way
Carrollton, TX 75007
P (972) 446-0020
E jodonnell@milandscapes.com

APPLICANT:
Badger Texas Investments,
a Texas Limited Partnership
Jody M. O'Donnell
1437 Halsey Way
Carrollton, TX 75007
P (972) 446-0020
E jodonnell@milandscapes.com

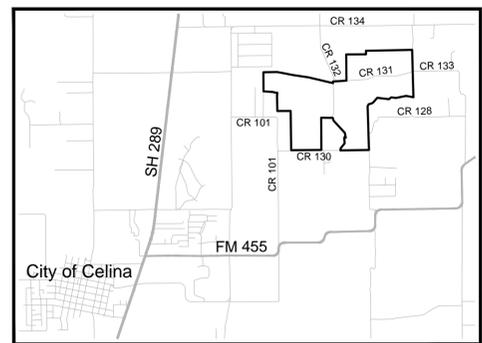
ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration
No. F-928
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Surveyor: Michael Marx, RPLS
Contact: Frank Abbott, PE

Legacy Equestrian Center, LLC
a Texas Limited Partnership
Jody M. O'Donnell
1437 Halsey Way
Carrollton, TX 75007
P (972) 446-0020
E jodonnell@milandscapes.com

Patricia Deason
(aka Patricia Deason Miller)
10645 Lennox Lane
Dallas, TX 75229
P (214) 750-9797
E lilypooten@aol.com

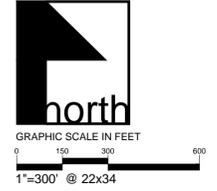


NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES. CONTACT WITH THE CITY, ETC.



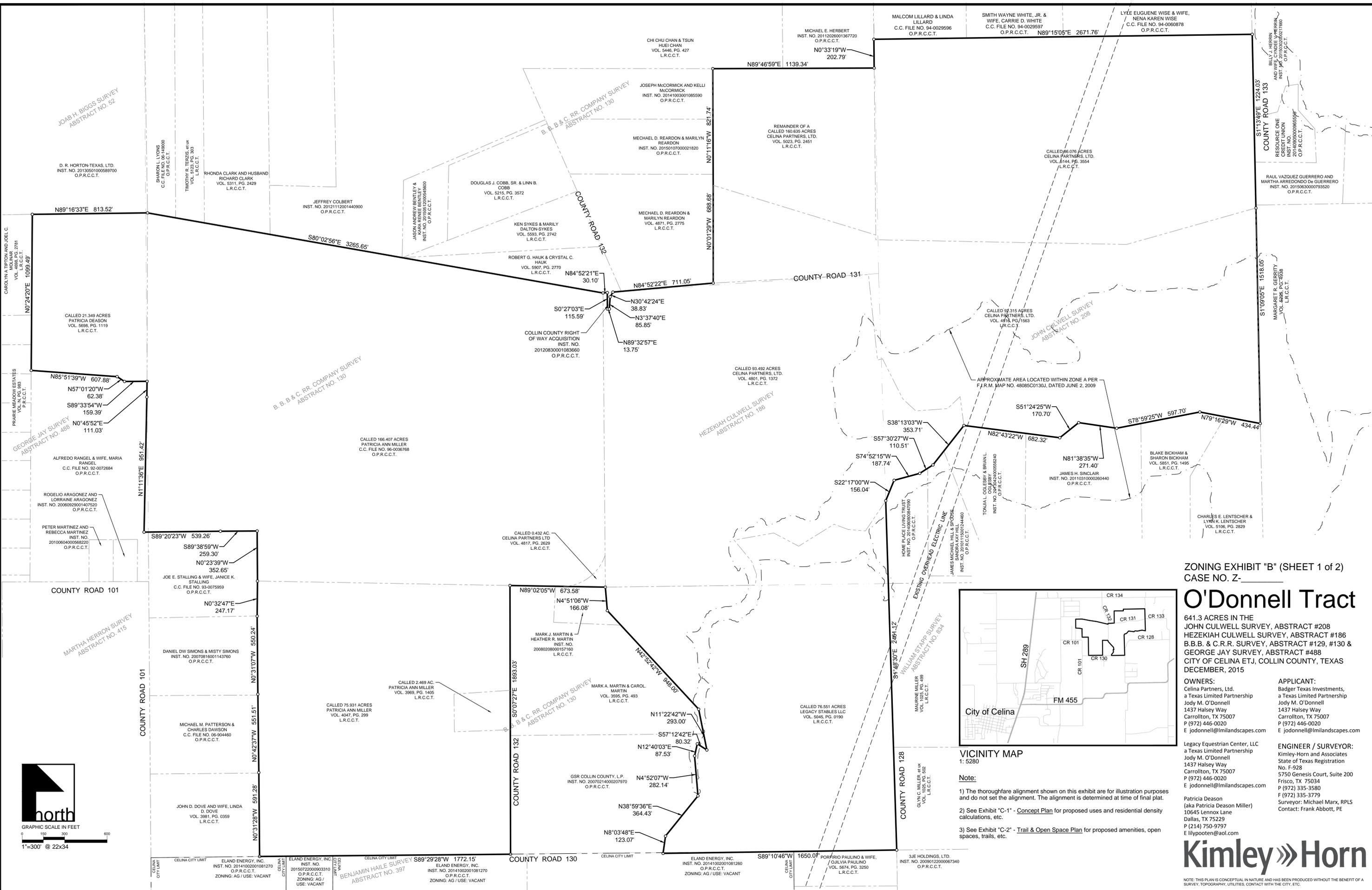
VICINITY MAP
1: 5280

- Note:**
- 1) The thoroughfare alignment shown on this exhibit are for illustration purposes and do not set the alignment. The alignment is determined at time of final plat.
 - 2) See Exhibit "C-1" - Concept Plan for proposed uses and residential density calculations, etc.
 - 3) See Exhibit "C-2" - Trail & Open Space Plan for proposed amenities, open spaces, trails, etc.



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Plotted By: Bussell, Allen Date: March 23, 2016 07:52:29am File Path: K:\FR\Civil\069319400-0Donnell Tract Zoning\Draw\Exhibits\Exhibit-Zoning Plans.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service and client for which it was prepared. It is intended only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the written authorization and approval of Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc.



ZONING EXHIBIT "B" (SHEET 1 of 2)
 CASE NO. Z-_____

O'Donnell Tract

641.3 ACRES IN THE
 JOHN CULWELL SURVEY, ABSTRACT #208
 HEZEKIAH CULWELL SURVEY, ABSTRACT #186
 B.B.B. & C.R.R. SURVEY, ABSTRACT #129, #130 &
 GEORGE JAY SURVEY, ABSTRACT #488
 CITY OF CELINA ETJ, COLLIN COUNTY, TEXAS
 DECEMBER, 2015

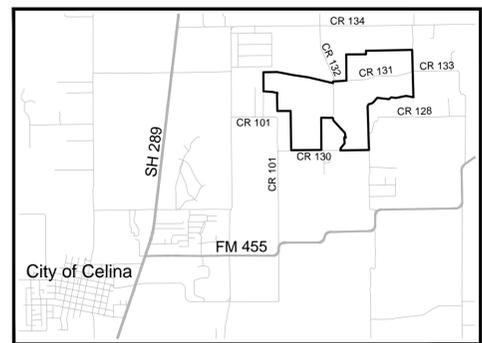
OWNERS:
 Celina Partners, Ltd.
 a Texas Limited Partnership
 Jody M. O'Donnell
 1437 Halsey Way
 Carrollton, TX 75007
 P (972) 446-0020
 E jodonnell@lmilandscapes.com

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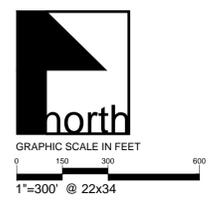
ENGINEER / SURVEYOR:
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 Dallas, TX 75229
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 E lilypooten@aol.com



VICINITY MAP
 1: 5280

- Note:**
- 1) The thoroughfare alignment shown on this exhibit are for illustration purposes and do not set the alignment. The alignment is determined at time of final plat.
 - 2) See Exhibit "C-1" - Concept Plan for proposed uses and residential density calculations, etc.
 - 3) See Exhibit "C-2" - Trail & Open Space Plan for proposed amenities, open spaces, trails, etc.



Kimley»Horn

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GRAPHIC SCALE IN FEET
 0 150 300 600
 1"=300' @ 22x34



NEIGHBORHOOD # 1
 61.828 ACRES
 2,693,238 SQ. FT.

NEIGHBORHOOD # 2
 59.336 ACRES
 2,584,670 SQ. FT.

NEIGHBORHOOD # 8
 59.079 ACRES
 2,573,467 SQ. FT.

NEIGHBORHOOD # 12
 23.323 ACRES
 1,015,930 SQ. FT.

NEIGHBORHOOD # 10
 17.835 ACRES
 776,887 SQ. FT.

NEIGHBORHOOD # 11
 23.038 ACRES
 1,003,556 SQ. FT.

NEIGHBORHOOD # 3
 38.507 ACRES
 1,677,362 SQ. FT.

NEIGHBORHOOD # 4
 129.032 ACRES
 5,620,628 SQ. FT.

NEIGHBORHOOD # 5
 97.880 ACRES
 4,263,660 SQ. FT.

NEIGHBORHOOD # 9
 16.259 ACRES
 708,237 SQ. FT.

NEIGHBORHOOD # 7
 62.101 ACRES
 2,705,098 SQ. FT.

NEIGHBORHOOD # 6
 53.081 ACRES
 2,312,212 SQ. FT.

Land Use Acreage Summary

Major Thoroughfares	27.4
Open Space & Amenity Centers (net thoroughfares)	169.1
Commercial (net thoroughfares)	39.1
Multi-Family Residential (net thoroughfares)	27.5
Single Family Residential (net thoroughfares)	378.2
Total	641.3

Open Space Acreage Summary

Open Space (OS)	169.1
Total Percent Open Space	26.4%

Land Use and Open Space Acreage Summary Notes:
 1. Acreages are approximate and subject to refinement at time of platting

Units Summary

Multi Family Residential	660
Single Family Residential	1700
Total	2360

Density Summary (Units per Acre)

Gross	3.7
-------	-----

EXHIBIT "C-1" CONCEPT PLAN

O'Donnell
 Celina, Texas TRACT

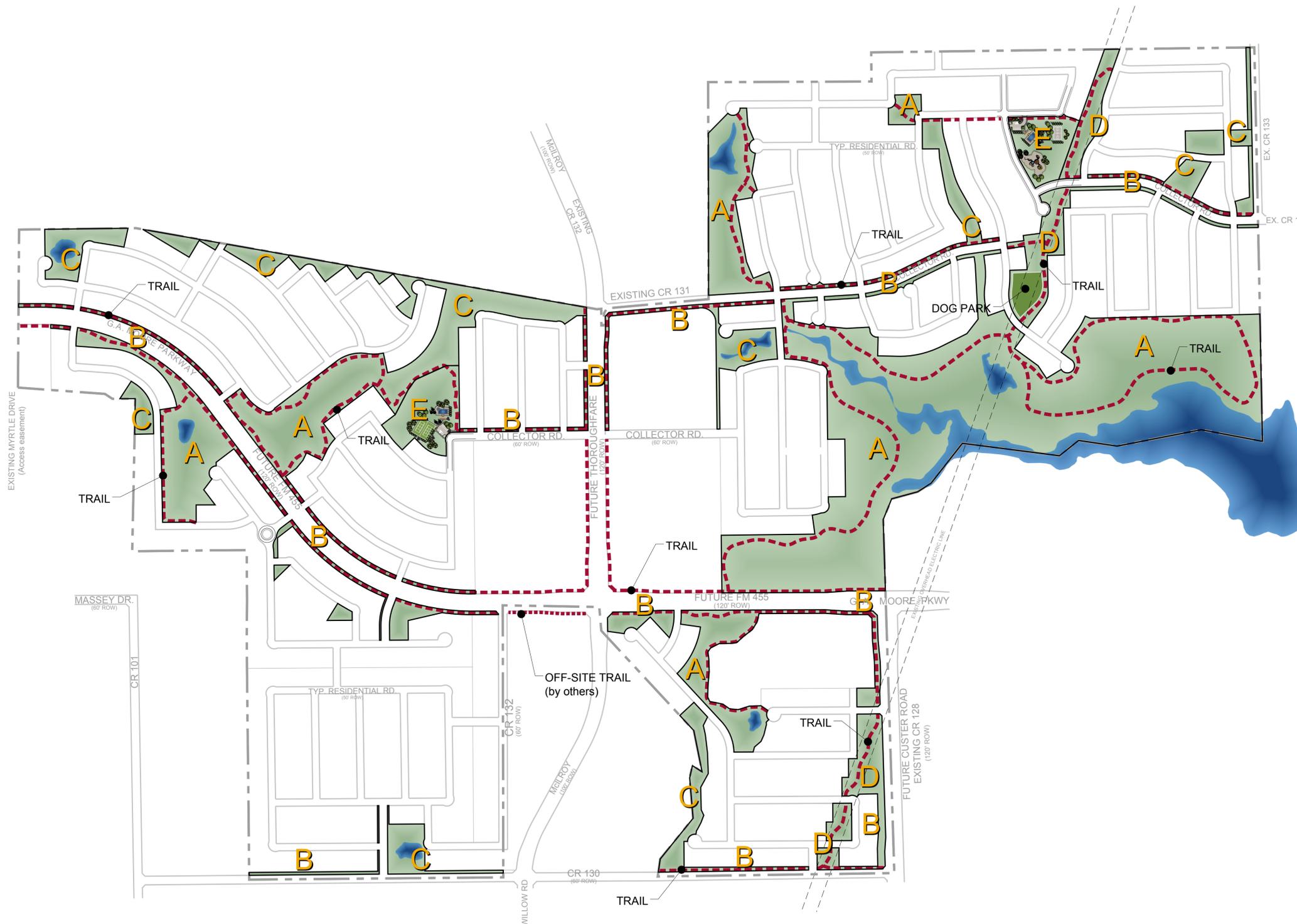
March 2016

Kimley»Horn

5750 Genesis Court
 Suite 200
 Frisco, Texas 75034
 972-335-3580
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

OPEN SPACE AREA DESCRIPTION



A Natural Open Space with Improvements
 Natural open space with improvements such as a 6-foot trail, manicured edges at key access points, benches, and a majority of the areas left in a natural state with the exception of the existing Soil Conservation Service (SCS) and retention ponds that will have either bubblers or lighted fountains.

B Perimeter Landscape Buffers
 Perimeter landscape buffers with a 6-foot trail, required tree plantings and irrigation. The minimum average width will be 25-feet along thoroughfares and 15-feet along collector streets.

C Natural Open Space
 Natural Open space that is not intended to have improvements and/or irrigation except at some key access points.

D Overhead Electric Open Space
 Open space along the existing overhead electric transmission easement. It is intended to be amenitized with a 6-foot trail system and other such complimentary amenities such as a dog park and/or benches. These areas and proposed improvements are subject to approval of the applicable owner of the electric easement.

E Amenity Center
 Improved open space for a planned amenity center and/or sales center to include a cabana, playground equipment and/or play fields, a swimming / leisure pool, parking, a 6-foot trail connection, and associated landscaping and irrigation.

Miscellaneous Areas:

- 1) Location of entry monument and/or entry signage will be determined at the time of development. Offsite residential signage may be allowed within the limits of the overall development, as described herein, as long as it has a uniform look / theme for the overall development.
- 2) Any planned retention ponds will be equipped with either a bubbler system and/or a lighted fountain.
- 3) Pond areas noted on the conceptual trail and open space exhibit may or may not include retention of a permanent water body. Their location, configuration, and function (i.e. detention / retention) will be determined at the time of development.

LEGEND

- TRAIL
- OPEN SPACE

EXHIBIT "C-2" TRAIL & OPEN SPACE

O'Donnell
 Celina, Texas TRACT
 March 2016

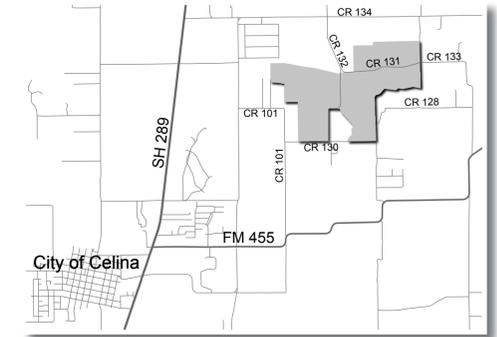
Kimley»Horn

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 972-335-3580
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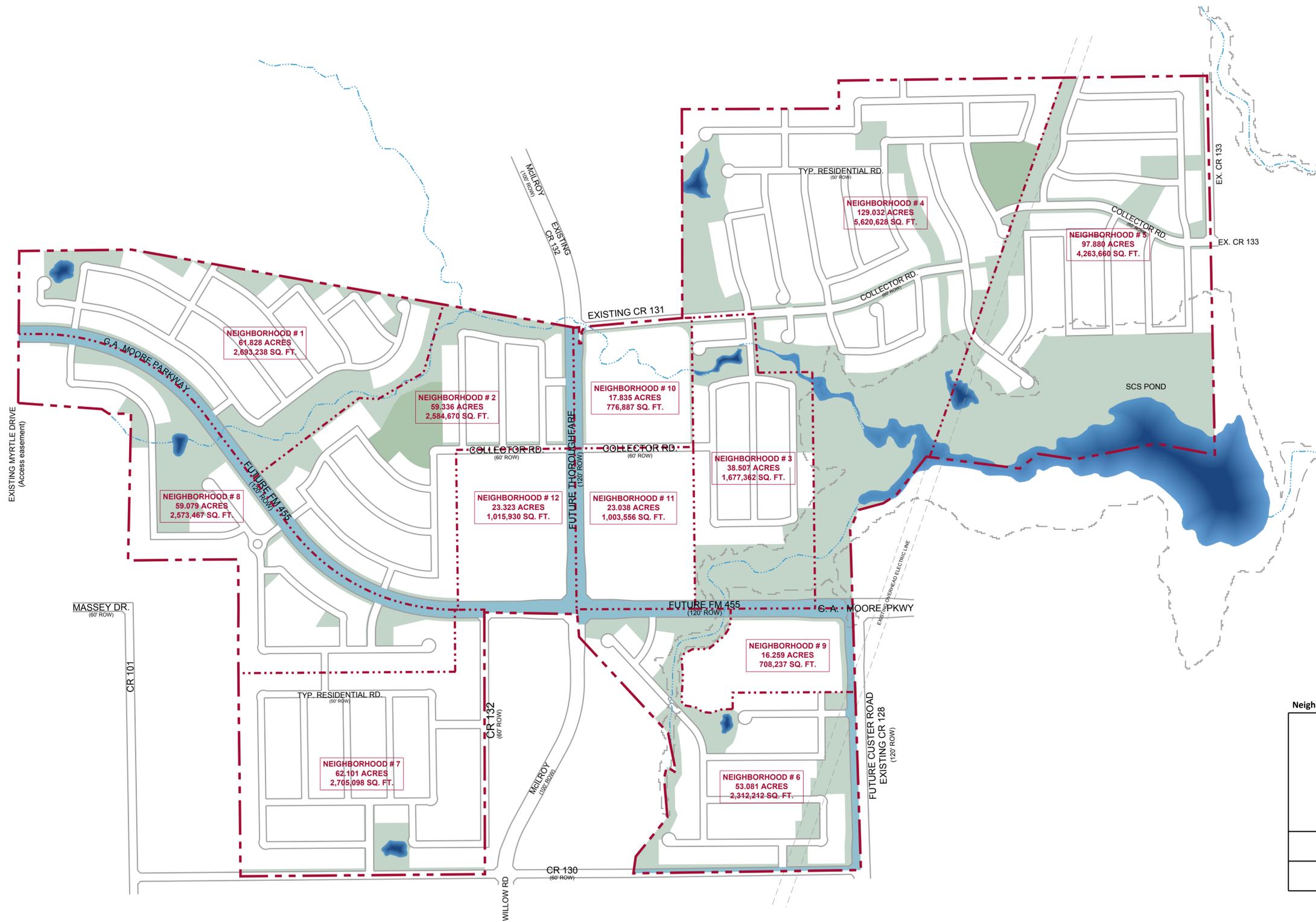
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GRAPHIC SCALE IN FEET
 0 200 400 800
 1"=400' @ 22x34



