



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY JUNE 21, 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 May 17, 2016.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of May 31, 2016 and June 14, 2016.

V. AGENDA:

- A. 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)
- B. Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 4.896 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with a base zoning designation of R/O – Retail Office. The property is situated in the John Ragsdale Survey, Abstract No. 735, Collin County, Texas and generally located on the north side of FM 455 and west of CR 946. (Pakvest Rezoning)
- C. Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 11.129 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with a base zoning designation of MU-2–Regional Mixed Use. The property is situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, Collin County, Texas and generally located on the west side of Business 289 (Oklahoma Street) and south of Cherrywood Street. (Palladium Rezoning)
- D. Consider and act on an application for a General Development Plan for Cambridge Crossing single family 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 GDP)

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, June 17, 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
City of Celina, Texas

Date of 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.



Memorandum

To: **The Celina Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Interim City Manager
Meeting Date: June 21, 2016
Re: Planning & Development Services Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE MAY 31, 2016 AND THE JUNE 14, 2016 CITY COUNCIL MEETINGS:

Annexations:

1. Approved the annexation of the O'Donnell Tract, a 642 acre tract of land located east of Preston Road, north of CR 130 and west of CR 133 and the rights-of-way adjacent to the O'Donnell Tract.
2. Approved the annexation of the Farmers Bank Tract.
3. Approved the resolution to annex two City-owned tracts of land:
 - A 4 acre park site, located west of FM 428 and south of FM 455, and
 - A 15 acre park site, located west of FM 428 and south of FM 455.
4. Approved the resolution to annex (voluntary) the Legacy Equestrian Center tract.
5. Approved the resolution to annex (involuntary) the Celina/Coit Road LLC tract located north of CR 84 and west of CR 86.
6. Approved the resolution to annex (involuntary) four Custer Road tracts located north of Frontier Parkway and west of Custer Road.

PIDs, TIRZs and Agreements:

1. Approved a Pre-Annexation Development Agreement for the O'Donnell Tract.
2. Approved a Pre-Annexation Agreement with A.J. McKnight.
3. Approved a Memorandum of Understanding with the Parks at Wilson Creek for financial considerations regarding the construction of off-site roadway improvements.
4. Approved an amended Development Agreement for Glen Crossing (formerly G Bar 7).
5. Conducted a public hearing for the Glen Crossing TIRZ creation.
6. Approved the Glen Crossing TIRZ, appointed a Board of Directors, set the geographical limits.
7. Approved the Glen Crossing PID costs of improvements and approved a preliminary Service and Assessment Plan.
8. Approved the distribution of the Glen Crossing PID Preliminary Official Statement (POS)
9. Set a public hearing date for the Glen Crossing TIRZ public hearing.

Zoning:

1. Approved the rezoning of DC Ranch, from the holding zoning district of AG, Agricultural following annexation to the SF-E, Single Family Estate zoning district.
2. Approved the rezoning of Rolling Meadows, from the holding zoning district of AG, Agricultural following annexation to the SF-E, Single Family Estate zoning district.

Plats:

1. Approved the construction replat for BGREA.
2. Approved the Final Plat for Mustang Phase 1.

3. Approved the Final Plat for Light Farms Hazel Phase 2 Neighborhood, subject to FEMA approval.
4. Approved the Final Plat for Light Farms Hawthorne Phase 2 Neighborhood, subject to FEMA approval.
5. Approved the Final Plat for Celina Village

Ordinance Revisions:

1. Approved a Zoning Ordinance revision regarding development regulations in the OT-R, Old Town Residential zoning district, with the addition of revised garage setbacks.
2. Approved an Ordinance allowing the consumption of alcohol in Old Town and in City Parks during special events either sponsored by the City or with the City in partnership with another entity.



**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:

Vice Chairman Hangartner called the meeting to order at 6:30 p.m.

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

Commissioner absent: Jace Ousley.

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

II. PLEDGE OF ALLEGIANCE:

Vice Chairman Hangartner 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 Barley moved to approve the Minutes.

Commissioner Haley 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.

Vice Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

There being no questions or comments from the Commissioners, Vice Chairman Hangartner called for a motion.

Commissioner Haley moved to approve Item A.