VICINITY MAP
1: 5280



Neighborhood	Overall	ROW	Open Space	Net	Use	
1	61.4	2.9	15.9	42.6	SF	
2	58.3	2.5	13.8	42.0	SF	
3	38.5	1.2	13.4	23.9	SF	
4	129.4	0.4	46.8	82.2	SF	
5	96.5	0.0	44.9	51.6	SF	
6	53.4	3.1	15.3	35.0	SF	
7	59.7	0.2	2.8	56.6	SF	
8	59.2	5.4	12.9	40.9	SF	374.7 Total Net SF
9	16.2	2.1	0.9	13.2	MF	
10	18.0	1.3	1.4	15.4	MF	28.5 Total Net MF
11	23.0	2.9	0.0	20.2	Commercial	
12	23.5	3.4	0.0	20.0	Commercial	40.2 Total Net Commercial

NEIGHBORHOOD EXHIBIT

O'Donnell
Celina, Texas
March 2016

Kimley»Horn

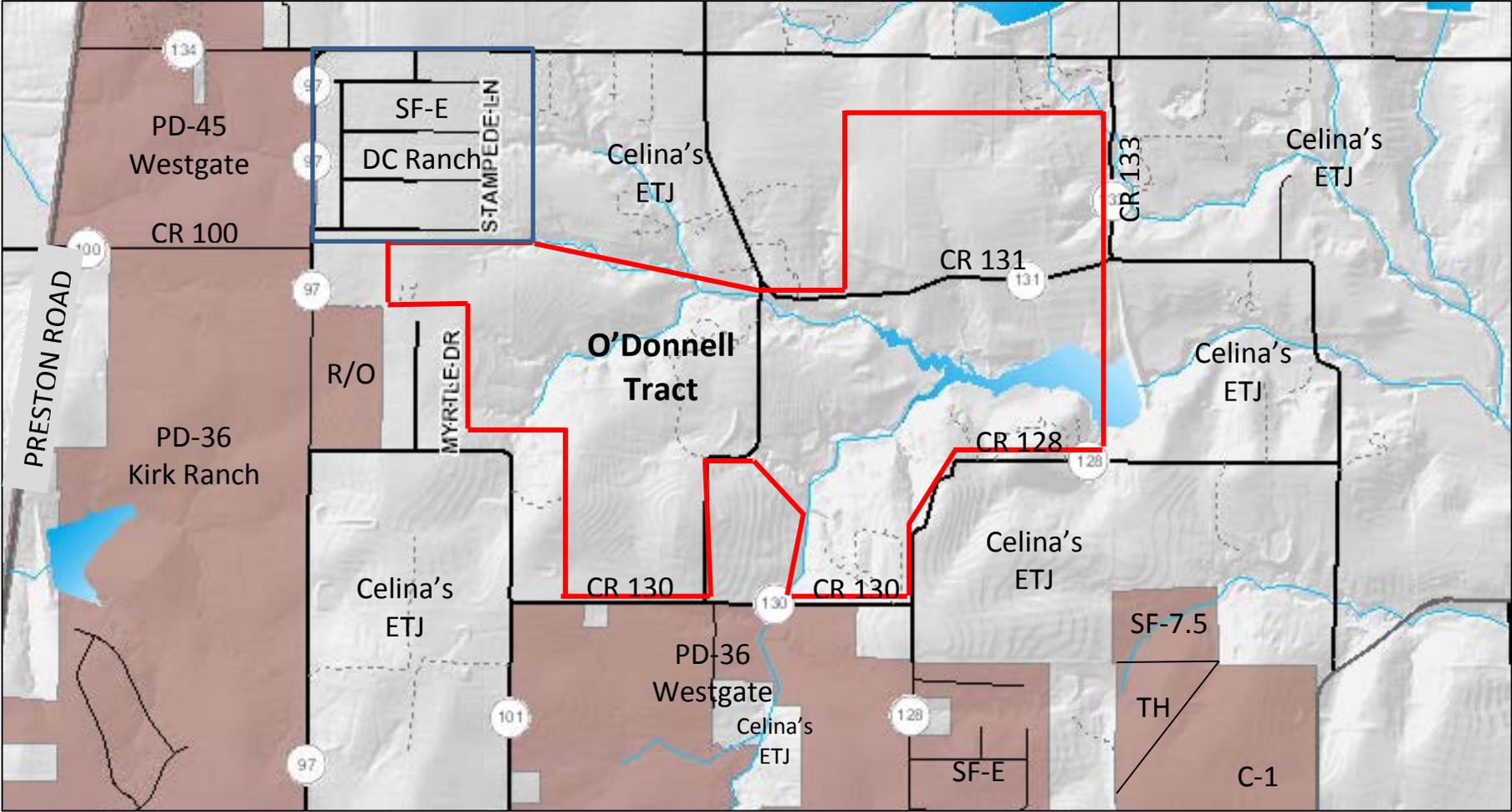
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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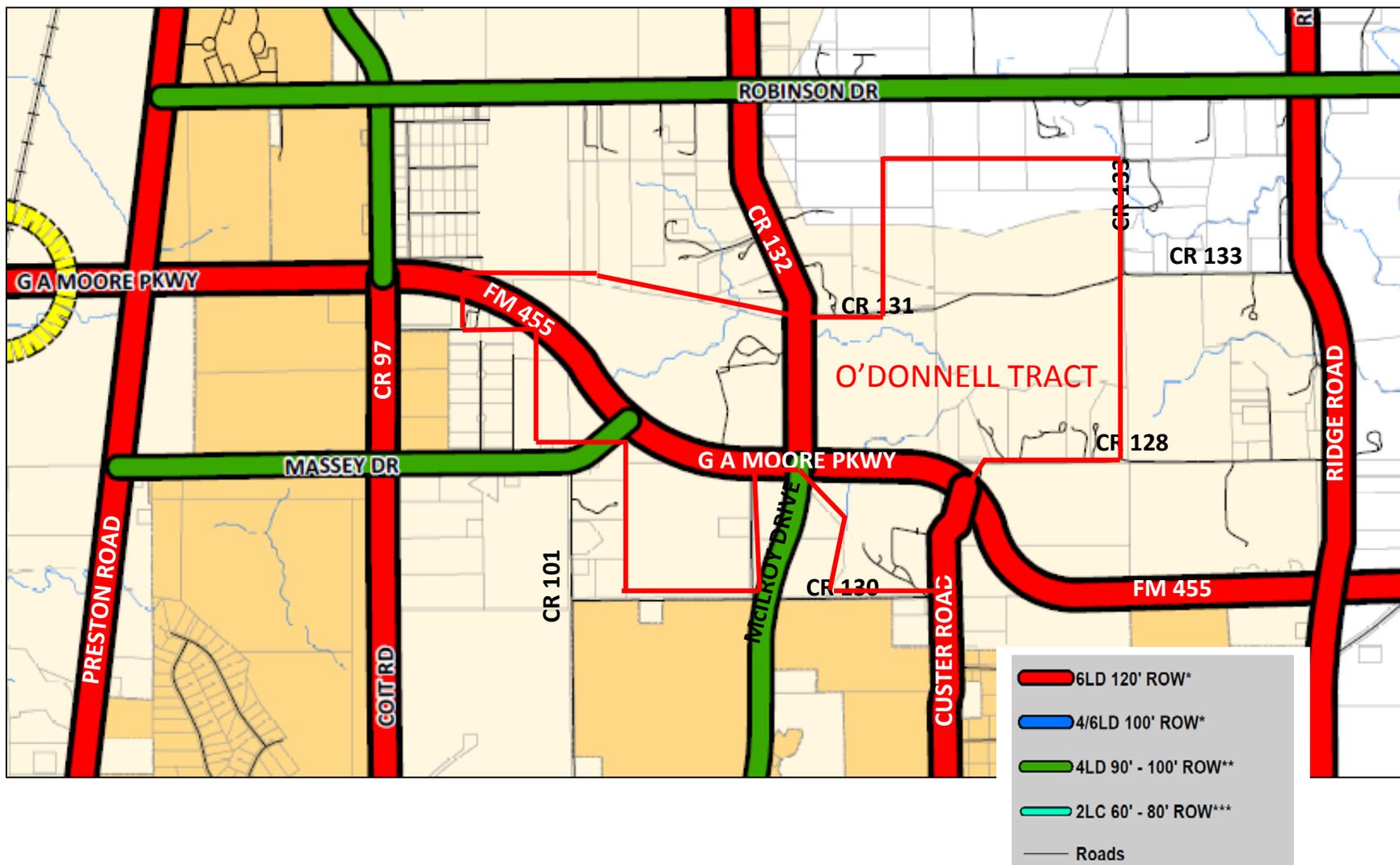


GRAPHIC SCALE IN FEET
0 200 400 800
1"=400' @ 22x34

O'Donnell Tract
Adjacent Zoning



O'Donnell Zoning Thoroughfare Plan



COUNTY ROAD 134

COUNTY ROAD 132
MELROY DRIVE

COLLECTOR

COLLECTOR

COUNTY ROAD 97

G/A MOORE PKWY

FM 455 (REALIGNED)

COUNTY ROAD 133

MELROY DR

COUNTY ROAD 128

THOROUGHFARE PLAN

O'Donnell

Celina, Texas
March 2016

TRACT

Kimley»Horn

5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Mike Foreman, City Manager**
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: May 17, 2016
Re: Wells North General Development Plan

Action Requested:

Consider and act on an application for a General Development Plan for Wells North single family residential development, a ±213.55 tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch. (Wells North)

Background Information:

The annexation of ±244.1 acres of Wells North was completed at the March 29, 2016 City Council meeting. The rezoning request from the annexed holding zone of AG-Agricultural to PD-Planned Development was also approved at the March 29, 2016 City Council meeting, establishing PD-65.

This Wells North GDP includes only the single-family detached portion of the Planned Development. Two tracts with an underlying zoning district designation of Regional Mixed Use (MU-2) are excluded from this GDP. The applicant understands that a separate GDP for these tracts will be required prior to development of the MU-2 tracts.

The intent of a GDP is to address an overall tract through the design process as smaller tracts are selected for development. The process will assist owners and developers with an organized plan to reduce requests for variances in the future. The GDP review addresses access, lot configuration, land use, preliminary water, sewer and drainage for the site. A General Development Plan is required prior to or in conjunction with a Construction Plat application.

Legal Obligations and Review:

N/A

Public Notifications:

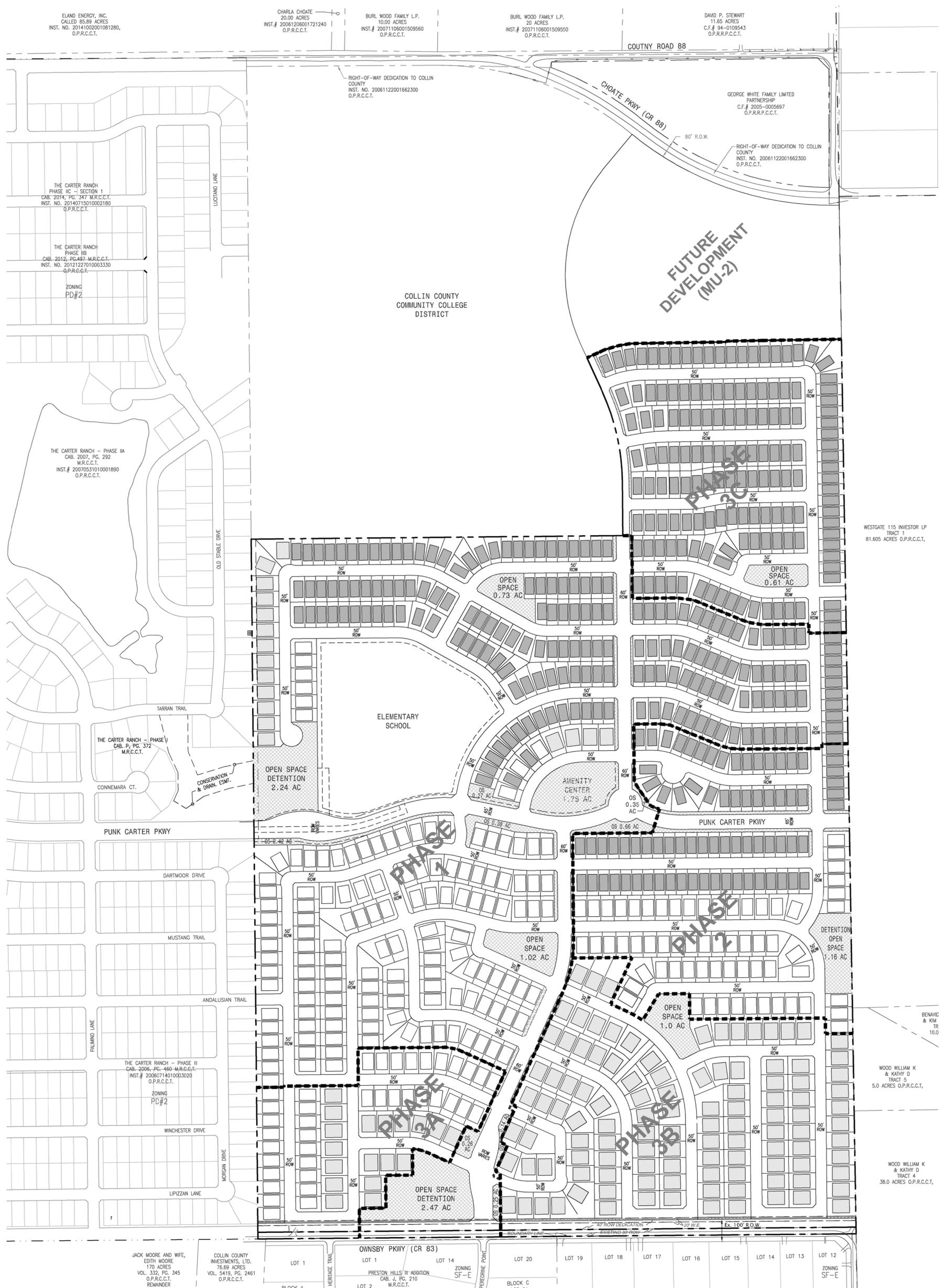
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Supporting Documents:

GDP Exhibits

Staff Recommendation:

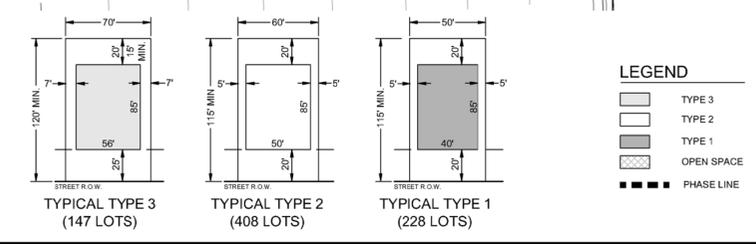
Staff recommends approval of the GDP.



LOT SUMMARY TABLE

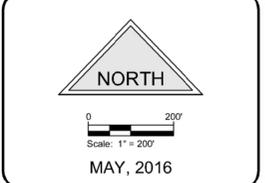
	TYPE 1	TYPE 2	TYPE 3	TOTAL
PHASE 1	183	136	16	335
PHASE 2	77	63	0	140
PHASE 3A	0	38	18	56
PHASE 3B	0	0	112	112
PHASE 3C	148	0	0	148
TOTAL	408	237	147	794
PERCENTAGE	0.51%	0.30%	0.19%	100%

SUMMARY OF LAND USE
RESIDENTIAL = 198.63
OPEN SPACE = 14.92

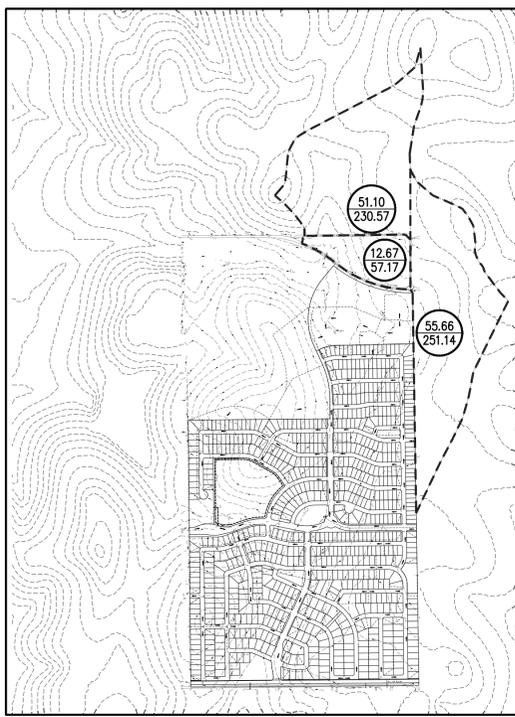


HILLWOOD COMMUNITIES
 VICTORY PARK
 3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219
 Phone (214) 777-4396 Fax (972) 201-2959
 PATRICK COWDEN, VICE PRESIDENT

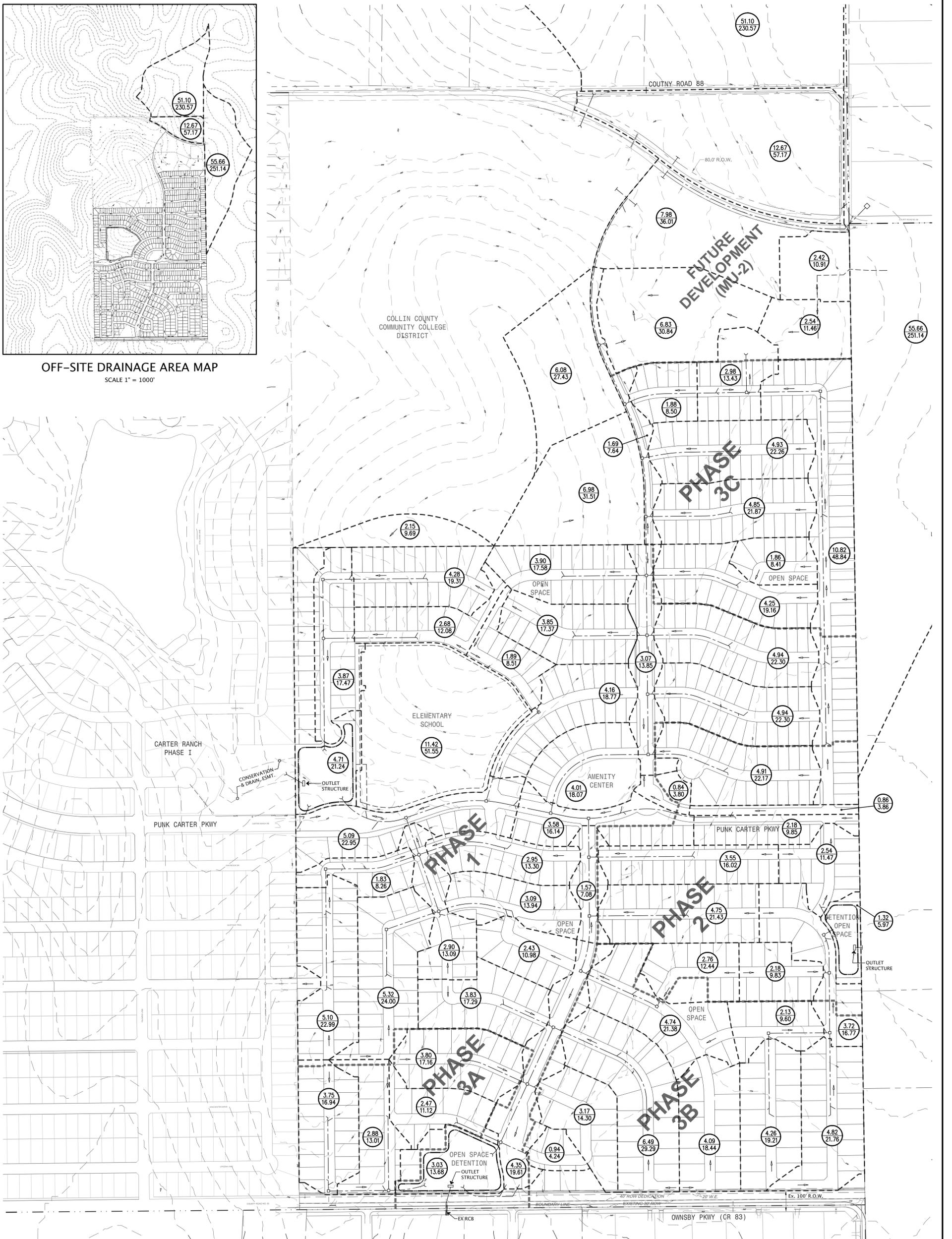
HUNT-ZOLIARS
 Hunt-Zoliars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400
 Dallas, Texas 75202-1236
 Phone (214) 871-3311 Fax (214) 871-0757
 Firm Registration No. F-761



GENERAL DEVELOPMENT PLAN
WELLS NORTH TRACT - CITY OF CELINA, TEXAS
PRELIMINARY SITE LAYOUT



OFF-SITE DRAINAGE AREA MAP
SCALE 1" = 1000'



LEGEND

- DRAINAGE DIVIDE
- - - PROPOSED STORM SEWER
- FLOW DIRECTION
- 1.89 Acreege
- 8.51 Q₁₀₀ CFS

HILLWOOD COMMUNITIES

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3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219
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Firm Registration No. F-761



0 200'

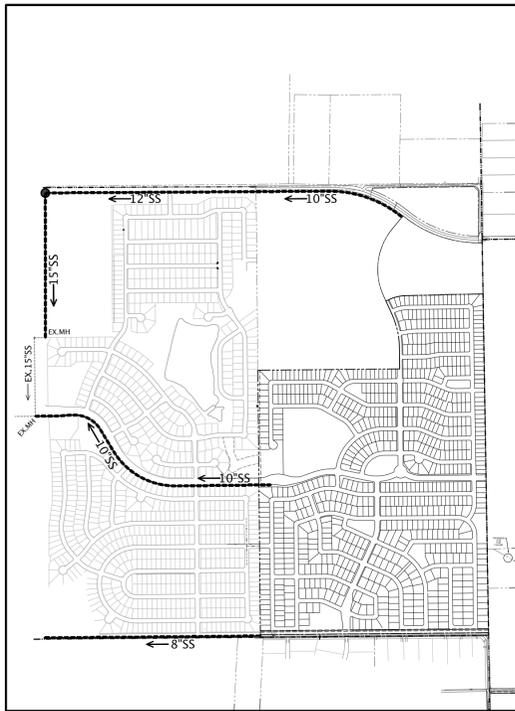
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MAY, 2016

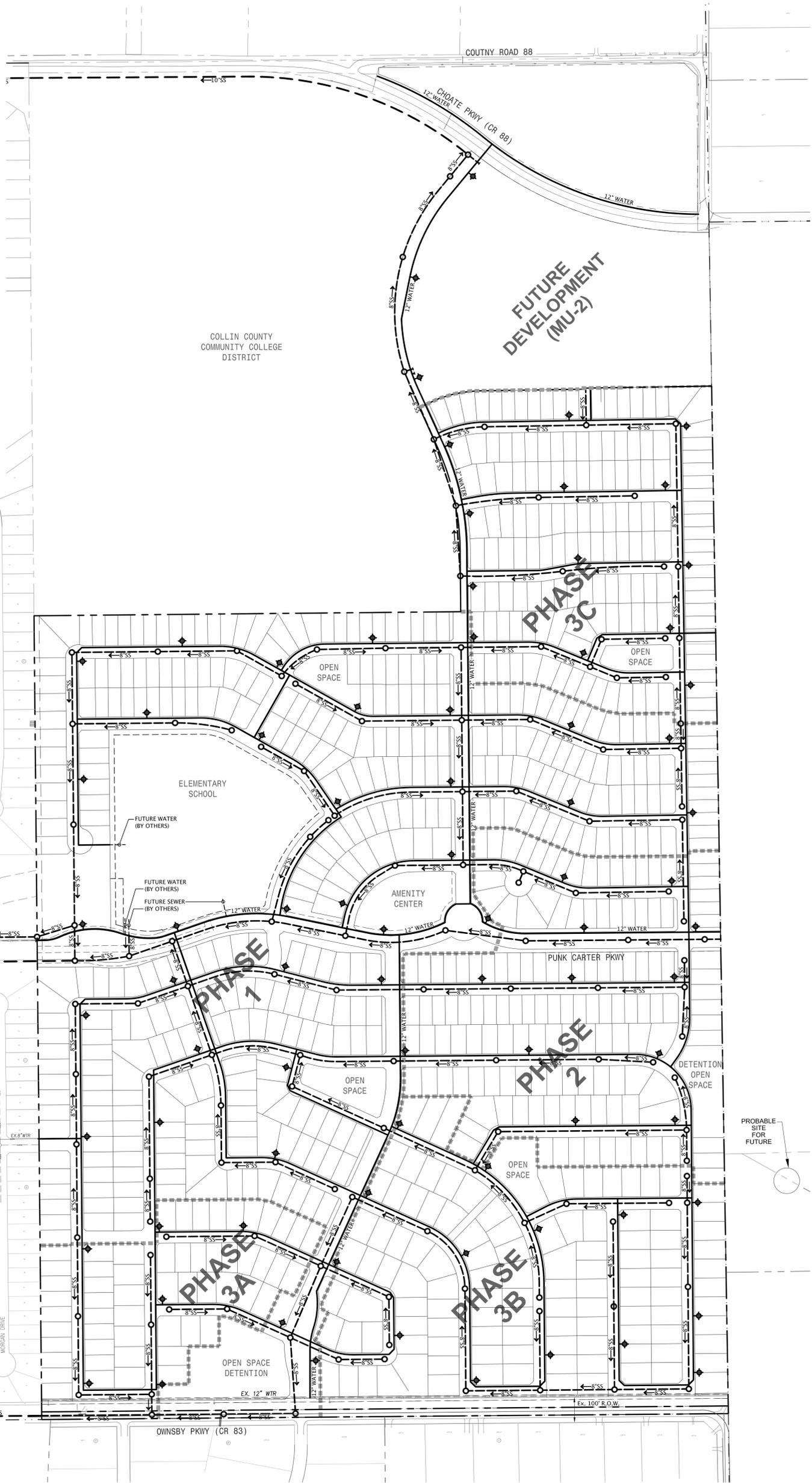
GENERAL DEVELOPMENT PLAN

WELLS NORTH TRACT - CITY OF CELINA, TEXAS

PRELIMINARY DRAINAGE & STORM DRAIN LAYOUT



OFF-SITE FUTURE SEWER MAP
SCALE 1" = 1000'



NOTE:
FIRE HYDRANTS ALONG PUNK CARTER BOULEVARD
SHALL COMPLY WITH APPENDIX C, NOTE C, FIGURE
C105.1(4) OF THE 2012 INTERNATIONAL FIRE CODE.

LEGEND	
— 8" W —	PROPOSED WATER LINE
◆	PROPOSED FIRE HYDRANT
— 8" SS —	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY SEWER MANHOLE
---	PHASE LINE

HILLWOOD COMMUNITIES

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Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757
Firm Registration No. F-761



0 200'
Scale: 1" = 200'

MAY, 2016

GENERAL DEVELOPMENT PLAN

WELLS NORTH TRACT - CITY OF CELINA, TEXAS

PRELIMINARY WATER & SANITARY SEWER LAYOUT



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: May 17, 2016
Re: Light Farms, Hawthorne Neighborhood Phase II Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms, Hawthorne Phase II Neighborhood Final Plat, approximately 7.16 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising Thirty Two (32) residential lots and one (1) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad.

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Hawthorne Neighborhood Phase II and has deemed it acceptable subject to the applicant submitting an approved Letter Of Map Revision from FEMA indicating their approval of the revised floodplain.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

Staff Recommendation:

Staff recommends that the item be approved subject to the applicant submitting an approved Letter Of Map Revision from FEMA indicating their approval of the revised floodplain prior to the plat being filed at the county.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at Brodriguez@celina-tx.gov.

LINE	DIRECTION	LENGTH
L1	N85°38'49"W	44.40'
L2	S89°43'55"W	48.80'
L3	S85°06'38"W	48.80'
L4	S80°27'50"W	48.80'
L5	S76°22'05"W	49.37'
L6	S76°31'45"W	54.84'
L7	S81°36'23"W	57.24'
L8	S85°19'00"W	57.23'
L9	S89°26'21"W	57.23'
L10	N86°26'45"W	55.95'
L11	N84°36'35"W	50.00'
L12	N85°06'04"W	45.00'
L13	N40°06'04"W	21.21'
L14	N49°53'56"E	14.14'
L15	N89°01'47"W	50.12'
L16	N04°53'56"E	55.00'
L17	N88°47'54"E	50.00'

LINE	DIRECTION	LENGTH
L18	N01°06'07"W	50.00'
L19	N76°22'05"E	46.69'
L20	N04°53'56"E	36.16'
L21	S45°09'07"E	12.84'
L22	N01°51'01"W	47.96'
L23	S48°13'31"E	13.80'
L24	S44°31'29"W	13.80'
L25	S36°04'16"E	20.40'
L26	N56°04'09"E	21.21'
L27	N11°04'09"E	52.29'
L28	S43°53'55"W	28.25'
L29	N88°53'53"E	80.85'
L30	N75°51'39"W	47.87'
L31	N88°53'53"E	5.00'
L32	N01°06'07"W	5.00'
L33	S88°53'53"W	5.00'
L34	N01°06'07"W	90.39'

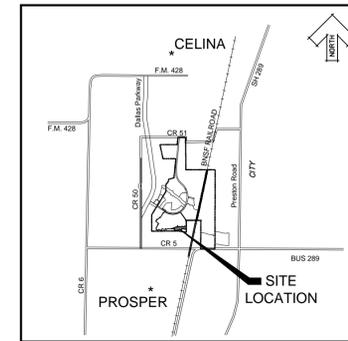
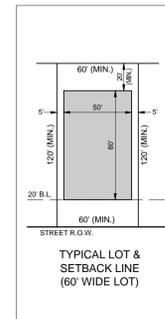
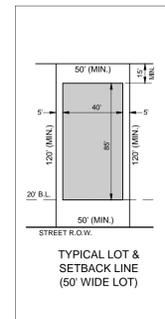
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	12°10'16"	375.00'	79.66'	79.51'	N85°00'59"W
C2	3°28'52"	725.00'	44.05'	44.04'	N80°40'17"W
C3	10°45'16"	275.00'	51.62'	51.54'	S87°26'16"W
C4	02°23'33"	625.00'	26.10'	26.10'	N07°36'22"E
C5	67°33'56"	20.00'	23.58'	22.24'	N42°35'07"E
C6	6°33'46"	325.00'	37.23'	37.21'	S87°49'14"E
C7	12°10'16"	350.00'	74.35'	74.21'	N85°00'59"W
C8	24°42'04"	750.00'	323.34'	320.84'	S88°43'07"W
C9	18°31'52"	650.00'	210.23'	209.31'	S85°38'01"W
C10	12°50'19"	300.00'	67.22'	67.08'	S88°28'47"W
C11	12°50'19"	300.00'	67.22'	67.08'	S88°28'47"W
C12	08°12'08"	650.00'	93.05'	92.97'	N02°15'03"E
C13	12°10'16"	250.00'	53.11'	53.01'	S04°59'01"W
C14	90°00'00"	20.00'	31.42'	28.28'	S43°53'53"W

NOTES:

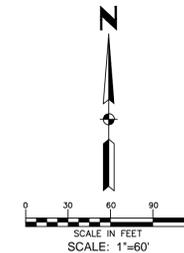
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE CARE, OWNERSHIP, AND MAINTENANCE OF COMMON AREA LOTS 16X IS THE RESPONSIBILITY OF THE H.O.A.
- FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
- ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.S, P.T.S AND INTERSECTION POINTS.
- MINIMUM FINISH FLOOR ELEVATIONS ARE PER HUITT-ZOLLARS, INC. DRAINAGE REPORT FOR TRIBUTARY "C" DATED 3-30-2015

LEGEND

- IRF — IRON ROD FOUND
- IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- W.M.E. — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS



VICINITY MAP



SCALE IN FEET
SCALE: 1"=60'

BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)

KIRK ANDREWS &
LAURIE ANDREWS
DOC.# 20130328000416390
O.P.R.C.C.T.

EASEMENT & RIGHT OF WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC DOC.#20090923001185630 L.R.C.C.T.

POINT OF BEGINNING

PRairie CROSSING

100-YEAR FLOOD PLAIN (ZONE A) AS PER FIRM MAP PANEL No. 48085C0120J FOR COLLIN COUNTY, TEXAS & IN INCORPORATED AREAS DATED JUNE 2, 2009

FINAL PLAT
LIGHT FARMS
THE HAWTHORNE NEIGHBORHOOD, PHASE 2
CONTAINING
32 RESIDENTIAL LOTS, 1 OPEN SPACE
TOTALING 7.16 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 671-3311 Fax (214) 671-0757

MAY 2016 SHEET 1 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46

DWG: J:\Survey\390546\FINAL PLAT\DWG\01390546_FINAL PLAT_HAWTHORNE_HLH.dwg
 USER: yaloo
 DATE: May 13, 2016 7:43am XREFS: 01390546_FINAL PLAT_HAWTHORNE_HLH

LFC LAND COMPANY II, LLC
DOC.# 20140107000015410
L.R.C.C.T.
(161.51 Acres)

LFC LAND COMPANY, LLC
DOC.# 20120423000464780
L.R.C.C.T.
TRACT A

UTILITY ESMT.
INST. 20160412000433860
O.P.R.C.C.T.

UTILITY ESMT.
INST. 20160412000433860
O.P.R.C.C.T.

DRAINAGE ESMT.
INST. 20160412000433890
O.P.R.C.C.T.

ELECTRIC UTILITY ESMT.
INST. 20160412000433820
O.P.R.C.C.T.

LIMITS OF 100-YEAR FLOOD PLAIN AS PER FLOOD STUDY BY HUITT-ZOLLARS DATED FEBRUARY 2016

LIGHT FARMS
THE HAWTHORNE NEIGHBORHOOD, PHASE 1
VOLUME 2016, PAGE 240
P.R.C.C.T.



**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN**

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625930 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the southeast corner of the final plat of Light Farms The Hawthorne Neighborhood, Phase 2, an addition to the City of Celina, Texas, as recorded in Volume 2016, Page 240 of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width);

THENCE, along the east line of said LFC DEVCO tract, and the westerly right-of-way line of said Prairie Crossing, South 01 degrees 06 minutes 07 seconds East, a distance of 298.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, departing the east line of said LFC DEVCO tract, and the westerly right-of-way line of said Prairie Crossing, North 46 degrees 06 minutes 36 seconds West, a distance of 28.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 88 degrees 53 minutes 53 seconds West, a distance of 80.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 12 degrees 10 minutes 16 seconds, a radius of 375.00 feet, subtended by a 79.51 foot chord which bears North 85 degrees 00 minutes 59 seconds West;

THENCE, along said curve to the right an arc distance of 79.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 78 degrees 55 minutes 51 seconds West, a distance of 195.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the left having a central angle of 03 degrees 28 minutes 52 seconds, a radius of 725.00 feet, subtended by a 44.04 foot chord which bears North 80 degrees 40 minutes 17 seconds West;

THENCE, along said curve to the left an arc distance of 44.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 07 degrees 35 minutes 17 seconds West, a distance of 105.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 50 degrees 58 minutes 14 seconds West, a distance of 20.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 85 degrees 38 minutes 49 seconds West, a distance of 44.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 43 minutes 55 seconds West, a distance of 48.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 38 seconds West, a distance of 48.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 80 degrees 27 minutes 50 seconds West, a distance of 48.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 76 degrees 22 minutes 05 seconds West, a distance of 49.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 76 degrees 31 minutes 45 seconds West, a distance of 54.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 81 degrees 36 minutes 23 seconds West, a distance of 57.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 19 minutes 00 seconds West, a distance of 57.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 26 minutes 21 seconds West, a distance of 57.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 86 degrees 26 minutes 45 seconds West, a distance of 55.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 84 degrees 36 minutes 35 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 45.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 40 degrees 06 minutes 04 seconds West, a distance of 21.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 104.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 10 degrees 45 minutes 16 seconds, a radius of 275.00 feet, subtended by a 51.54 foot chord which bears South 87 degrees 26 minutes 16 seconds West;

THENCE, along said curve to the left an arc distance of 51.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a reverse curve to the right having a central angle of 12 degrees 50 minutes 19 seconds, a radius of 325.00 feet, subtended by a 72.67 foot chord which bears South 88 degrees 28 minutes 47 seconds West;

THENCE, along said curve to the right an arc distance of 72.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 126.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 49 degrees 53 minutes 56 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 89 degrees 01 minutes 47 seconds East, a distance of 50.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 66.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 55.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 170.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 02 degrees 23 minutes 33 seconds, a radius of 625.00 feet, subtended by a 26.10 foot chord which bears North 07 degrees 36 minutes 22 seconds East;

THENCE, along said curve to the right an arc distance of 26.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 08 degrees 48 minutes 09 seconds East, a distance of 94.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a curve to the right having a central angle of 67 degrees 33 minutes 56 seconds, a radius of 20.00 feet, subtended by a 22.24 foot chord which bears North 42 degrees 35 minutes 07 seconds East;

THENCE, along said curve to the right an arc distance of 23.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 76 degrees 22 minutes 05 seconds East, a distance of 45.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 13 degrees 37 minutes 55 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 76 degrees 22 minutes 05 seconds East, a distance of 162.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 88 degrees 14 minutes 57 seconds East, a distance of 115.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 76 degrees 48 minutes 49 seconds East, a distance of 109.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, South 05 degrees 07 minutes 42 seconds West, a distance of 36.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 53 minutes 53 seconds East, a distance of 160.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 47 minutes 54 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 01 degrees 06 minutes 07 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

THENCE, North 88 degrees 53 minutes 53 seconds East, a distance of 141.00 feet to the **POINT OF BEGINNING** and **CONTAINING** having an area of 7.16 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, LLC, acting herein by and through his(t)s duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS, THE HAWTHORNE NEIGHBORHOOD, PHASE 2, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way and public improvements contained therein. 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. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. 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 in 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 easements 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 utilities 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 of 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 _____, 2016.