Commissioner Terry 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.
Vice Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.
There being no questions or comments from the Commissioners, Vice Chairman Hangartner called for a motion.
Commissioner Cromwell moved to approve Item B, as conditioned in the staff report.
Commissioner Barley seconded the motion.
Motion carried 6-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.
Vice Chairman Hangartner opened the public hearing.
Phil Jobe, 10388 CR 86, Celina, Texas, developer of the property, stated that he has lived in Celina for over twenty years and has many years of experience developing projects such as this.
Barry Brown, 9263 CR 133, Celina, Texas, spoke out against the development. His concerns focused on water and flooding issues.
Frank Abbott, Kimley Horn & Associates, 5750 Genesis Court, Frisco, Texas, representing the applicant, stated that all federal, state and city regulations will be followed. The lake within the proposed development is protected by Soil Conservation Services and any changes to the lake would have to pass federal scrutiny.
Margaret Ingalls, 9773 CR 128, Celina, Texas, asked what impact the development would have on her AG exemption and asked when the construction is likely to start.
Ms. Wilson responded that the proposed development would have no impact on her ability to obtain an AG exemption from Collin County.
Mr. Jobe answered that the start of construction was estimated to begin in five to seven years.
Ms. Ingalls then asked why multi-family was included in this rural area.
Mr. Jobe responded that, as cities grow, it becomes necessary to provide a mix of housing to accommodate a varied work force.
Vice Chairman Hangartner added that without annexing into the City, the developer could go forward with any development plan, any land use, and any density, with no review by the City at all.
Mike Reardon, 9600 CR 132, Celina, Texas, asked about the timing of the infrastructure necessary for the development.
Commissioner Haley responded by stating that this hearing was exclusively for considering the development regulations proposed in the Planned Development as part of a requested zoning change – infrastructure questions will be addressed at a later date with the plat and engineering plan submissions.
Mr. Jeff Colbert, 9711 CR 132, Celina, Texas, posed questions relating to overall growth and possible overbuilding in Celina, tree buffers and the expense of exiting from the Merilee Water District.
Mr. Jobe responded to these questions and closed his remarks by stating that he has never started a subdivision that was not completed.
No one else came forward to speak and Vice Chairman Hangartner closed the public hearing.
Commissioner Barley asked for clarification on the numbers of allowed multi-family.
Ms. Wilson responded that the cap for townhomes was 500 units and multi-family was 600 units overall.

There being no further questions or comments from the Commissioners, Vice Chairman Hangartner called for a motion.

Commissioner Terry moved to approve Item C, as conditioned by staff.

Commissioner Schmitt 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, an approximately 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.

There being no questions or comments from the Commissioners, Vice Chairman Hangartner called for a motion.

Commissioner Haley moved to approve Item D.

Commissioner Barley seconded the motion.

Motion carried 6-yes; 0-no.

- 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)

Planner Ben Rodriguez presented the staff reports for both Light Farm plats. He noted that the Hawthorne Phase II plat requires approval from FEMA due to the fact that a large portion of the tract is currently located within the floodplain. Approval of the City is contingent upon FEMA allowing Light Farms to address the issue.

Commissioner Barley moved to approve Items E and F, subject to FEMA approval of the Hawthorne plat and the staff comments being addressed on both plats prior to being considered by City Council.

Commissioner Cromwell seconded the motion.

Motion carried 6-yes; 0-no.

- G. 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.

Vice Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

Commissioner Haley asked for clarification regarding the six foot encroachment into the front setback.

Commissioner Terry moved to approve Item G.

Commissioner Haley seconded the motion.

Motion carried 6-yes; 0-no.

- 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)

Planner Ben Rodriguez presented the staff report.

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

Commissioner Barley seconded the motion.

Motion carried 6-yes; 0-no.

- I. 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 J.K. 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.

Vice Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

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

Commissioner Terry seconded the motion.

Motion carried 6-yes; 0-no.

Prior to the consideration of Item J, Vice Chairman Hangartner recused himself due to a possible conflict of interest. Commissioner Haley acted as Chairman for the remaining items.

- 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)

Senior Planner Brooks Wilson presented the staff report.