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO HLH, LLC., Owner

Tony Ruggeri, President

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 Tony Ruggeri, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:
WITNESS, my hand, this the ____ day of _____, 2016.
By: _____
Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

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 Keller Webster, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

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

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

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 Eric J. Yahoudy, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of approval

ATTEST:

City Secretary

Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the 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

COUNTY RECORDING INFORMATION

FINAL PLAT
LIGHT FARMS
THE HAWTHORNE NEIGHBORHOOD, PHASE 2
CONTAINING
32 RESIDENTIAL LOTS, 1 OPEN SPACE
TOTALING 7.16 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

MAY 2016

SHEET 2 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: May 17, 2016
Re: Light Farms, Hazel Neighborhood Phase II Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms, Hazel Neighborhood Phase II Final Plat, approximately 3.69 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising fourteen (14) residential lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad.

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Hazel Neighborhood Phase II and has deemed it acceptable subject to the applicant submitting an approved Letter of Map Revision from FEMA indicating their approval of the revised floodplain.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

Staff Recommendation:

Staff recommends that the item be approved subject to the applicant submitting an approved Letter Of Map Revision from FEMA indicating their approval of the revised floodplain prior to the plat being filed at the county.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at Brodriguez@celina-tx.gov.

LFC LAND COMPANY, LLC
 DOC.# 20120423000464780
 L.R.C.C.T.
 TRACT A

100-YEAR FLOOD PLAIN (ZONE A)
 AS PER FIRM MAP PANEL No. 48085C0120J
 FOR COLLIN COUNTY, TEXAS
 & INCORPORATED AREAS
 DATED JUNE 2, 2009

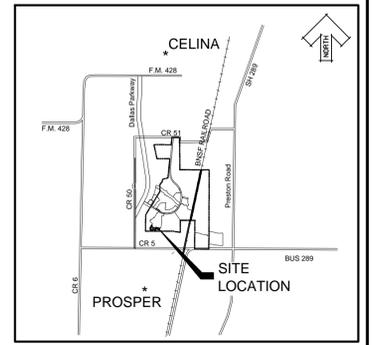
LIMITS OF 100-YEAR FLOOD PLAIN
 AS PER FLOOD STUDY BY HUITT-ZOLLARS
 DATED FEBRUARY 2016

JOHN RAGSDALE SURVEY
 ABSTRACT NO. 734

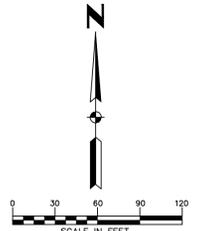
LIGHT FARMS PHASE 5C
 THE HAZEL NEIGHBORHOOD, PHASE 1
 VOLUME 2016, PAGE XXX
 P.R.C.C.T.
 (25.20 ACRES)

LFC DEVCO HLH, LLC
 DOC.# 20150528000625930
 O.P.R.C.C.T.
 (80.10 ACRES)

LFC LAND COMPANY II, LLC
 DOC.# 20140107000015410
 L.R.C.C.T.
 (161.51 Acres)



VICINITY MAP



SCALE: 1"=60'
 BASIS OF BEARING: THE BEARINGS
 SHOWN ARE ON N.A.D. 1983, TIED TO
 THE TEXAS STATE PLANE COORDINATE
 SYSTEM OF 1983, NORTH CENTRAL
 TEXAS ZONE (4202)

LEGEND

- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. FF — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

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. FOR LOTS 40, 50, OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
3. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING 5/8" INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN "X" CUT OR "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT PCS, PTS AND INTERSECTION POINTS.
4. MINIMUM FINISH FLOOR ELEVATIONS ARE PER HUITT-ZOLLARS, INC. DRAINAGE REPORT FOR TRIBUTARY "C" DATED 3-30-2015

FINAL PLAT
LIGHT FARMS
THE HAZEL NEIGHBORHOOD, PHASE 2
 CONTAINING
14 RESIDENTIAL LOTS
TOTALING 3.69 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABSTRACT No. 734
 COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
 8401 North Central Expressway, Suite 350, Dallas, TX 75225
 Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 671-3311 Fax (214) 671-0757

MAY 2016

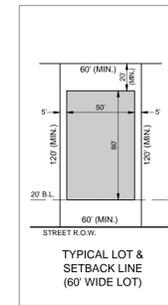
SHEET 1 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46

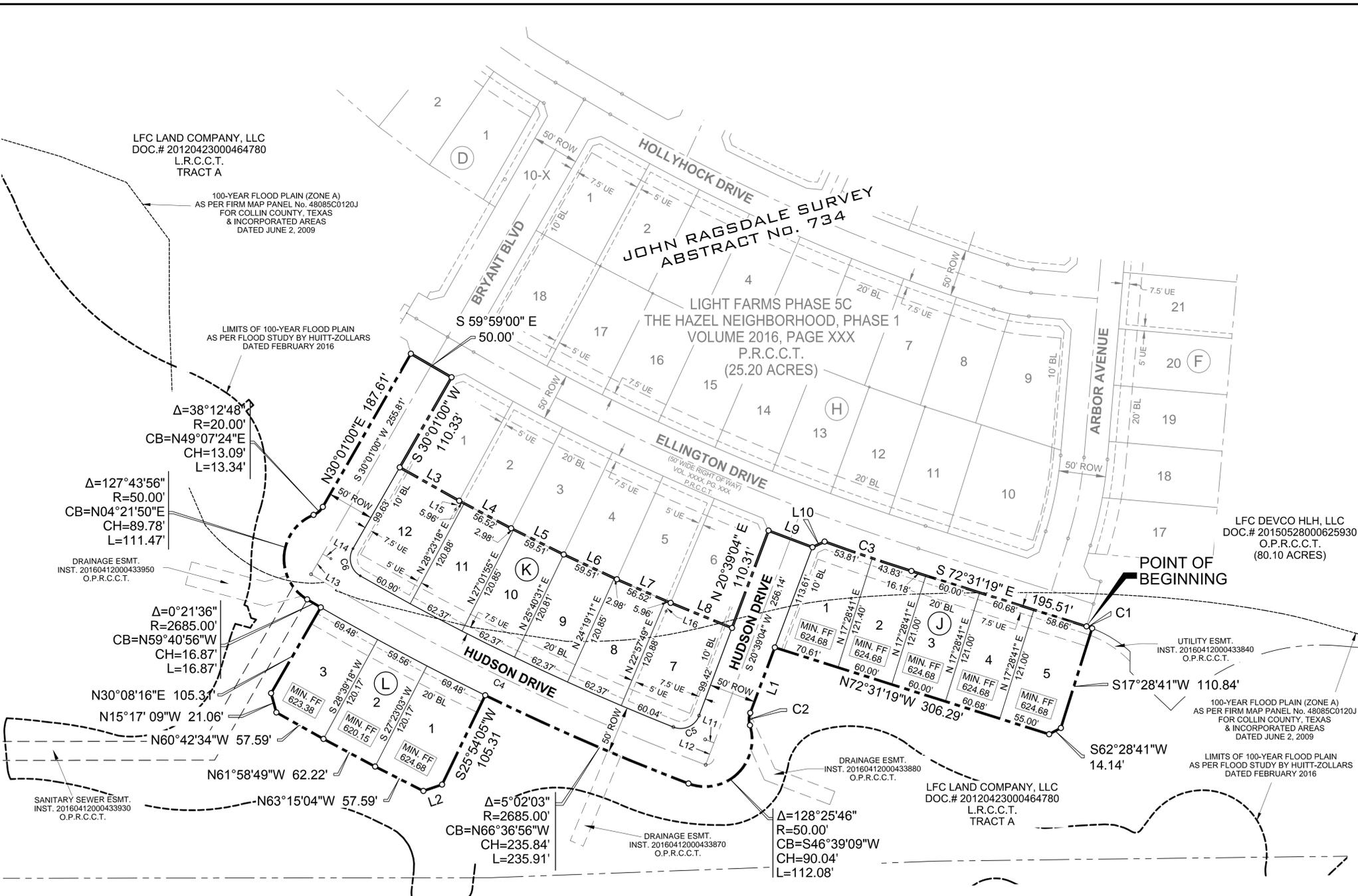
DWG: J:\Survey\390546\FINAL PLAT\DWG\01390546_FINAL PLAT_HAZEL-II.dwg USER: yahoop
 DATE: May 13, 2016 8:03am XREFS: 01390546_FINAL PLAT_HAZEL-II.dwg

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 20°39'04" W	74.21'	L11	N 69°20'56" W	10.00'
L2	S 71°19'30" W	21.06'	L12	N 20°39'04" E	25.02'
L3	S 60°45'58" E	72.61'	L13	N 30°01'00" E	24.90'
L4	S 62°11'22" E	62.49'	L14	S 59°59'00" E	10.00'
L5	S 63°36'47" E	62.49'	L15	S 22°53'21" W	10.06'
L6	S 65°02'12" E	62.49'	L16	S 28°28'24" W	10.04'
L7	S 66°27'36" E	62.49'			
L8	S 67°53'01" E	70.57'			
L9	S 69°20'56" E	50.00'			
L10	N 65°17'32" E	14.23'			

CURVE TABLE					
CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	2°54'32"	125.00'	S 71°04'03" E	6.35'	6.35'
C2	38°12'48"	20.00'	S 01°32'40" W	13.09'	13.34'
C3	2°20'08"	2395.00'	S 71°21'15" E	97.63'	97.63'
C4	10°03'31"	2660.00'	S 64°19'15" E	466.38'	466.98'
C5	91°00'26"	21.00'	N 66°09'16" E	29.96'	33.36'
C6	90°18'16"	21.00'	S 15°08'07" E	29.78'	33.10'



TYPICAL LOT & SETBACK LINE (60' WIDE LOT)



**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN**

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625930 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the intersection of the southeast corner of Ellington Drive (50 foot wide right-of-way), as established by the final plat of Light Farms Phase 5C, The Hazel Neighborhood, Phase 1, an addition to the City of Celina, Texas, as recorded in Volume XXXX, Page XXX of the Plat Records of Collin County, Texas, also being the beginning of a non-tangent curve to the right having a central angle of 02 degrees 54 minutes 32 seconds, a radius of 125.00 feet, subtended by a 6.35 foot chord which bears South 71 degrees 04 minutes 03 seconds East;

THENCE, along said curve to the right an arc distance of 6.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" on a southerly line of said LFC DEVCO HLH tract;

THENCE, along said southerly line of said LFC DEVCO HLH tract the following courses:

South 17 degrees 28 minutes 41 seconds West, a distance of 110.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 62 degrees 28 minutes 41 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 72 degrees 31 minutes 19 seconds West, a distance of 306.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 20 degrees 39 minutes 04 seconds West, a distance of 74.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a reverse curve to the right having a central angle of 38 degrees 12 minutes 48 seconds, a radius of 20.00 feet, subtended by a 13.09 foot chord which bears South 01 degrees 32 minutes 40 seconds West;

Along said curve to the left an arc distance of 13.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a compound curve to the right having a central angle of 128 degrees 25 minutes 46 seconds, a radius of 50.00 feet, subtended by a 90.04 foot chord which bears South 46 degrees 39 minutes 09 seconds West;

Along said curve to the right an arc distance of 112.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a compound curve to the right having a central angle of 05 degrees 02 minutes 03 seconds, a radius of 2685.00 feet, subtended by a 235.84 foot chord which bears North 66 degrees 36 minutes 56 seconds West;

Along said curve to the right an arc distance of 235.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 25 degrees 54 minutes 05 seconds West, a distance of 105.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 71 degrees 19 minutes 30 seconds West, a distance of 21.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 63 degrees 15 minutes 04 seconds West, a distance of 57.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 61 degrees 58 minutes 49 seconds West, a distance of 62.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 60 degrees 42 minutes 34 seconds West, a distance of 57.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the southwest corner of said LFC DEVCO HLH tract;

THENCE, along the westerly line of said LFC DEVCO HLH tract, the following courses:

North 15 degrees 17 minutes 09 seconds West, a distance of 21.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 30 degrees 08 minutes 16 seconds East, a distance of 105.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 00 degrees 21 minutes 36 seconds, a radius of 2685.00 feet, subtended by a 16.87 foot chord which bears North 59 degrees 40 minutes 56 seconds West;

Along said curve to the right an arc distance of 16.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a compound curve to the right having a central angle of 127 degrees 43 minutes 56 seconds, a radius of 50.00 feet, subtended by a 89.78 foot chord which bears North 04 degrees 21 minutes 50 seconds East;

Along said curve to the right an arc distance of 111.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a reverse curve to the left having a central angle of 38 degrees 12 minutes 48 seconds, a radius of 20.00 feet, subtended by a 13.09 foot chord which bears North 49 degrees 07 minutes 24 seconds East;

Along said curve to the left an arc distance of 13.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 30 degrees 01 minute 00 seconds East, a distance of 187.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" on the westerly line of said Light Farms Phase 5C, The Hazel Neighborhood, Phase 1;

THENCE, departing the westerly line of said LFC DEVCO HLH tract, and along the westerly line said Light Farms Phase 5C, The Hazel Neighborhood, Phase 1, the following courses:

South 59 degrees 59 minutes 00 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 30 degrees 01 minute 00 seconds West, a distance of 110.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the southwest corner of said Light Farms Phase 5C, The Hazel Neighborhood, Phase 1;

THENCE, along the southerly line of said Light Farms Phase 5C, The Hazel Neighborhood, Phase 1, the following courses:

South 60 degrees 45 minutes 58 seconds East, a distance of 72.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 62 degrees 11 minutes 22 seconds East, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 63 degrees 36 minutes 47 seconds East, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 65 degrees 02 minutes 12 seconds East, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 66 degrees 27 minutes 36 seconds East, a distance of 62.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 67 degrees 53 minutes 01 second East, a distance of 70.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 20 degrees 39 minutes 04 seconds East, a distance of 110.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 69 degrees 20 minutes 56 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 65 degrees 17 minutes 32 seconds East, a distance of 14.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 20 minutes 08 seconds, a radius of 2395.00 feet, subtended by a 97.63 foot chord which bears South 71 degrees 21 minutes 15 seconds East;

Along said curve to the left an arc distance of 97.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 72 degrees 31 minutes 19 seconds East, a distance of 195.51 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars", to the **POINT OF BEGINNING** and **CONTAINING** having an area of 3.693 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS, THE HAZEL NEIGHBORHOOD, PHASE 2, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way and public improvements contained therein. 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. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. 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 in 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 easements 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 utilities 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 of 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 _____, 2016.

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO HLH, LLC., Owner

Tony Ruggeri, President

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 Tony Ruggeri, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:
WITNESS, my hand, this the ____ day of _____, 2016.
By:
Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

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 Keller Webster, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

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

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

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 Eric J. Yahoudy, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of approval _____

ATTEST:

City Secretary _____ Date _____

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the 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 _____

FINAL PLAT
LIGHT FARMS
THE HAZEL NEIGHBORHOOD, PHASE 2
CONTAINING
14 RESIDENTIAL LOTS
TOTALING 3.69 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huit-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

MAY 2016 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: May 17, 2016
Re: Zoning Ordinance Amendment – Old Town Residential

Action Requested:

Conduct a public hearing to consider testimony and act upon a proposed amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.015: OT-R, Old Town Residential District, to amend development standards. (Old Town Residential)

Background Information:

Staff is proposing an ordinance amendment which provides additional flexibility for the encroachment of architectural projections off of the front façade of a home into the front setback for homes within the OT-R, Old Town Residential Zoning District.

Many of the recent planned development proposals and other zoning regulation decisions approved by the City have provided for an encroachment of the front porch or other architectural elements into the front setback. Staff is proposing these regulations in order to allow owners to make renovations to their home that may not meet the current setback requirements within the OT-R district but still match and resemble the character of the adjacent homes within the Old Town Residential District area.

This will ensure that residents living within the OT-R district are given the same renovation options as other areas of the City.

Legal Obligations and Review:

N/A

Public Notifications:

Notice of the public hearing was published in *The Celina Record* on April 29, 2016.

Supporting Documents:

- Proposed regulations

Staff Recommendation:

- Staff recommends approval of the item as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1022 or by email at brodriguez@celina-tx.gov.

Old Town Residential Revised Standards for Porches, eaves, and awnings

(2) Size of yards.

(A) Minimum front yard. Minimum 25 feet. Porches, eaves and awnings may encroach up to six feet into the front yard.

(B) Minimum side yard. Minimum five feet; 15 feet from a street right-of-way for a corner lot.

(C) Minimum rear yard. Minimum 25 feet for the main building.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: May 17, 2016
Re: Celina Village Final Plat

Action Requested:

Consider and act upon a Final Plat for Celina Village, being approximately 3.596 acres situated in the John Willock Survey, Abstract No. 1055, containing eighteen (18) residential lots and one (1) HOA lot. The property is generally located north of FM 455, south of CR 994, east of North Florida Dr., and west of Business 289.

Background Information:

Staff has reviewed the proposed Final Plat for Celina Village and has deemed it acceptable subject to the applicant addressing staffs final comments.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

Staff Recommendation:

Staff recommends that the item be approved subject to the applicant addressing staffs comments prior to being considered for approval by the City Council.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at Brodriguez@celina-tx.gov.