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

Commissioner Schmitt seconded the motion.

Motion carried 5-yes; 0-no.

VI. ADJOURNMENT:

There being no further business, Acting Chairman Haley adjourned the meeting at 7:41 p.m.

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

Date

 Ben Hangartner, Vice Chairman
 Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, ACIP, Senior Planner
Meeting Date: June 21, 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:

This zoning case is being brought before the Commission a second time due to an error in the application regarding owners' signatures. This issue has been resolved and the development regulations are unchanged from the previous hearing. A pre-annexation development agreement, which includes the land uses formerly approved by the Planning and Zoning Commission, was approved at the May 31, 2016 City Council special called meeting. The property was then annexed into the City. This zoning case will be heard by the City Council on July 12, 2016.

Public Notice:

A notice of the public hearing was published in *The Celina Record* on May 27, 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. Nine (9) property owners within the City of Celina were notified by mail on May 27, 2016. As of the printing of this packet staff has received no comments either in support or in opposition to the rezoning request were received in writing. However, at the previous Planning and Zoning Commission meeting at which time this case was discussed, the following people expressed concerns related to density drainage and/or engineering issues and expressed opposition to the rezoning:

- Barry Brown, 9263 CR 133, Celina, Texas,
- Margaret Ingalls, 9773 CR 128, Celina, Texas,
- Mike Reardon, 9600 CR 132, Celina, Texas, and
- Jeff Colbert, 9711 CR 132, Celina, Texas.

Supporting Documents:

- Proposed Planned Development Regulations

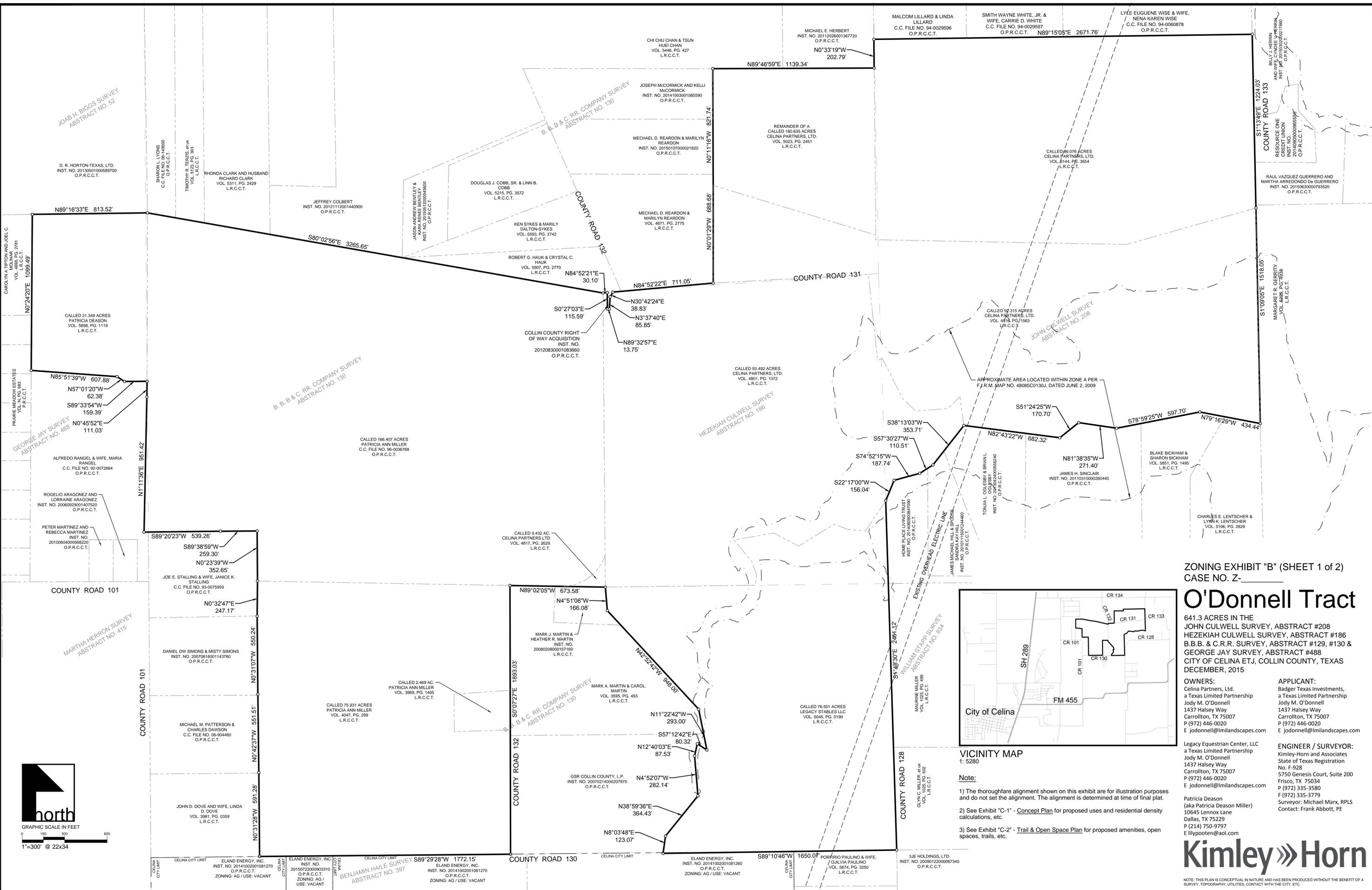
- Zoning Exhibit
- Concept Plan
- Location Map with Adjacent Zoning
- Location Map with Thoroughfare Plan