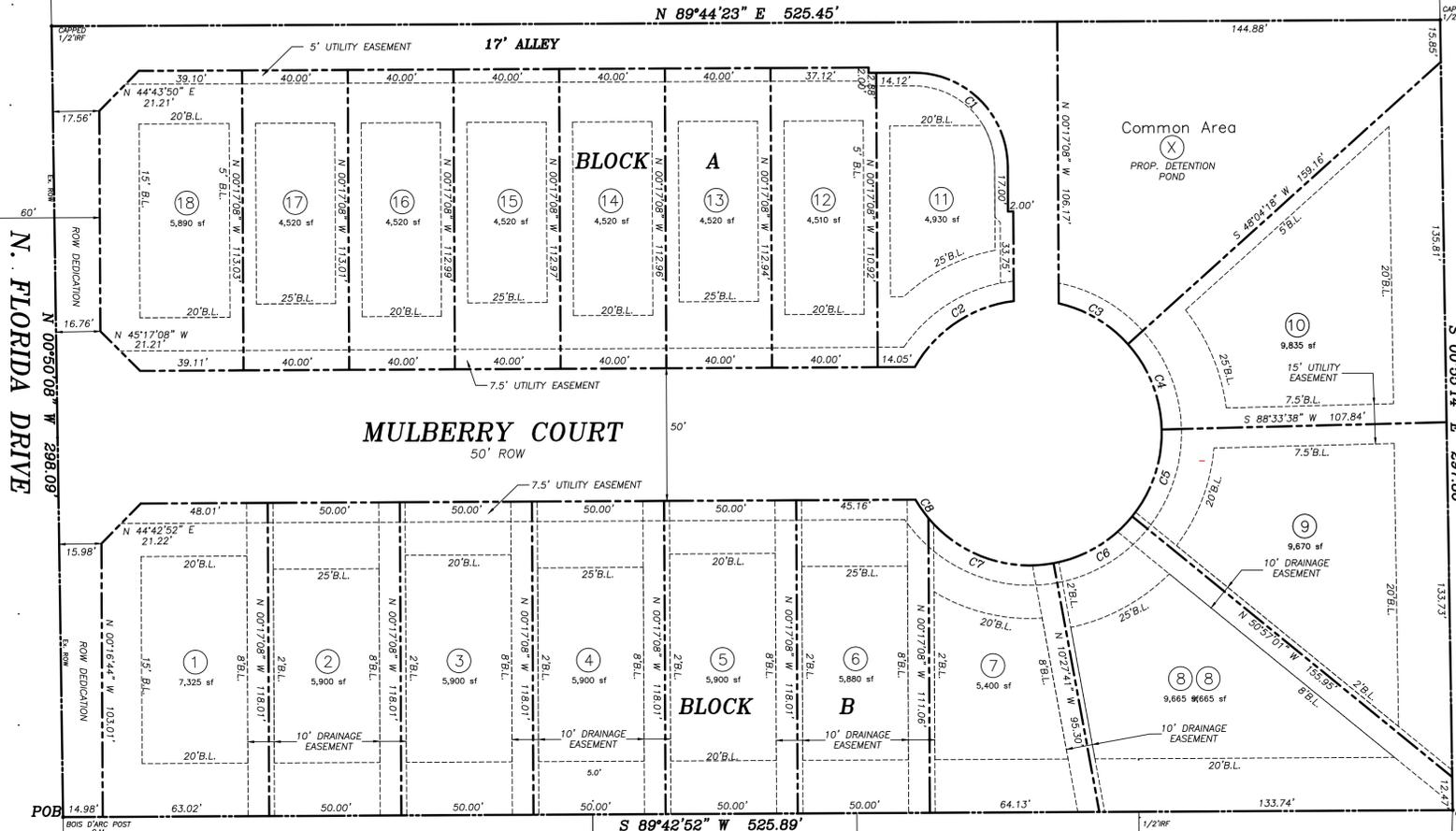
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.75'	35.50'	89°58'29"	S 45°16'22" E	50.19'
C2	46.60'	50.00'	53°23'43"	N 56°24'44" E	44.93'
C3	30.85'	50.00'	35°21'19"	S 59°36'23" E	30.37'
C4	35.33'	50.00'	40°29'20"	S 21°41'02" E	34.60'
C5	35.33'	50.00'	40°29'20"	S 18°48'18" W	34.60'
C6	35.33'	50.00'	40°29'20"	S 59°17'39" W	34.60'
C7	52.76'	50.00'	60°27'10"	N 20°14'06" W	50.34'
C8	8.49'	50.00'	9°43'23"	N 35°08'49" W	8.47'

CALLED 5.00 ACRES
JAMES HEPTIG
&
TEDDY MALTEZOS
C.C. NO. 20070904001222180

CALLED 155.00 ACRES
FRANKS & STELZER ESTATE
C.C. NO. 200709010898990
P.R.C.C.T.

LOT 24
WILLOCK HILL ADDITION AMENDED PLAT
CABINET 4, PAGE 610
P.R.C.C.T.

LOT 23



CALLED 5.00 ACRES
JAMES HEPTIG
&
TEDDY MALTEZOS
C.C. NO. 20070904001222180

CHRISTINA JONES
C.C. NO. 95-0041527

JACK SMITH
C.C. NO. 94-0060288

BILL NORRIS
VOL. 1887, PG. 132

BILLIE HUDDLESTON
C.C. NO. 97-0001104

BLOCK 87
PERKINS ADDITION
VOL. 40, PG. 318

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Assad Tajzoy is the Owners of a tract of land situated in the John Willock Survey, Abstract No. 1055, City of Celina, Collin County, Texas and also being all of a called 3.59 acre tract as conveyed to Santhosh Pillai and Renil Radhakrishnan and recorded in Volume 5956, Page 4626, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a bois d'arc post found for corner at the southwest corner of said 3.59 acre tract, said post being in the east ROW line of N. Florida Drive;
THENCE N 00°50'08" W following the east ROW line of N. Florida Drive a distance of a distance of 298.09' to a capped 1/2" iron rod found for corner in the south line of a called 5.00 acre tract as conveyed to James Heptig and Teddy Maltezos and recorded in C.C. No. 20070904001222180, Collin County, Texas;
THENCE N 89°44'23" E following the south line of said called 5.00 acre tract a distance of 525.45' to a capped 1/2" iron rod found for corner at the southeast corner of said 5.00 acre tract;
THENCE S 00°55'14" E a distance of 297.86' to a capped 1/2" iron rod found for corner in the north line of Block 87 of Perkins Addition as recorded in Volume 40, Page 316, D.R.C.C.T.;
THENCE S 89°42'52" W following the north line of said Block 87 a distance of 525.89' to the POINT OF BEGINNING and 156,626 square feet, 3.596 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Assad Tajzoy, does hereby adopt this plat designating the herein above described property as Celina Village, 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 there 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, constructing, 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 _____, 2016

BY: _____
Assad Tajzoy

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 Assad Tajzoy, 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 _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual 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.

DAVID J. SURDUKAN
R.P.L.S. NO. 4613

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 David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STANDARD 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 obstructions, 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) 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 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 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.
- HOA lot - Block A, Lot X - The ownership care and maintenance, of the common area lot is the responsibility of the Homeowners Association.

FLOOD NOTE:

This property lies in Zone X and no portion of this property lies within a 100 year flood plane according to the Flood Insurance Rate Map, Panel No. 48055C0110 J, Map Revision Dated June 2, 2009 as published by the Federal Emergency Management Agency.

PROPERTY LOCATION STATEMENT:

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

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

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

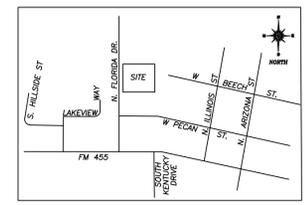
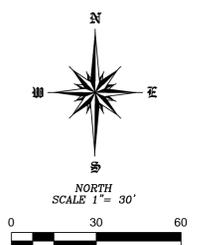
SIGNATURE OF CHAIRPERSON _____ DATE OF RECOMMENDATION _____

APPROVED BY: _____ CITY COUNCIL CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

ATTEST:

CITY SECRETARY _____ DATE _____



FINAL PLAT
CELINA VILLAGE
18 RESIDENTIAL LOTS
AND 1 HOA LOT
3.596 ACRES
JOHN WILLOCK SURVEY
ABSTRACT NO. 1055
CITY OF CELINA
COLLIN COUNTY, TEXAS

OWNER
ASSAD TAJZOY
4804 BELLERIVE DR.
DALLAS TEXAS 75287
(214) 402-0963

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
TEXAS FIRM NO. 10069500

CITY OF CELINA CASE NO. _____

SCALE 1" = 30' DATE: MAY 9, 2016 JOB No. 2013-162



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: May 17, 2016
Re: BGREA Construction Plat

Action Requested:

Conduct a public hearing to consider testimony and act on a Construction Plat for Lot 1R, Block 11 of the Old Donation Addition, being a replat of Lot 1, Block 11 of the Old Donation Addition, approximately 1.855 acres situated in the JK Rice Survey, Abstract No. 767. The property is generally located west of N. Oklahoma Street, south of W. Malone Street and east of the BNSF Railroad.

Background Information:

Staff has reviewed the proposed Construction Plat for BGREA and has deemed it acceptable subject to the applicant addressing staff's comments prior to being placed on a city council agenda.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

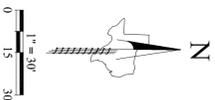
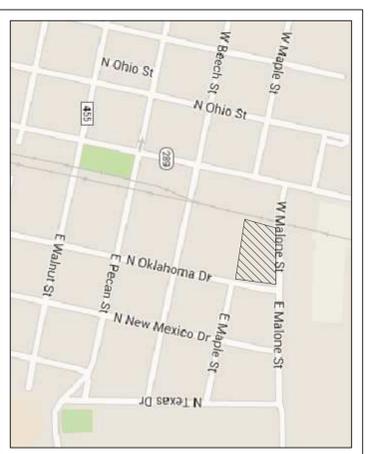
Legal Review:

N/A

Staff Recommendation:

Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being placed on a city council agenda for consideration.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at Brodriguez@celina-tx.gov.



GENERAL PLAT NOTES

1. All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
2. This property is located in "Non-hatched Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480133 as shown on Map Number 48085C01101. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-877-FEMA-MAP.

3. The purpose of this plat is to create a single lot of record from an unplatified tract of land.

4. The subject property is zoned "C2" - General Commercial District" per the City of Celina online zoning map.

5. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.

6. Sealing a portion of this addition by meters and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

7. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire line easements, as depicted as shown hereon, a hard surface in accordance with the City of Celina's parking 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 the 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(ies) 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 the Department and emergency use.

8. 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.

9. The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) shall be owned and granted to the city, its successors and assigns, as an easement to provide and maintain the fire lane easements, as defined as shown hereon, and to provide and maintain 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, lawns, ground 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 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 utility control devices or signs on the easement, to remove any utility control devices or signs, to change the structure or location of any utility control devices, and to change the structure or location of any utility control devices at all times to conform with the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

CITY APPROVAL OF CONSTRUCTION PLAT

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties hereon) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson _____ Date _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date _____

ATTEST:

City Secretary _____ Date _____

LEGEND
 (1) = BLOCK
 IRF = IRON ROD FOUND
 POB = POINT OF BEGINNING
 R.O.W. = RIGHT OF WAY
 — = CENTERLINE OF ROAD
 — = SURVEY ABSTRACT
 ++++++ = CENTERLINE OF RAILROAD TRACKS

SURVEYOR
 EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET
 SUITE 104
 DENTON, TX 76201
 940.222.3009
 www.eaglesurveying.com

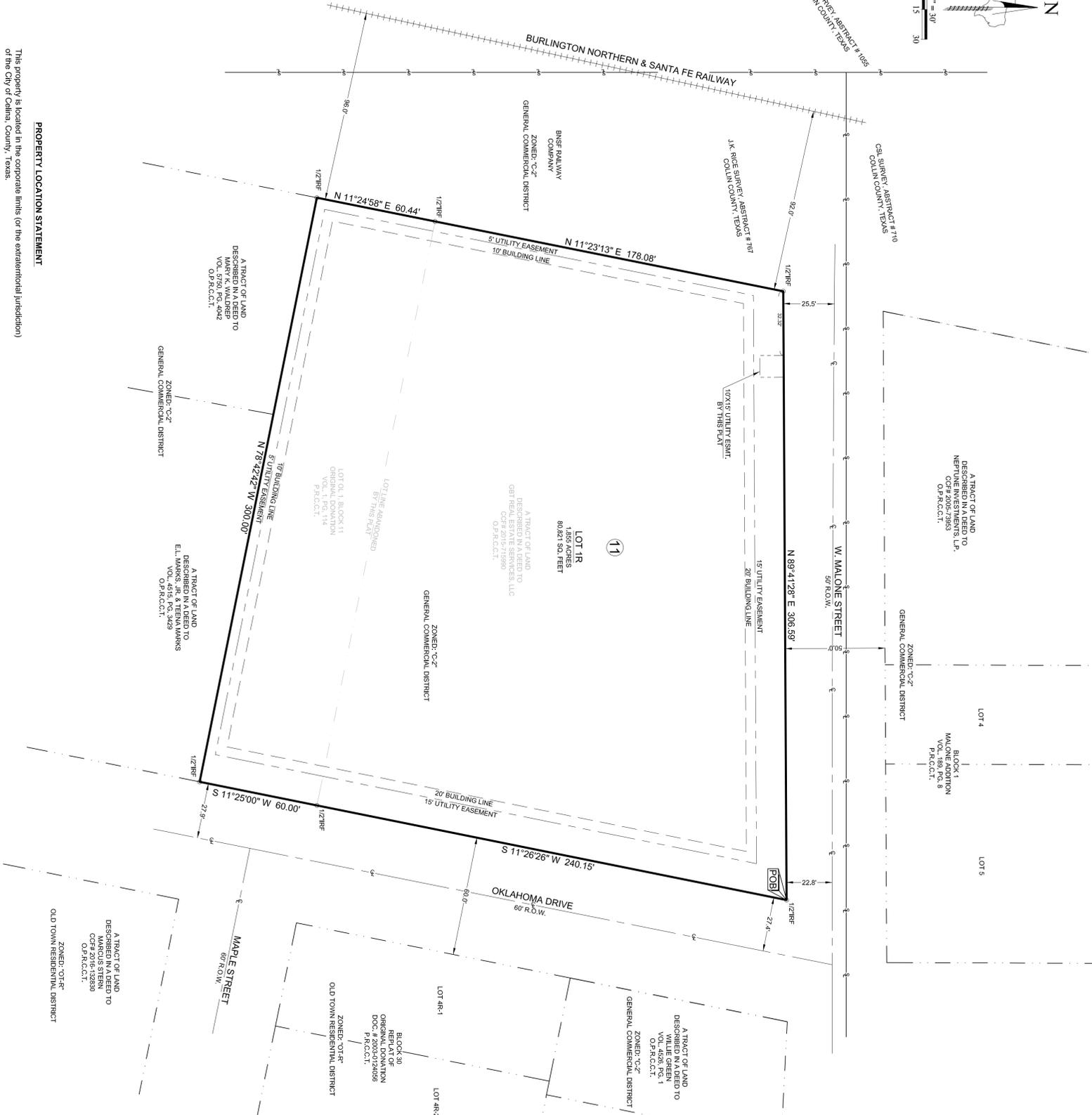
ENGINEER
 CLAY MOORE ENGINEERING
 1903 CENTRAL DRIVE
 BENICOR, TX 76201
 817.281.0572

OWNER
 GBT REAL ESTATE SERVICES, LLC
 5100 W. ELLIOTT
 SUITE 106
 FORT WORTH, TX 76103
 214.375.0840

JOB #: 16-149 CP
DATE: 4/7/2016
DRAFTER: JDC



EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET
 SUITE: 104
 DENTON, TX 76201
 940.222.3009
 www.eaglesurveying.com



OWNERS CERTIFICATION

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, GBT Real Estate Services, LLC, is the Owner of a tract of land situated in the J.K. Rice Survey, Abstract Number 767 in the City of Celina, Collin County, Texas being a part of a tract of land described in a deed from Goodall Family Limited Partnership, as recorded in Collin County, Texas Instrument No. 2015-153950, Official Public Records, Collin County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the South Right-of-Way line of Malone Street (50' R.O.W.) and the West Right-of-Way line of Oklahoma Drive (60' R.O.W.) and being the Northeast corner of the herein described tract;

THENCE South 11 degrees 26 minutes 26 seconds West with the West Right-of-Way line of said Drive a distance of 240.15 feet to a 1/2" iron rod found;

THENCE South 11 degrees 25 minutes 00 seconds West continuing along said course a distance of 60.00 feet to a 1/2" iron rod found, said point being in the South Right-of-Way line of said Drive as shown on the Plat of the Deed Records of Collin County, Texas and being the Southeast corner of the herein described tract;

THENCE North 78 degrees 42 minutes 42 seconds West with the North boundary line of said Marks tract a distance of 300.00 feet to a 1/2" iron rod found, said point being the Northwest corner of a tract of land described in a deed to Mark K. Waldrep as recorded in Volume 9750, Page 4042 Official Public Records, Collin County, Texas and the East boundary line of a tract of land owned by the Burlington Northern & Santa Fe Railway Company (BNSF), said point also being the Southwest corner of the herein described tract;

THENCE North 11 degrees 24 minutes 58 seconds East with the East boundary line of said BNSF Railway a distance of 60.44 feet to a 1/2" iron rod found;

THENCE North 11 degrees 23 minutes 13 seconds East continuing along said course a distance of 178.08 feet to a 1/2" iron rod found, said point being in the South Right-of-Way line of West Malone Street and being the Northwest corner of the herein described tract;

THENCE North 89 degrees 41 minutes 28 seconds East with the South Right-of-Way of said Street a distance of 306.59 feet to the PLACE OF BEGINNING and there terminating, enclosing 1.855 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That GBT Real Estate Services, LLC, acting hereby by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **Construction Plat of the Old Donation**, 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 in 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 terms use to particular utilities, said use by public utilities being limited to the use of electric power lines, gas lines, telephone lines, and other utility lines. No improvements or growths shall be placed or kept 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 utilities shall at all times have the full right of ingress and egress to or from their respective systems 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 ____ day of _____, 2016.

OWNER: GBT Real Estate Services, LLC

Ryan Griffin
 Partner
 STATE OF TEXAS
 COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day, personally appeared Ryan Griffin, partner, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That I, Ernest Worcester, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

Ernest Worcester
 R.P.L.S. # 6509

STATE OF TEXAS
 COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day, personally appeared Ernest Worcester, Registered Public Land Surveyor, 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 hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

**CONSTRUCTION PLAT
 OF THE
 OLD DONATION
 LOT 1R, BLOCK 11**

BEING A REPLAT OF LOT 1, BLOCK 1,
 OF THE OLD DONATION, AS RECORDED IN VOL. 1, PG 114,
 PLAT RECORDS OF COLLIN COUNTY, TEXAS
 1.855 ACRES OF LAND LOCATED IN THE
 J.K. RICE SURVEY, ABSTRACT NO. 767,
 AN ADDITION IN THE CITY OF CELINA,
 COLLIN COUNTY, TEXAS



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: May 17, 2016
Re: Mustang Lakes Phase 1 Final Plat

Action Requested:

Consider and act upon a Final Plat for Mustang Lakes Phase 1, approximately 172.521 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 335 residential lots and twenty (20) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road).

Background Information:

Staff has reviewed the proposed Final Plat for Mustang Lakes Phase 1, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council. The applicant understands and has agreed to address all of staff's comments.