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.

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

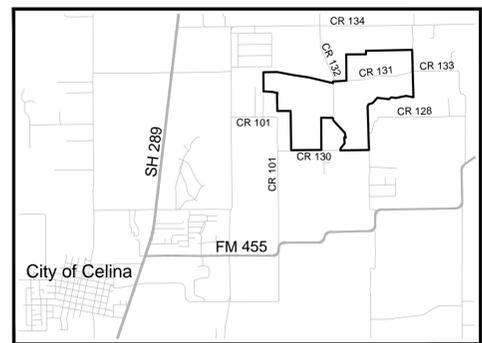
641.3 ACRES IN THE
 JOHN CULWELL SURVEY, ABSTRACT #208
 HEZEKIAH CULWELL SURVEY, ABSTRACT #186
 B.B.B. & C.R.R. SURVEY, ABSTRACT #129, #130 &
 GEORGE JAY SURVEY, ABSTRACT #488
 CITY OF CELINA ETJ, COLLIN COUNTY, TEXAS
 DECEMBER, 2015

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

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

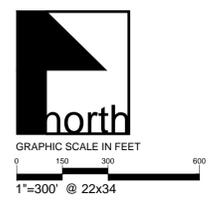
ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 State of Texas Registration
 No. F-928
 5750 Genesis Court, Suite 200
 Frisco, TX 75034
 P (972) 335-3580
 F (972) 335-3779
 Surveyor: Michael Marx, RPLS
 Contact: Frank Abbott, PE

Patricia Deason
 (aka Patricia Deason Miller)
 10645 Lennox Lane
 Dallas, TX 75229
 P (214) 750-9797
 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.



Plotted By:Busseil, Allen Date:March 23, 2016 07:52:30am File Path:K:\FRI_Civil\059319400--O'Donnell Tract_Zoning\Draw\Exhibits\Exhibit1--Zoning Plans.dwg
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION

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

ZONING EXHIBIT "B" (SHEET 2 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@lmilandscape.com