Public Notice:

N/A

Supporting Documents:

Plat Exhibit

Legal Review:

N/A

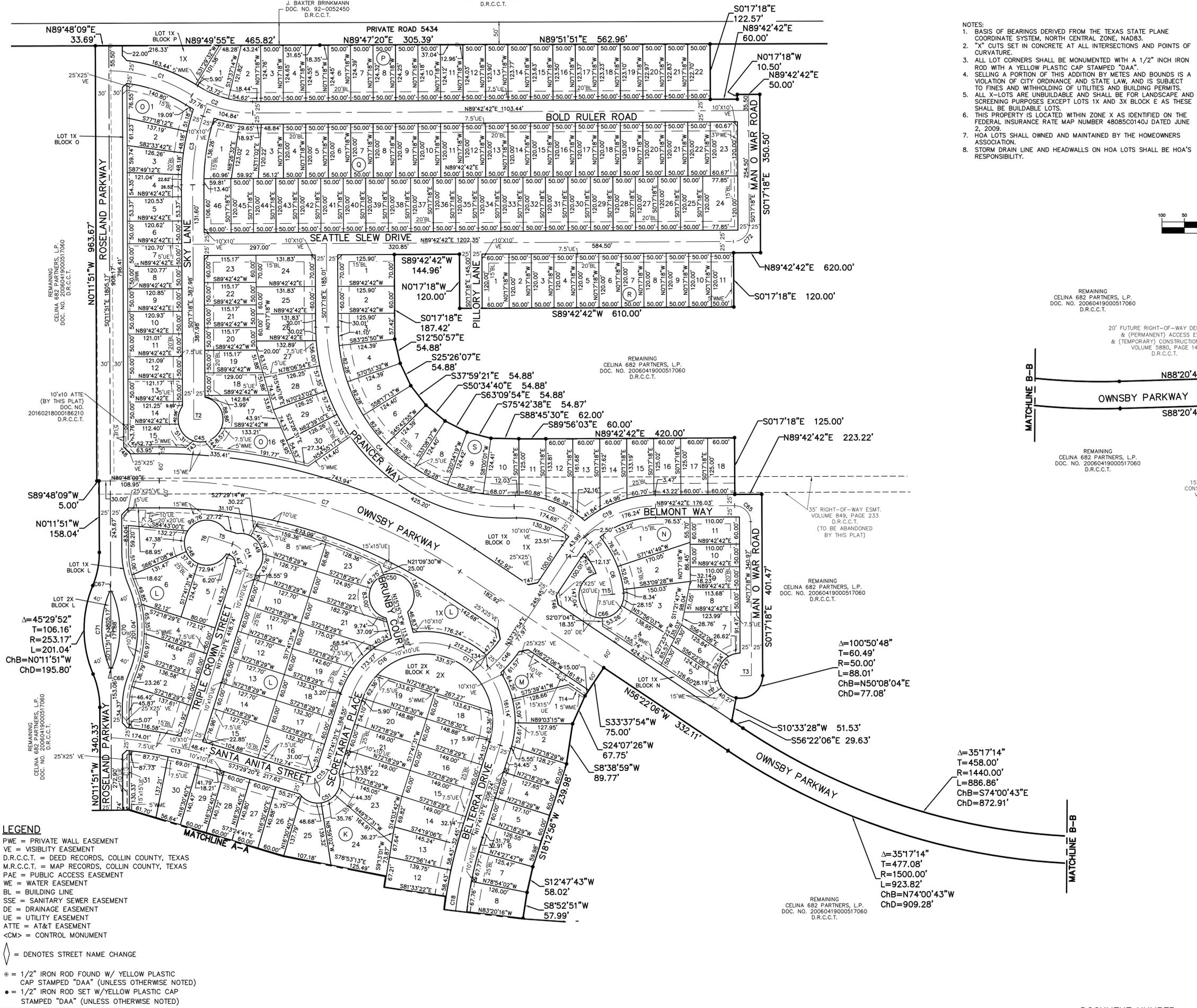
Staff Recommendation:

Staff recommends that the item be approved subject to the applicant addressing staff's comments prior to being heard by the City Council.

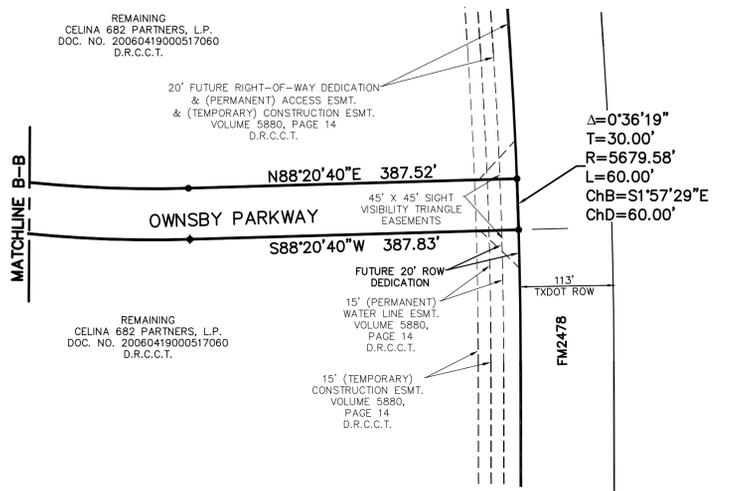
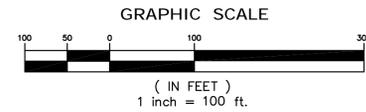
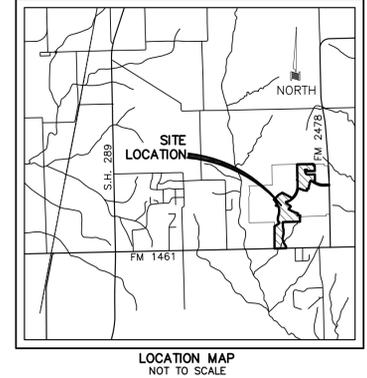
Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at bwilson@celina-tx.gov.

CALLED 5.384 ACRES
TRACT TWO
J. BAXTER BRINKMANN
DOC. NO. 92-0052450
D.R.C.C.T.

CALLED 195.337 ACRES
TRACT TWO
J. BAXTER BRINKMANN
DOC. NO. 93-0080070
D.R.C.C.T.



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. 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. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES EXCEPT LOTS 1X AND 3X BLOCK E AS THESE SHALL BE BUILDABLE LOTS.
 5. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
 6. HOA LOTS SHALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 7. STORM DRAIN LINE AND HEADWALLS ON HOA LOTS SHALL BE HOA'S RESPONSIBILITY.



**172.521 ACRES
335 RESIDENTIAL LOTS
20 HOA LOTS
FINAL PLAT
MUSTANG LAKES
PHASE ONE**

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 100'

OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

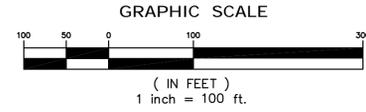
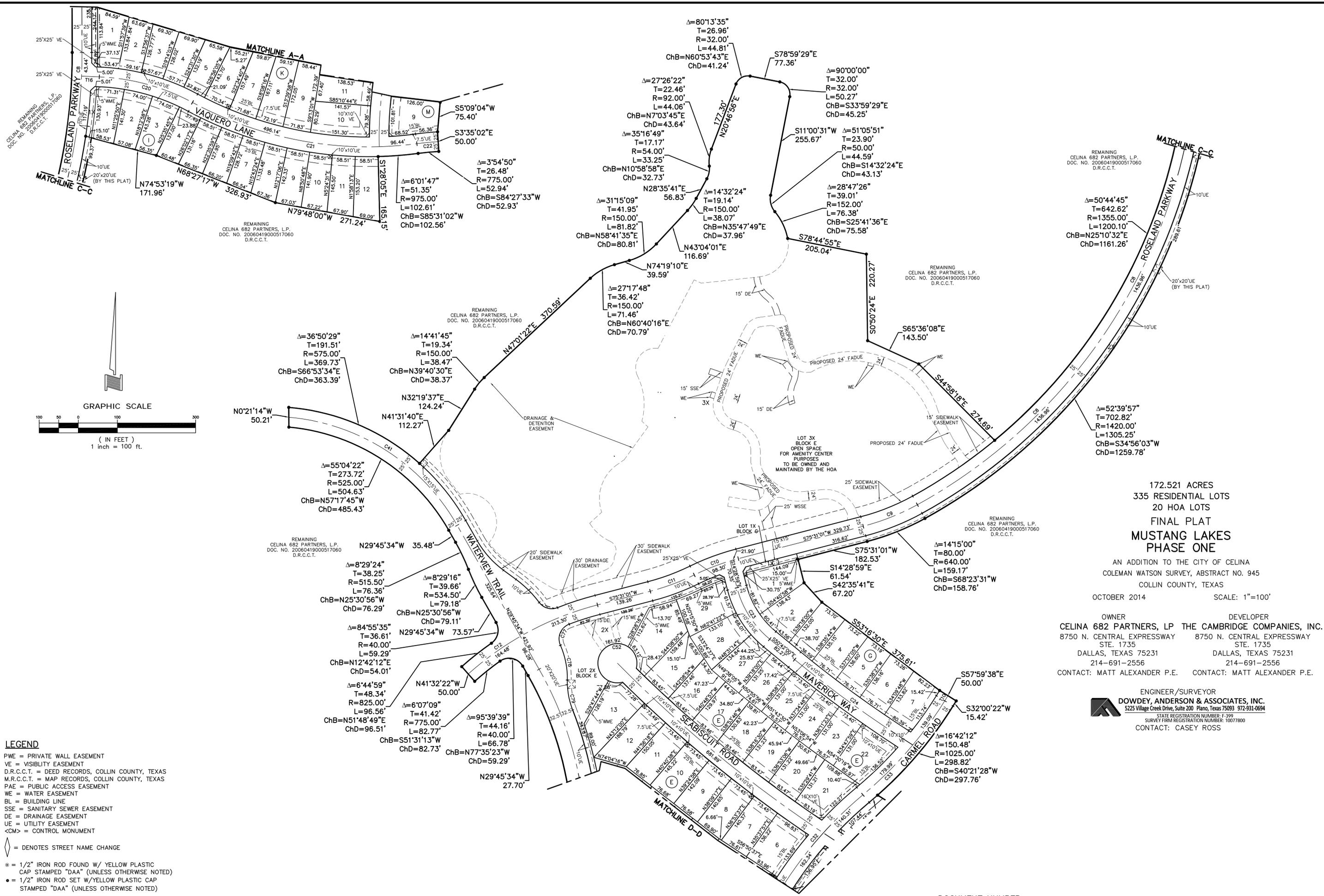
DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: CASEY ROSS

- LEGEND**
- PWE = PRIVATE WALL EASEMENT
 - VE = VISIBILITY EASEMENT
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - PAE = PUBLIC ACCESS EASEMENT
 - WE = WATER EASEMENT
 - BL = BUILDING LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - ATTE = AT&T EASEMENT
 - <CM> = CONTROL MONUMENT
 - ◇ = DENOTES STREET NAME CHANGE
 - = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

REVISED: APRIL 6, 2016

DOCUMENT NUMBER



172.521 ACRES
 335 RESIDENTIAL LOTS
 20 HOA LOTS
FINAL PLAT
MUSTANG LAKES
PHASE ONE
 AN ADDITION TO THE CITY OF CELINA
 COLEMAN WATSON SURVEY, ABSTRACT NO. 945
 COLLIN COUNTY, TEXAS
 OCTOBER 2014 SCALE: 1"=100'

OWNER: CELINA 682 PARTNERS, LP
 8750 N. CENTRAL EXPRESSWAY STE. 1735
 DALLAS, TEXAS 75231
 214-691-2556
 CONTACT: MATT ALEXANDER P.E.

DEVELOPER: THE CAMBRIDGE COMPANIES, INC.
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 SURVEY FIRM REGISTRATION NUMBER: 10077800
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LEGEND

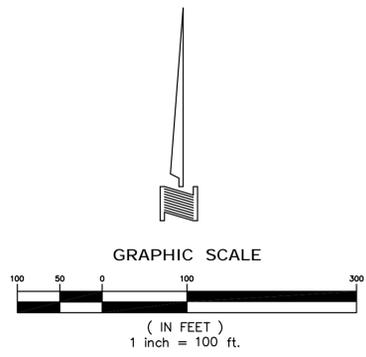
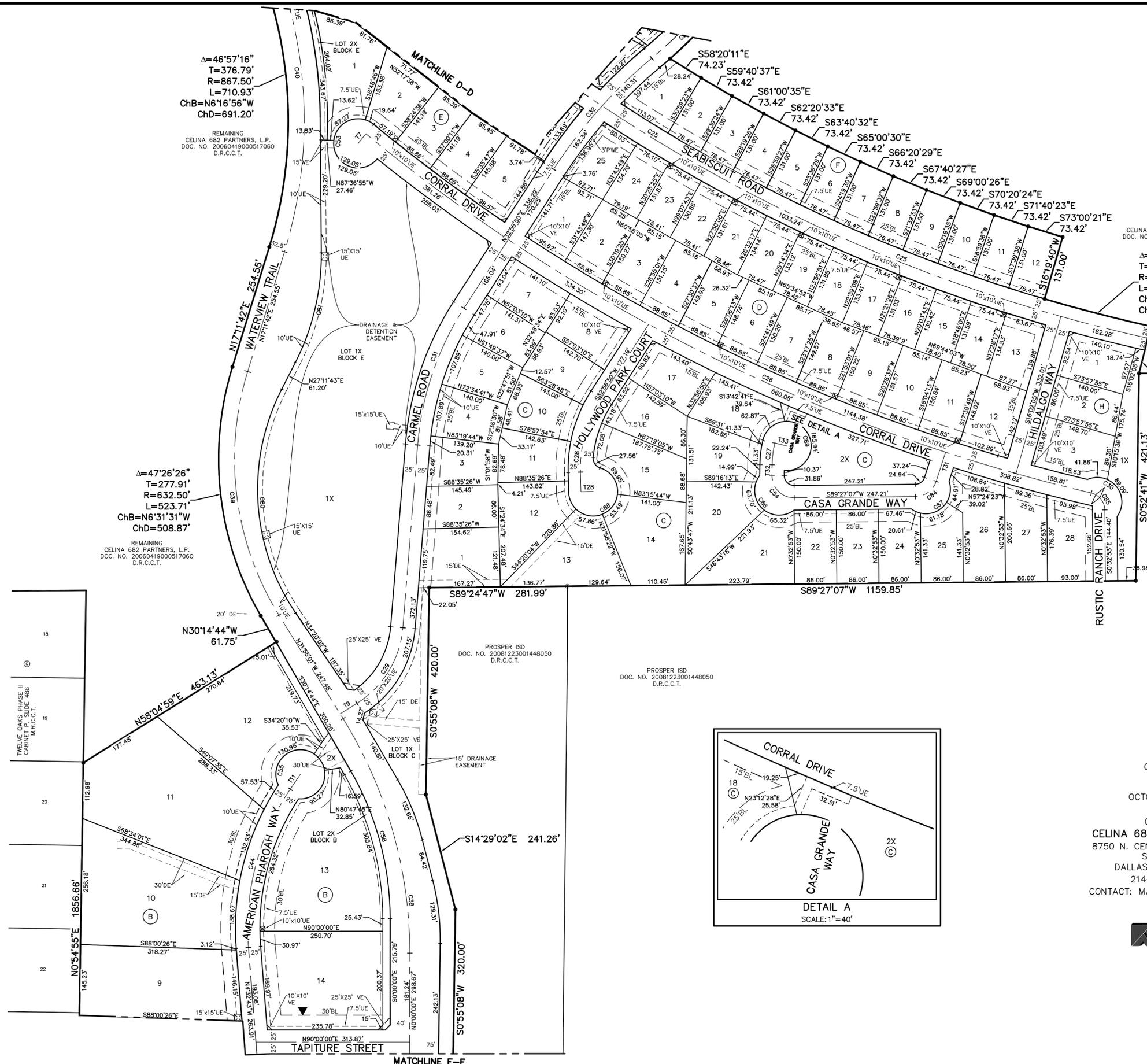
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◊ = DENOTES STREET NAME CHANGE

○ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 ● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

REVISED: APRIL 6, 2016

Y:\0502\0502-01FP.dwg, Layout3, 5/2/2016 11:12:54 AM, cross, Dowdey, Anderson & Associates, Inc., JCR



$\Delta=46^{\circ}57'16''$
 $T=376.79'$
 $R=867.50'$
 $L=710.93'$
 $ChB=N6^{\circ}16'56''W$
 $ChD=691.20'$

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

$\Delta=3^{\circ}52'43''$
 $T=111.30'$
 $R=3287.00'$
 $L=222.51'$
 $ChB=S75^{\circ}36'42''E$
 $ChD=222.47'$

$S12^{\circ}26'57''W$
50.00'

$S14^{\circ}27'02''W$
48.47'

$S0^{\circ}52'41''W$
421.13'

$\Delta=47^{\circ}26'26''$
 $T=277.91'$
 $R=632.50'$
 $L=523.71'$
 $ChB=N6^{\circ}31'31''W$
 $ChD=508.87'$

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

172.521 ACRES
335 RESIDENTIAL LOTS
20 HOA LOTS
FINAL PLAT
**MUSTANG LAKES
PHASE ONE**

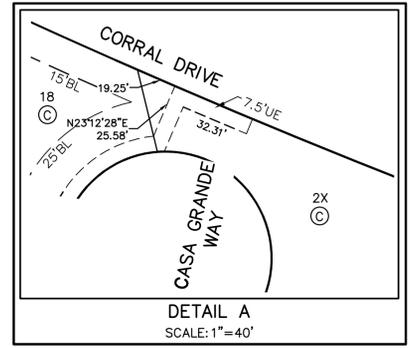
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"=100'

OWNER: CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER: THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY STE. 1735
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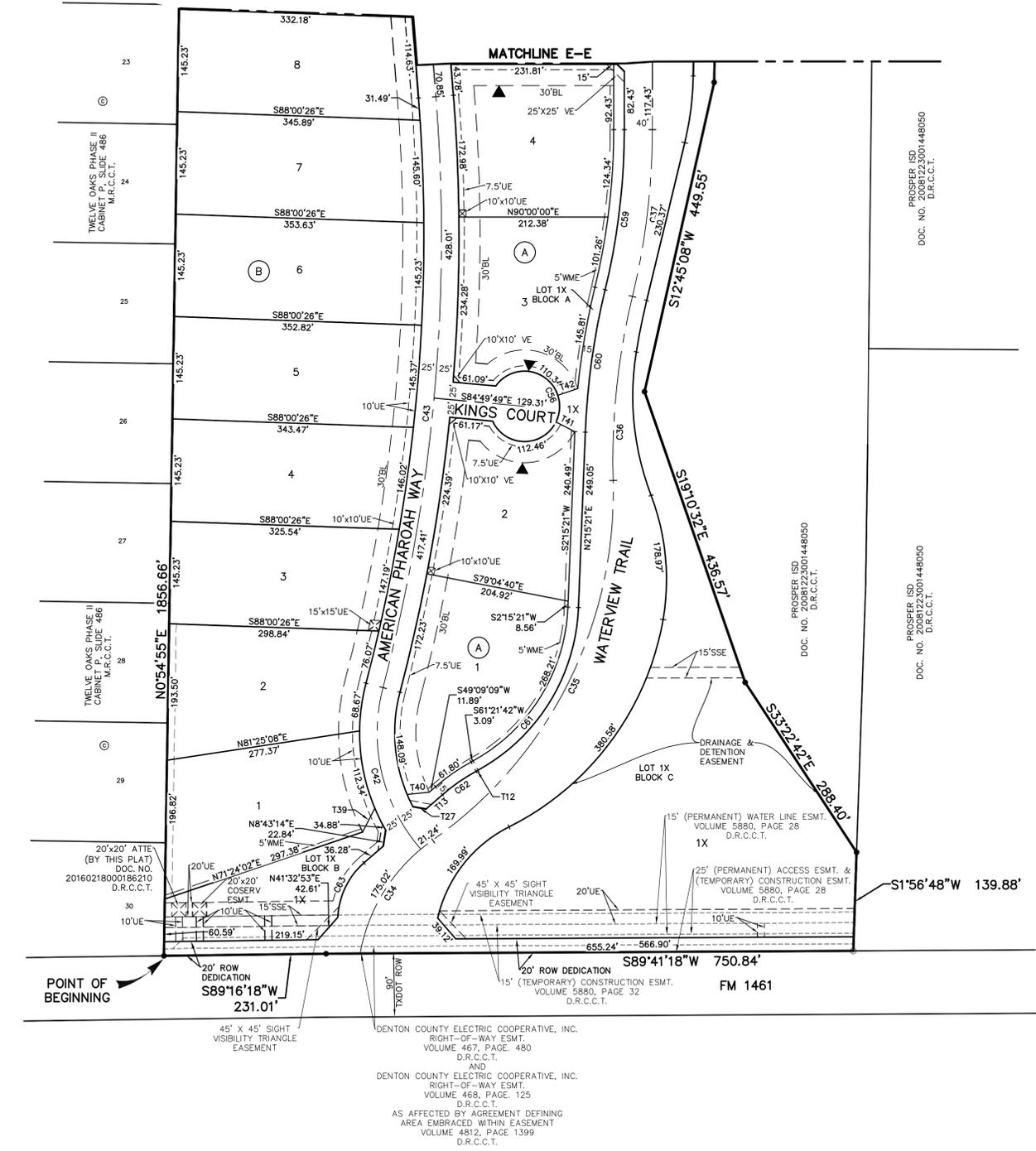
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CONTACT: CASEY ROSS



- LEGEND**
- PWE = PRIVATE WALL EASEMENT
 - ▼ = DENOTES FRONT OF LOT
 - VE = VISIBILITY EASEMENT
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
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REVISED: APRIL 6, 2016

DOCUMENT NUMBER



ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	S17°24'13"W	29.51'
T2	N89°42'42"E	15.00'
T3	N89°42'42"E	25.00'
T4	S41°39'09"E	17.39'
T5	S72°18'29"E	55.09'
T6	S17°41'31"W	14.56'
T7	S39°18'56"W	25.00'
T9	N58°04'59"E	40.50'
T10	N32°00'22"E	15.42'
T11	N34°17'50"E	36.55'
T16	S87°41'30"E	45.41'
T28	N88°35'26"E	25.00'
T31	S18°00'01"W	62.16'
T32	N00°43'47"E	21.56'
T33	S76°31'13"E	25.00'
T34	N50°01'30"E	10.91'

LINE TABLE

LINE	BEARING	LENGTH
T12	N61°21'42"E	3.09'
T13	N49°09'09"E	30.81'
T14	N56°22'06"W	44.61'
T17	S56°42'20"W	35.23'
T18	S53°51'04"E	39.65'
T27	S80°15'27"E	19.05'

LINE TABLE

LINE	BEARING	LENGTH
T39	S26°53'07"W	38.00'
T40	S84°12'18"W	31.62'
T41	S82°51'42"E	30.20'
T42	N71°36'52"E	30.00'
T43	S47°25'25"W	21.86'
T44	S40°21'38"E	21.95'
T45	S45°11'51"E	8.79'
T46	N11°22'06"W	21.21'
T47	N78°37'54"E	21.21'
T48	N45°11'51"W	21.21'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°56'52"	350.00'	100.19'	195.16'	S73°34'51"E 192.64'
C2	32°40'53"	250.00'	73.30'	142.60'	S73°56'51"E 140.67'
C3	17°41'31"	500.00'	77.81'	154.39'	S08°33'27"W 153.78'
C4	92°06'44"	400.00'	415.02'	643.06'	S46°20'40"E 576.02'
C5	50°44'53"	200.00'	94.86'	177.14'	S67°01'35"E 171.41'
C6	36°14'35"	200.00'	65.45'	126.51'	S23°31'51"E 124.41'
C7	33°49'45"	1200.00'	364.92'	708.52'	N73°16'59"W 698.27'
C8	61°27'52"	1380.00'	820.43'	1480.41'	S30°32'05"W 1410.43'
C8	61°27'52"	1380.00'	820.43'	1480.41'	S30°32'05"W 1410.43'
C9	14°15'00"	600.00'	75.00'	149.23'	S68°23'31"W 148.84'
C10	11°28'42"	600.00'	60.30'	120.20'	S69°46'40"W 120.00'
C11	11°28'42"	600.00'	60.30'	120.20'	S69°46'40"W 120.00'
C12	27°03'23"	800.00'	192.48'	377.78'	S68°23'31"W 148.84'
C13	12°44'37"	1000.00'	111.67'	222.42'	S79°51'38"E 221.96'
C14	90°00'00"	45.00'	45.00'	70.69'	N27°18'29"W 63.64'
C15	88°49'09"	45.00'	44.08'	69.76'	N62°06'06"E 62.98'
C16	90°00'00"	174.00'	174.00'	273.32'	N62°41'31"E 246.07'
C17	90°00'00"	174.00'	174.00'	273.32'	N27°18'29"W 246.07'
C18	19°21'24"	900.00'	153.49'	304.05'	N08°00'49"E 302.61'
C19	56°04'48"	225.00'	119.84'	220.23'	N61°40'18"E 211.54'
C20	25°55'58"	550.00'	126.64'	248.94'	S74°43'31"E 246.82'
C21	35°44'20"	950.00'	306.28'	592.57'	S79°37'42"E 583.01'

LOT CURVE TABLE

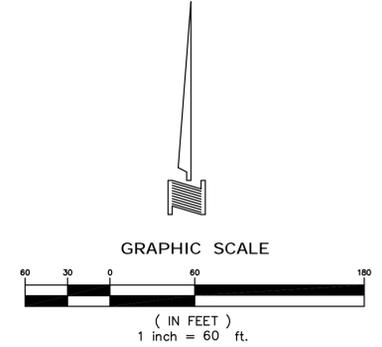
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C30	150°03'49"	50.00'	187.02'	130.96'	N38°42'36"W 96.61'
C45	295°19'59"	50.00'	31.65'	257.73'	N68°54'54"E 53.48'
C47	270°00'01"	50.00'	50.00'	235.62'	S45°17'19"E 70.71'
C48	295°38'56"	50.00'	31.46'	258.00'	S2°26'00"E 53.25'
C49	141°41'02"	50.00'	143.92'	123.64'	N27°18'29"W 94.46'
C50	300°00'00"	50.00'	28.87'	261.80'	S74°44'47"W 50.00'
C51	162°33'33"	50.00'	325.97'	141.86'	N62°06'06"E 98.84'
C52	299°59'55"	50.00'	28.87'	261.80'	S44°53'55"W 50.00'
C53	270°23'25"	50.00'	49.66'	235.96'	S5°52'47"E 70.47'
C55	299°59'41"	50.00'	28.87'	261.79'	N55°45'48"W 50.00'
C56	300°00'00"	50.00'	28.87'	261.80'	N5°10'11"E 50.00'
C58	30°14'44"	600.00'	162.15'	316.73'	N15°07'22"W 313.06'
C59	13°40'42"	960.00'	115.14'	229.18'	N6°50'21"E 228.64'
C60	11°27'26"	1024.00'	102.73'	204.15'	S7°58'01"W 203.81'
C61	59°06'21"	275.00'	155.92'	283.69'	N31°48'31"E 271.27'
C62	12°12'32"	275.00'	29.41'	58.60'	S55°15'25"W 58.49'
C63	46°44'39"	108.00'	46.67'	88.11'	S25°46'50"W 85.69'
C66	261°47'12"	50.00'	57.74'	228.45'	S54°30'58"E 75.59'
C67	133°37'49"	3.00'	7.00'	7.00'	S89°48'09"W 5.52'
C69	45°29'52"	253.17'	106.16'	201.04'	S01°15'1"E 195.80'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C22	3°54'50"	800.00'	27.33'	54.65'	N84°27'33"E 54.64'
C23	36°13'01"	250.00'	81.75'	158.03'	S32°35'29"E 155.41'
C24	7°06'35"	3000.00'	186.37'	372.26'	S54°15'17"E 372.02'
C25	32°49'27"	3312.00'	975.54'	1897.41'	N61°08'20"W 1871.57'
C27	12°44'59"	200.00'	22.34'	44.51'	N07°06'17"E 44.41'
C28	34°21'25"	266.00'	82.23'	159.50'	S15°46'08"W 157.13'
C29	53°26'09"	200.00'	100.67'	186.53'	N31°21'55"E 179.84'
C31	28°17'59"	600.00'	151.27'	296.35'	N18°47'51"E 293.35'
C32	17°20'26"	1000.00'	152.49'	302.65'	N41°37'03"E 301.49'
C33	18°16'54"	1000.00'	160.90'	319.07'	N41°08'49"E 317.72'
C34	44°58'45"	250.00'	103.50'	196.26'	N32°41'09"E 191.26'
C35	56°49'28"	600.00'	324.58'	595.06'	N26°45'48"E 570.97'
C36	15°19'38"	984.00'	132.41'	263.23'	N06°00'53"E 262.45'
C37	13°40'42"	1000.00'	119.94'	238.73'	N06°50'21"E 238.16'
C38	31°55'01"	900.00'	257.36'	501.35'	N15°57'30"E 494.89'
C39	49°06'43"	600.00'	274.14'	514.30'	N07°21'39"W 498.70'
C40	46°57'16"	900.00'	390.91'	737.56'	N06°16'56"W 717.09'
C41	55°19'32"	549.99'	288.29'	531.07'	N57°25'20"W 510.68'
C42	56°06'42"	250.00'	133.24'	244.83'	N13°13'32"W 235.17'
C43	19°22'32"	2500.00'	426.79'	845.42'	N05°08'33"E 841.40'
C44	38°50'33"	500.00'	176.29'	338.96'	N14°52'33"E 332.51'
C46	16°23'36"	250.00'	36.01'	71.53'	N41°49'42"E 71.29'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C70	46°22'11"	213.67'	91.51'	172.92'	N01°11'51"W 168.24'
C74	24°05'30"	240.50'	51.32'	101.13'	S41°48'19"E 100.38'
C75	74°39'30"	40.00'	30.50'	52.12'	S74°10'10"E 48.51'
C76	17°00'39"	282.50'	42.25'	83.87'	N45°20'45"W 83.57'
C77	93°24'08"	40.00'	42.45'	65.21'	S22°43'29"W 58.22'
C78	25°19'00"	205.50'	46.15'	90.80'	N11°19'05"W 90.07'
C79	22°56'14"	194.50'	39.46'	77.86'	S10°07'41"E 77.35'
C80	61°31'45"	444.50'	264.60'	477.34'	N3°34'10"W 454.73'
C81	27°40'34"	478.50'	117.87'	231.13'	N13°21'26"E 228.89'
C86	165°01'04"	50.00'	380.24'	144.01'	S44°54'33"E 99.15'
C87	145°11'29"	50.00'	159.51'	126.70'	N53°43'34"E 95.42'
C88	252°00'16"	50.00'	68.81'	219.92'	N52°35'17"E 80.90'
C89	262°12'03"	50.00'	57.32'	228.81'	N35°25'11"W 75.36'



- LEGEND**
- PWE = PRIVATE WALL EASEMENT
 - ▼ = DENOTES FRONT OF LOT
 - VE = VISIBILITY EASEMENT
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - PAE = PUBLIC ACCESS EASEMENT
 - WE = WATER EASEMENT
 - BL = BUILDING LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - ATTE = AT&T EASEMENT
 - <CM> = CONTROL MONUMENT
 - ◇ = DENOTES STREET NAME CHANGE
 - ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

REVISED: APRIL 6, 2016

172.521 ACRES
335 RESIDENTIAL LOTS
20 HOA LOTS
FINAL PLAT
MUSTANG LAKES
PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
OCTOBER 2014 SCALE: 1" = 60'

OWNER: CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER: THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: CASEY ROSS

LOT	BLOCK	AREA (SF)
1	A	50966
2	A	42970
3	A	45000
4	A	48309

LOT	BLOCK	AREA (SF)
1	C	19366
2	C	12905
3	C	13177
4	C	13337
5	C	13370
6	C	12681
7	C	13214
8	C	13626
9	C	13057
10	C	13975
11	C	13749
12	C	20634
13	C	24103
14	C	25179
15	C	19641
16	C	15255
19	C	15651
20	C	20507
21	C	20981
22	C	12900

LOT	BLOCK	AREA (SF)
23	C	12900
24	C	12805
25	C	12718
26	C	20434
27	C	16197
28	C	15281

LOT	BLOCK	AREA (SF)
13	D	11700
14	D	10226
15	D	10065
16	D	10043
17	D	10160
18	D	10194
19	D	10143
20	D	10231
21	D	10211
22	D	10083
23	D	10093
24	D	10334
25	D	12070

LOT	BLOCK	AREA (SF)
1	F	12447
2	F	9828
3	F	9828
4	F	9828
5	F	9828
6	F	9828
7	F	9828
8	F	9828
9	F	9828
10	F	9828
11	F	9828
12	F	9828

LOT	BLOCK	AREA (SF)
1	E	22242
2	E	14798
3	E	12317
4	E	12515
5	E	14030
6	E	12640
7	E	10357
8	E	10546
9	E	10593
10	E	10768
11	E	11073
12	E	12752
13	E	14736
14	E	16067
15	E	11906
16	E	10738
17	E	10593
18	E	10845
19	E	10739
20	E	10739

LOT	BLOCK	AREA (SF)
21	E	12424
22	E	12870
23	E	9811
24	E	9811
25	E	9811
26	E	9732
27	E	10622
28	E	11120
29	E	12524

LOT	BLOCK	AREA (SF)
1	I	8716
2	I	9368
3	I	9152
4	I	8156
5	I	8062
6	I	7981
7	I	8164
8	I	8616
9	I	8898
10	I	9005
11	I	9385
12	I	10049

LOT	BLOCK	AREA (SF)
1	K	9612
2	K	7958
3	K	7986
4	K	8180
5	K	8513
6	K	9740
7	K	10637
8	K	11143
9	K	11241
10	K	11926
11	K	8787
12	K	8717
13	K	8942
14	K	9868
15	K	8940
16	K	8940
17	K	8940
18	K	8610
19	K	8610
20	K	8940

LOT	BLOCK	AREA (SF)
21	K	8940
22	K	8927
23	K	10605
24	K	17078
25	K	10048
26	K	8447
27	K	8450
28	K	8446
29	K	8440
30	K	8736
31	K	9918

LOT	BLOCK	AREA (SF)
1	L	10339
2	L	8215
3	L	8426
4	L	9476
5	L	11375
6	L	12896
7	L	9946
8	L	9819
9	L	7516
10	L	7662
11	L	7662
12	L	7662
13	L	7662
14	L	7662
15	L	9629
16	L	9538
17	L	7938
18	L	7938
19	L	8153
20	L	9395

LOT	BLOCK	AREA (SF)
1	B	48213
2	B	47402
3	B	45437
4	B	48675
5	B	50654
6	B	51391
7	B	50889
8	B	49240
9	B	47223
10	B	63417
11	B	71037
12	B	53534
13	B	60090
14	B	48828

LOT	BLOCK	AREA (SF)
1	N	14317
2	N	10844
3	N	11813
4	N	9483
5	N	6707
6	N	6025
7	N	8904
8	N	5942
9	N	5533
10	N	5500
11	N	6600

LOT	BLOCK	AREA (SF)
1	O	10079
2	O	7114
3	O	6632
4	O	6239
5	O	6435
6	O	6033
7	O	6037
8	O	6041
9	O	6045
10	O	6049
11	O	6053
12	O	6057
13	O	6061
14	O	5761
15	O	6356
16	O	9777
17	O	9024
18	O	6796
19	O	6104
20	O	5759

LOT	BLOCK	AREA (SF)
21	O	5759
22	O	5759
23	O	6910
24	O	9228
25	O	7910
26	O	7920
27	O	9028
28	O	8253
29	O	8253
30	O	8402

LOT	BLOCK	AREA (SF)
1	P	7016
2	P	7203
3	P	6235
4	P	6230
5	P	6225
6	P	6221
7	P	6218
8	P	6214
9	P	6211
10	P	6208
11	P	6204
12	P	6198
13	P	6192
14	P	6185
15	P	6178
16	P	6172
17	P	6165
18	P	6158
19	P	6152
20	P	6145

LOT	BLOCK	AREA (SF)
21	P	6138
22	P	6132

LOT	BLOCK	AREA (SF)
1	Q	8007
2	Q	6537
3	Q	6297
4	Q	6000
5	Q	6000
6	Q	6000
7	Q	6000
8	Q	6000
9	Q	6000
10	Q	6000
11	Q	6000
12	Q	6000
13	Q	6000
14	Q	6000
15	Q	6000
16	Q	6000
17	Q	6000
18	Q	6000
19	Q	6000
20	Q	6000

LOT	BLOCK	AREA (SF)
21	Q	6000
22	Q	6000
23	Q	7281
24	Q	9342
25	Q	6000
26	Q	6000
27	Q	6000
28	Q	6000
29	Q	6000
30	Q	6000
31	Q	6000
32	Q	6000
33	Q	6000
34	Q	6000
35	Q	6000
36	Q	6000
37	Q	6000
38	Q	6000
39	Q	6000
40	Q	6000

LOT	BLOCK	AREA (SF)
41	Q	6000
42	Q	6000
43	Q	6000
44	Q	6000
45	Q	6000
46	Q	7199

LOT	BLOCK	AREA (SF)
1	R	7200
2	R	6000
3	R	6000
4	R	6000
5	R	6000
6	R	6000
7	R	6000
8	R	6000
9	R	6000
10	R	6000
11	R	6000

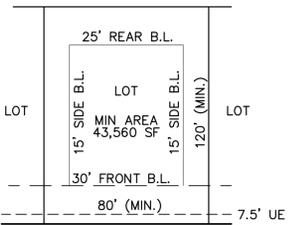
LOT	BLOCK	AREA (SF)
21	L	11433
22	L	8480
23	L	8310

LOT	BLOCK	AREA (SF)
1	M	10329
2	M	8952
3	M	7675
4	M	7642
5	M	7609
6	M	7865
7	M	7930
8	M	7945
9	M	11143

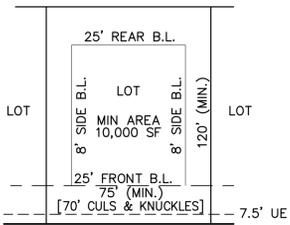
LOT	BLOCK	AREA (SF)
1	S	8813
2	S	7554
3	S	8070
4	S	8593
5	S	8593
6	S	8593
7	S	8593
8	S	8594
9	S	8594
10	S	8920
12	S	8757
13	S	10180
14	S	8633
15	S	7672
16	S	7500
17	S	7500
18	S	7500

LOT	BLOCK	AREA (SF)
1	H	13239
2	H	12414
3	H	15272

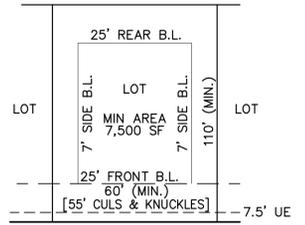
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	226408	5.20
1X	A	18758	0.43
1X	O	57816	1.33
1X	L	40745	0.94
1X	M	10444	0.24
1X	N	13528	0.31
1X	I	1886	0.04
1X	K	4129	0.09
1X	P	10747	0.25
1X	G	2111	0.05
1X	B	28145	0.65
2X	G	24586	0.56
2X	B	14081	0.32
2X	E	39291	0.90
2X	K	15896	0.36
2X	L	4846	0.11
3X	E	928647	21.32