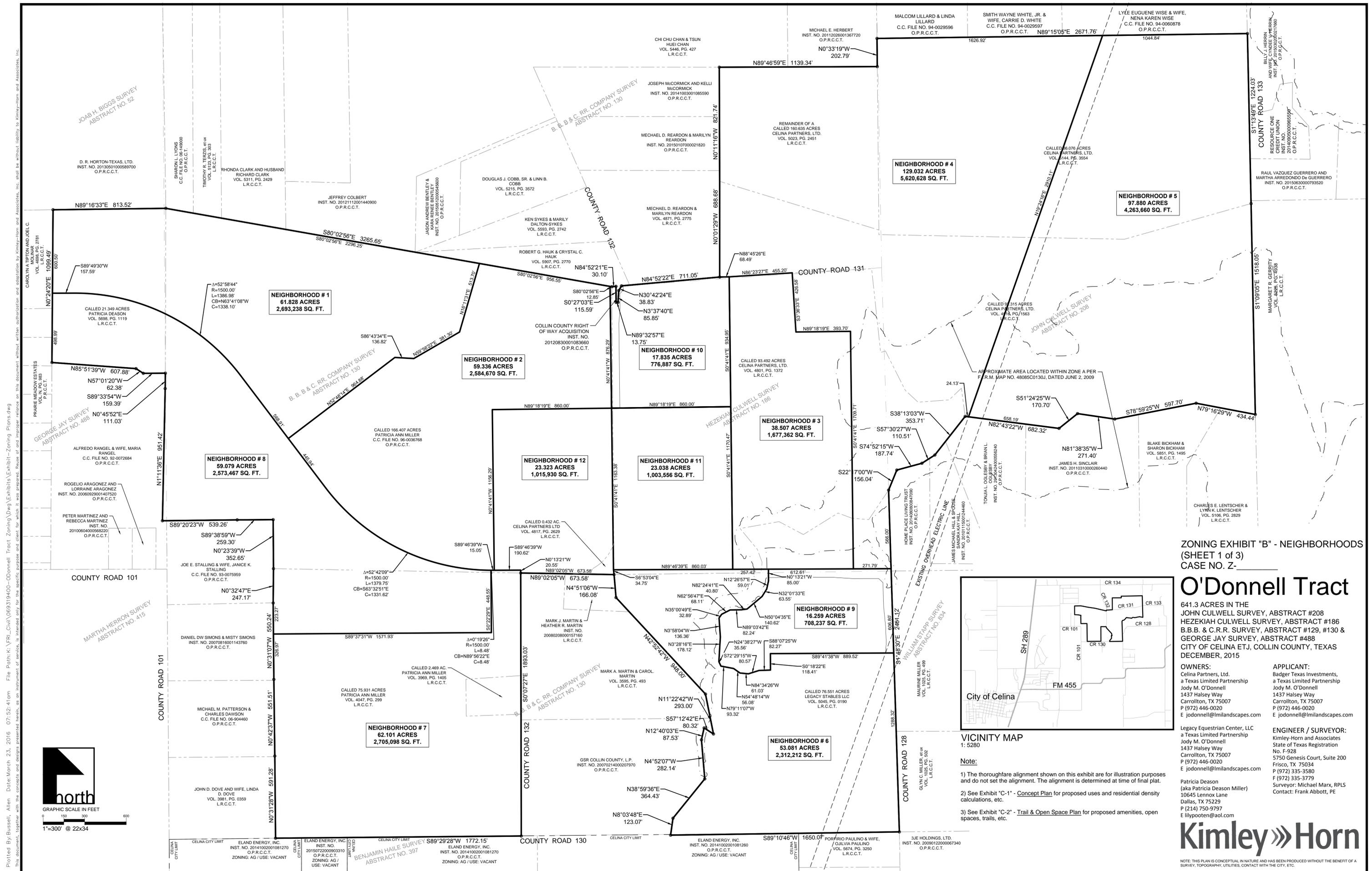
APPLICANT:
Badger Texas Investments,
a Texas Limited Partnership
Jody M. O'Donnell
1437 Halsey Way
Carrollton, TX 75007
P (972) 446-0020
E jodonnell@lmilandscape.com

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

Kimley»Horn

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



ZONING EXHIBIT "B" - NEIGHBORHOODS
(SHEET 1 of 3)
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@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

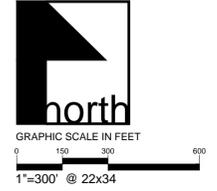
Legacy Equestrian Center, LLC
a Texas Limited Partnership
Jody M. O'Donnell
1437 Halsey Way
Carrollton, TX 75007
P (972) 446-0020
E jodonnell@milandscapes.com

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

Kimley-Horn

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

Plotted By: Bussell, Allen Date: March 23, 2016 07:52:41am File Path: K:\FRI\Civil\069319400-O'Donnell Tract_Zoning\Draw\Exhibits\Exhibit-Zoning Plans.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Results of any improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Plotted By:Buswell, Allen Date:March 23, 2016 07:52:42am File Path:K:\FRI\Civil\0693\9400--O'Donnell Tract_Zoning\Draw\Exhibits\Exhibit1--Zoning Plans.dwg This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Results of any improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. and the without liability to Kimley-Horn and Associates, Inc.

NEIGHBORHOOD 1

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, and the George Jay Survey, Abstract No.

488, Collin County, Texas, and being a portion 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, and 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, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said 21.349 acre Patricia Deason 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 2,296.25 feet to a point for corner;

THENCE South 16°11'31" West, departing the northerly line of said 166.407 acre tract and crossing said 166.407 acre tract, a distance of 513.70 feet to a point for corner;

THENCE South 59°56'22" West, continuing across said 166.407 acre tract, a distance of 381.30 feet to a point for corner;

THENCE North 86°43'34" West, continuing across said 166.407 acre tract, a distance of 136.82 feet to a point for corner;

THENCE South 52°48'14" West, continuing across said 166.407 acre tract, a distance of 964.88 feet to a point for corner;

THENCE North 37°11'46" West, continuing across said 166.407 acre tract, a distance of 568.91 feet to the point of curvature of a tangent curve to the left;

THENCE in a westerly direction, continuing across said 166.407 acre tract, crossing aforesaid 21.349 acre tract, and along the arc of said curve to the left, through a central angle of 52°58'44", having a radius of 1,500.00 feet, a chord bearing of North 63°41'08" West, a chord distance of 1,338.10 feet and an arc length of 1,386.98 feet to the point of tangency of said curve;

THENCE South 89°49'30" West, continuing across said 21.349 acre tract, a distance of 157.59 feet to a point for corner on the westerly line of said 21.349 acre tract;

THENCE North 00°24'20" East, along the westerly line of said 21.349 acre tract, a distance of 600.50 feet to the POINT OF BEGINNING and containing 61.83 acres of land, more or less.

NEIGHBORHOOD 2

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, Collin County, Texas, and being 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, and being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of said 166.407 acre tract;

THENCE South 80°02'56" East, along the northerly line of said 166.407 acre tract, a distance of 2,296.25 feet to the POINT OF BEGINNING of the herein described tract;

THENCE South 80°02'56" East, continuing along the northerly line of said 166.407 acre tract, a distance of 956.55 feet to a point for corner;

THENCE South 00°41'41" East, departing the northerly line of said 166.407 acre tract and crossing said 166.407 acre tract, a distance of 876.29 feet to a point for corner;

THENCE South 89°18'19" West, continuing across said 166.407 acre tract, a distance of 860.00 feet to a point for corner;

THENCE South 00°41'41" East, continuing across said 166.407 acre tract, a distance of 1,156.29 feet to a point for corner;

THENCE South 89°46'39" West, continuing across said 166.407 acre tract, a distance of 15.05 feet to the point of curvature of a tangent curve to the right;

THENCE in a westerly direction, continuing across said 166.407 acre tract, and along the arc of said curve to the right, through a central angle of 53°01'35", having a radius of 1,500.00 feet, a chord bearing of North 63°42'34" West, a chord distance of 1,339.21 feet and an arc length of 1,388.23 feet to the point of tangency of said curve;

THENCE North 37°11'46" West, continuing across said 166.407 acre tract, a distance of 445.94 feet to a point for corner;

THENCE North 52°48'14" East, continuing across said 166.407 acre tract, a distance of 964.88 feet to a point for corner;

THENCE South 86°43'34" East, continuing across said 166.407 acre tract, a distance of 136.82 feet to a point for corner;

THENCE North 59°56'22" East, continuing across said 166.407 acre tract, a distance of 381.30 feet to a point for corner;

THENCE North 16°11'31" East, continuing across said 166.407 acre tract, a distance of 513.70 feet to the POINT OF BEGINNING and containing 59.34 acres of land, more or less.