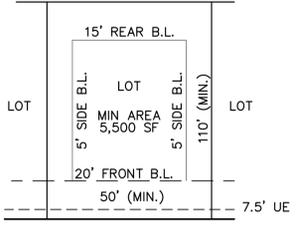
LOTS 1-4 BLOCK A AND LOTS 1-14 BLOCK B
TYPICAL 86' RESIDENTIAL LOT DETAIL
NOT TO SCALE



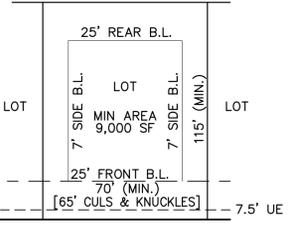
LOTS 1-28 BLOCK C, LOTS 1-12 BLOCK D,
LOTS 1-5 BLOCK E AND LOTS 1-3 BLOCK F
TYPICAL 86' RESIDENTIAL LOT DETAIL
NOT TO SCALE



LOTS 1-12 BLOCK I, LOTS 1-31 BLOCK K,
LOTS 1-23 BLOCK L, LOTS 1-9 BLOCK M,
LOTS 24-30 BLOCK O AND LOTS 1-18 BLOCK S
TYPICAL 60' RESIDENTIAL LOT DETAIL
NOT TO SCALE



LOTS 1-11 BLOCK N, LOTS 1-23 BLOCK O,
LOTS 1-22 BLOCK P, LOTS 1-46 BLOCK Q
AND LOTS 1-11 BLOCK R
TYPICAL 50' RESIDENTIAL LOT DETAIL
NOT TO SCALE



LOTS 13-25 BLOCK C, LOTS 6-29 BLOCK E,
LOTS 1-12 BLOCK F AND LOTS 1-7 BLOCK G
TYPICAL 74' RESIDENTIAL LOT DETAIL
NOT TO SCALE

172.521 ACRES
335 RESIDENTIAL LOTS
20 HOA LOTS
FINAL PLAT
MUSTANG LAKES
PHASE ONE

AN ADDITION TO THE CITY OF CELINA
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OCTOBER 2014 SCALE: 1"= 60'

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214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, LP, a Texas limited partnership, is the owner of a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas and being part of that tract of land described in Deed to Celina 682 Partners, L.P., as recorded in Document No. 20060419000517060, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the north line of Farm to Market Road No. 1461, a variable width right-of-way, for the common southwest corner of said Celina 682 Partners, L.P. tract and southeast corner of Lot 30, Block C of TWELVE OAKS PHASE II, an Addition to the City of Celina, Collin County, Texas according to the Plat thereof recorded in Cabinet P, Slide 486, Map Records, Collin County, Texas, from which point a 1/2 inch iron rod with yellow plastic cap stamped "EC&D RPLS 5439" found bears South 06 degrees 27 minutes 24 seconds West, 0.32 feet;

THENCE North 00 degrees 54 minutes 55 seconds East, leaving said north line and with the common west line of said Celina 682 Partners, L.P. tract and east line of said TWELVE OAKS PHASE II Addition, a distance of 1,856.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Northerly, leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following forty-nine (49) courses and distance:

North 58 degrees 04 minutes 59 seconds East, a distance of 463.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 30 degrees 14 minutes 44 seconds West, a distance of 61.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 47 degrees 26 minutes 26 seconds, a radius of 632.50 feet and a chord bearing and distance of North 06 degrees 31 minutes 31 seconds West, 508.87 feet;

With said curve to the right, an arc distance of 523.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 17 degrees 11 minutes 42 seconds East, a distance of 254.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 46 degrees 16 minutes 16 seconds, a radius of 867.50 feet and a chord bearing and distance of North 06 degrees 16 minutes 56 seconds West, 691.20 feet;

With said curve to the right, an arc distance of 710.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 29 degrees 45 minutes 34 seconds West, a distance of 27.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 95 degrees 39 minutes 39 seconds, a radius of 40.00 feet and a chord bearing and distance of North 77 degrees 35 minutes 23 seconds West, 59.29 feet;

With said curve to the left, an arc distance of 66.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 06 degrees 07 minutes 09 seconds, a radius of 775.00 feet and a chord bearing and distance of South 51 degrees 31 minutes 13 seconds West, 82.73 feet;

With said curve to the left, an arc distance of 82.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 41 degrees 32 minutes 22 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 06 degrees 42 minutes 22 seconds, a radius of 825.00 feet and a chord bearing and distance of North 51 degrees 48 minutes 49 seconds East, 96.51 feet;

With said curve to the right, an arc distance of 96.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 84 degrees 55 minutes 34 seconds, a radius of 40.00 feet and a chord bearing and distance of North 12 degrees 42 minutes 13 seconds East, a distance of 54.01 feet;

With said curve to the left, an arc distance of 59.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 29 degrees 45 minutes 34 seconds West, a distance of 73.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 08 degrees 29 minutes 16 seconds, a radius of 534.50 feet and a chord bearing and distance of North 25 degrees 30 minutes 56 seconds West, 79.11 feet;

With said curve to the left, an arc distance of 79.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the left having a central angle of 08 degrees 29 minutes 16 seconds, a radius of 515.50 feet and a chord bearing and distance of North 25 degrees 30 minutes 56 seconds West, 76.30 feet;

With said curve to the left, an arc distance of 76.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 29 degrees 45 minutes 34 seconds West, a distance of 35.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 55 degrees 04 minutes 22 seconds, a radius of 525.00 feet and a chord bearing and distance of North 57 degrees 17 minutes 45 seconds West, 485.43 feet;

With said curve to the left, an arc distance of 504.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 21 minutes 14 seconds East, a distance of 50.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 36 degrees 50 minutes 29 seconds, a radius of 575.00 feet and a chord bearing and distance of South 66 degrees 53 minutes 34 seconds East, 363.39 feet;

With said curve to the right, an arc distance of 369.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 41 degrees 31 minutes 40 seconds East, a distance of 112.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 32 degrees 19 minutes 37 seconds East, a distance of 124.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 14 degrees 41 minutes 45 seconds, a radius of 150.00 feet and a chord bearing and distance of North 39 degrees 40 minutes 30 seconds East, 38.37 feet;

With said curve to the right, an arc distance of 38.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 47 degrees 01 minutes 22 seconds East, a distance of 370.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 27 degrees 17 minutes 48 seconds, a radius of 150.00 feet and a chord bearing and distance of North 60 degrees 40 minutes 16 seconds East, 70.79 feet;

With said curve to the right, an arc distance of 71.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 74 degrees 19 minutes 10 seconds East, a distance of 39.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 31 degrees 15 minutes 09 seconds, a radius of 150.00 feet and a chord bearing and distance of North 58 degrees 41 minutes 35 seconds East, 80.81 feet;

With said curve to the left, an arc distance of 81.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 43 degrees 04 minutes 01 seconds East, a distance of 116.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 14 degrees 32 minutes 24 seconds, a radius of 150.00 feet and a chord bearing and distance of North 35 degrees 47 minutes 49 seconds East, 37.96 feet;

With said curve to the left, an arc distance of 38.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 28 degrees 35 minutes 41 seconds East, a distance of 56.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 35 degrees 16 minutes 49 seconds, a radius of 54.00 feet and a chord bearing and distance of North 10 degrees 58 minutes 58 seconds East, 32.73 feet;

With said curve to the left, an arc distance of 33.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 27 degrees 26 minutes 22 seconds, a radius of 92.00 feet and a chord bearing and distance of North 07 degrees 03 minutes 45 seconds East, 43.64 feet;

With said curve to the right, an arc distance of 44.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 20 degrees 46 minutes 56 seconds East, a distance of 177.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 80 degrees 13 minutes 35 seconds, a radius of 32.00 feet and a chord bearing and distance of North 60 degrees 53 minutes 43 seconds East, 41.24 feet;

With said curve to the right, an arc distance of 44.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 78 degrees 59 minutes 29 seconds East, a distance of 77.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 32.00 feet and a chord bearing and distance of South 33 degrees 59 minutes 29 seconds East, 45.25 feet;

With said curve to the right, an arc distance of 50.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 11 degrees 00 minutes 31 seconds West, a distance of 255.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 51 degrees 05 minutes 51 seconds, a radius of 50.00 feet and a chord bearing and distance of South 14 degrees 32 minutes 24 seconds East, 43.13 feet;

With said curve to the left, an arc distance of 44.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 28 degrees 47 minutes 26 seconds, a radius of 152.00 feet and a chord bearing and distance of South 25 degrees 41 minutes 36 seconds East, 75.58 feet;

With said curve to the right, an arc distance of 76.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 78 degrees 44 minutes 55 seconds East, a distance of 205.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 50 minutes 24 seconds East, a distance of 220.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 65 degrees 36 minutes 08 seconds East, a distance of 143.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 44 degrees 58 minutes 18 seconds East, a distance of 274.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 50 degrees 44 minutes 45 seconds, a radius of 1,355.00 feet and a chord bearing and distance of North 25 degrees 10 minutes 32 seconds East, 1161.26 feet;

With said curve to the left, an arc distance of 1200.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 11 minutes 51 seconds West, a distance of 340.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 22 degrees 44 minutes 56 seconds, a radius of 190.50 feet and a chord bearing and distance of North 11 degrees 34 minutes 19 seconds West, 75.14 feet;

With said curve to the left, an arc distance of 75.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 45 degrees 29 minutes 52 seconds, a radius of 253.17 feet and a chord bearing and distance of North 00 degrees 11 minutes 51 seconds West, 195.80 feet;

With said curve to the right, an arc distance of 201.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 22 degrees 44 minutes 56 seconds, a radius of 190.50 feet and a chord bearing and distance of North 11 degrees 10 minutes 37 seconds East, 75.14 feet;

With said curve to the left, an arc distance of 75.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 11 minutes 51 seconds West, a distance of 158.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 48 minutes 09 seconds West, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 11 minutes 51 seconds West, a distance of 963.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common north line of the above mentioned Celina 682 Partners, L.P. tract and south line of a tract of land described in Deed to Brinkmann Ranchers, LP, as recorded in Volume 6067, Page 1306, Deed Records, Collin County, Texas;

THENCE Easterly, continuing with said common line, the following four (4) courses and distances:

North 89 degrees 48 minutes 09 seconds East, a distance of 33.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLLIS RPLS 1764" found for corner;

North 89 degrees 49 minutes 55 seconds East, a distance of 465.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner from which point a 1/2 inch iron rod found bears South 35 degrees 46 minutes 01 seconds West, a distance of 0.39 feet;

North 89 degrees 47 minutes 20 seconds East, a distance of 305.39 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 51 minutes 51 seconds East, a distance of 562.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Southerly, leaving said common line, over and across the above mentioned Celina 682 Partners, L.P. tract, the following seventy-one (71) courses and distances:

South 00 degrees 17 minutes 18 seconds East, a distance of 122.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 17 minutes 18 seconds West, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 350.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 42 minutes 42 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 42 minutes 42 seconds West, a distance of 610.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 17 minutes 18 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 42 minutes 42 seconds West, a distance of 144.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 187.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 50 minutes 57 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 25 degrees 26 minutes 07 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 37 degrees 59 minutes 21 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 50 degrees 34 minutes 40 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 63 degrees 09 minutes 54 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 75 degrees 42 minutes 38 seconds East, a distance of 54.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 88 degrees 45 minutes 30 seconds East, a distance of 62.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 56 minutes 03 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 420.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 401.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 100 degrees 50 minutes 48 seconds, a radius of 50.00 feet and a chord bearing and distance of South 50 degrees 08 minutes 04 seconds West, 77.08 feet;

With said curve to the right, an arc distance of 88.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 10 degrees 33 minutes 28 seconds West, a distance of 51.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 56 degrees 22 minutes 06 seconds East, a distance of 29.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 35 degrees 17 minutes 14 seconds, a radius of 1440.00 feet and a chord bearing and distance of South 74 degrees 00 minutes 43 seconds East, 872.91 feet.

With said curve to the left, an arc distance of 886.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88 degrees 20 minutes 40 seconds East, a distance of 387.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common east line of the above mentioned Celina 682 Partners, L.P. tract and west line of Farm to Market Road 2478, a variable with right-of-way for the beginning of a non-tangent curve to the right having a central angle of 00 degrees 36 minutes 19 seconds, a radius of 5679.58 feet and a chord bearing and distance of South 01 degrees 57 minutes 29 seconds East, 60.00 feet;

With said common line and said curve to the right, an arc distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 88 degrees 20 minutes 40 seconds West, leaving said common line, a distance of 387.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 35 degrees 17 minutes 14 seconds, a radius of 1500.00 feet and a chord bearing and distance of North 74 degrees 00 minutes 43 seconds West, 909.28 feet;

With said curve to the right, an arc distance of 923.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 56 degrees 22 minutes 06 seconds West, a distance of 332.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**172.521 ACRES
335 RESIDENTIAL LOTS
20 HOA LOTS
FINAL PLAT
MUSTANG LAKES
PHASE ONE**

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 60'

OWNER DEVELOPER
CELINA 682 PARTNERS, LP THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY 8750 N. CENTRAL EXPRESSWAY
STE. 1735 STE. 1735
DALLAS, TEXAS 75231 DALLAS, TEXAS 75231
214-691-2556 214-691-2556
CONTACT: MATT ALEXANDER P.E. CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: CASEY ROSS

DOCUMENT NUMBER

South 33 degrees 37 minutes 54 seconds West, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 24 degrees 07 minutes 26 seconds West, a distance of 67.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 08 degrees 38 minutes 59 seconds West, a distance of 89.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 18 degrees 12 minutes 56 seconds West, a distance of 239.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 47 minutes 43 seconds West, a distance of 58.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 08 degrees 52 minutes 51 seconds West, a distance of 57.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 05 degrees 09 minutes 04 seconds West, a distance of 75.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 03 degrees 35 minutes 02 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle 03 degrees 54 minutes 50 seconds, a radius of 775.00 feet and a chord bearing and distance of South 84 degrees 27 minutes 33 seconds West, 52.93 feet;

With said curve to the left, an arc distance of 52.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the right having a central angle of 06 degrees 01 minutes 47 seconds, a radius of 975.00 feet and a chord bearing and distance of South 85 degrees 31 minutes 02 seconds West, 102.56 feet;

With said curve to the right, an arc distance of 102.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 01 degrees 28 minutes 05 seconds East, a distance of 165.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 79 degrees 48 minutes 00 seconds West, a distance of 271.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 68 degrees 27 minutes 17 seconds West, a distance of 326.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 74 degrees 53 minutes 19 seconds West, a distance of 171.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve right the right having a central angle of 52 degrees 39 minutes 57 seconds, a radius of 1420.00 feet and a chord bearing and distance of South 34 degrees 56 minutes 03 seconds West, 1259.78 feet;

With said curve to the right, an arc distance of 1305.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 14 degrees 15 minutes 00 seconds, a radius of 640.00 feet and a chord bearing and distance of South 68 degrees 23 minutes 31 seconds West, 158.76 feet;

With said curve to the right, an arc distance of 159.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 75 degrees 31 minutes 01 seconds West, a distance of 182.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 28 minutes 59 seconds East, a distance of 61.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 42 degrees 35 minutes 41 seconds East, a distance of 67.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 53 degrees 16 minutes 30 seconds East, a distance of 375.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 57 degrees 59 minutes 38 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 32 degrees 00 minutes 22 seconds West, a distance of 15.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 16 degrees 42 minutes 12 seconds, a radius of 1,025.00 feet and a chord bearing and distance of South 40 degrees 21 minutes 28 seconds West, 297.76 feet;

With said curve to the right, an arc distance of 298.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 58 degrees 20 minutes 11 seconds East, a distance of 74.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 59 degrees 40 minutes 37 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 61 degrees 00 minutes 35 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 62 degrees 20 minutes 33 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 63 degrees 40 minutes 32 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 65 degrees 00 minutes 30 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 66 degrees 20 minutes 29 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 67 degrees 40 minutes 27 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 69 degrees 00 minutes 26 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 70 degrees 20 minutes 24 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 71 degrees 40 minutes 23 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 73 degrees 00 minutes 21 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 16 degrees 19 minutes 40 seconds West, a distance of 131.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 52 minutes 43 seconds, a radius of 3,287.00 feet and a chord bearing and distance of South 75 degrees 36 minutes 42 seconds East, 222.47 feet;

With said curve to the left, an arc distance of 222.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 26 minutes 57 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 27 minutes 02 seconds West, a distance of 48.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the most northern west corner of a tract of land described in Deed to Prosper Independent School District, as recorded in Document Number 20081223001448050, Deed Records, Collin County, Texas;

THENCE South 00 degrees 52 minutes 41 seconds West, with the common south line of the above mentioned Celina 682 Partners, L.P. tract and said Prosper Independent School District tract, a distance of 421.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 89 degrees 27 minutes 07 seconds West, with said common line, a distance of 1,159.85 feet to a 1/2 inch square pipe found for corner;

THENCE South 89 degrees 24 minutes 47 seconds West, continuing with said common line, a distance of 281.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Southerly, leaving said common line and with the common east line of said Celina 682 Partnership, L.P. and west line of said Prosper Independent School District tract, the following six (6) courses and distances:

South 00 degrees 55 minutes 08 seconds West, a distance of 420.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 29 minutes 02 seconds East, a distance of 241.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 55 minutes 08 seconds West, a distance of 320.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 45 minutes 08 seconds West, a distance of 449.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 19 degrees 10 minutes 32 seconds East, a distance of 436.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 33 degrees 22 minutes 42 seconds East, a distance of 288.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common east line of said Celina 682 Partnership, L.P. tract and west line of a tract of land described in Deed to Prosper Independent School District, as recorded in Document Number 20081223001448040, Deed Records, Collin County, Texas;

THENCE South 01 degrees 56 minutes 48 seconds West, with said common line, a distance of 139.88 feet to a 5/8 inch iron rod found in the north line of the above mentioned Farm to Market Road No. 1461, for the common southeast corner of said Celina 682 Partnership, L.P. tract and southwest corner of said Prosper Independent School District tract;

THENCE South 89 degrees 41 minutes 18 seconds West, leaving said common line and with said north line, a distance of 750.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner from which point a 1/2 inch iron rod bears South 76 degrees 31 minutes 14 seconds West, a distance of 2.08 feet;

THENCE South 89 degrees 16 minutes 18 seconds West, continuing with said north line, a distance of 231.01 feet to the POINT OF BEGINNING and containing 172.521 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE ONE 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 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.

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 but without limitation, any trees, shrubs, flowers, ground 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 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.

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 Lots 1X and 3X Block E and Lot 1X Block C 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.

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 _____, 2016.

CELINA 682 PARTNERS, LP

By: _____

Name: _____

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 _____ of _____ 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 me and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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.

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 Sean Patton, Registered Public Land Surveyor, 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 me and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

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

172.521 ACRES
335 RESIDENTIAL LOTS
20 HOA LOTS
FINAL PLAT
MUSTANG LAKES
PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 60'

OWNER DEVELOPER
CELINA 682 PARTNERS, LP THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY STE. 1735 8750 N. CENTRAL EXPRESSWAY STE. 1735
DALLAS, TEXAS 75231 DALLAS, TEXAS 75231
214-691-2556 214-691-2556
CONTACT: MATT ALEXANDER P.E. CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
 DOWDY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: CASEY ROSS