NEIGHBORHOOD 3

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, John Culwell Survey, Abstract No. 208 and the Hezekiah, Culwell Survey, Abstract No. 186, Collin County, Texas, and being a portion 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 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 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, and being more particularly described by metes and bounds as follows:

COMMENCING at the most westerly, southwest corner of said 92.315 acre tract, same being on the northerly line of 93.492 acre tract, same also being in a gravel road, known as County Road 131;

THENCE North 88°45'26" East, departing said southwest corner and crossing said 93.492 acre tract, a distance of 68.49 feet to the

POINT OF BEGINNING of the herein described tract;

THENCE North 86°23'27" East crossing the common line of said 93.492 acre tract and said 92.315 acre tract, a distance of 455.20 feet to a point for corner in said 92.315 acre tract;

THENCE South 03°36'33" East, crossing said common line of said 93.492 acre tract and said 92.315 acre tract, a distance of 426.58 feet to a point for corner in said 93.492 acre tract;

THENCE North 89°18'19" East, continuing across said 93.492 acre tract, a distance of 393.70 feet to a point for corner;

THENCE South 00°41'41" East, continuing across said 93.492 acre tract and crossing aforesaid 76.551 acre tract, a distance of 1,709.71 feet to a point for corner;

THENCE South 89°46'39" West, continuing across said 76.551 acre tract and crossing said 93.492 acre tract, a distance of 870.03 feet to a point for corner;

THENCE North 00°41'41" West, continuing across said 93.492 acre tract, a distance of 2,105.42 feet to the POINT OF BEGINNING and containing 38.51 acres of land, more or less.

NEIGHBORHOOD 4

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, John Culwell Survey, Abstract No. 208 and the Hezekiah, Culwell Survey, Abstract No. 186, Collin County, Texas, and being a portion 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 and 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, 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, a portion 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 a portion 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 and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly, southwest corner of said 92.315 acre tract, same being on the northerly line of 93.492 acre tract, same also 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 1,626.92 feet to a point for corner;

THENCE South 19°24'16" West, departing the northerly line of said 86.076 acre tract, crossing said 86.076 acre tract and crossing aforesaid 92.315 acre tract, a distance of 2,910.11 feet to a point for corner on the southerly line of said 92.315 acre tract;

THENCE North 82°43'22" West, along the southerly line of said 92.315 acre tract, a distance of 24.13 feet to the most southerly, southwest corner of said 92.315 acre tract, same being the southeast corner of aforesaid 93.492 acre 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 566.00 feet to a point for corner

THENCE South 89°46'39" West, departing the easterly line of said 76.551 acre tract and crossing said 76.551 acre tract, a distance of 271.79 feet to a point for corner;

THENCE North 00°41'41" West, crossing said 76.551 acre tract and crossing aforesaid 93.492 acre tract, a distance of 1,709.71 feet to a point for corner;

THENCE South 89°18'19" West, continuing across said 93.492 acre tract, a distance of 393.70 feet to a point for corner;

THENCE North 03°36'33" West, continuing across said 93.492 acre tract and crossing aforesaid 92.315 acre tract, a distance of 426.58 fee to a point for corner in aforesaid County Road 131;

THENCE South 86°23'27" West, crossing said 92.315 acre tract and said 93.492 acre tract, a distance of 455.20 feet to a point for corner in said 93.492 acre tract;

THENCE South 88°45'26" West, crossing said 93.492 acre tract and said 92.315 acre tract, a distance of 68.49 feet to the POINT OF

BEGINNING and containing 129.03 acres of land, more or less.

NEIGHBORHOOD 5

BEING a tract of land situated in the John Culwell Survey, Abstract No. 208, Collin County, Texas, and being a portion 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, and a portion 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, and being more particularly described by metes and bounds as follows:

BEGINNING at 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 658.19 feet to a point for corner;

THENCE North 19°24'16" East, departing the southerly line of said 92.315 acre tract, crossing said 92.315 acre tract and crossing aforesaid 86.076 acre tract, a distance of 2,910.11 feet to a point for corner on the northerly line 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 1,044.84 feet to the POINT OF BEGINNING and containing 97.88 acres of land, more or less.

NEIGHBORHOOD 6

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130 and the Hezekiah, Culwell Survey,

Abstract No. 186, Collin County, Texas, and being a portion 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, 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 and a portion 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, 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 06°53'04" West, departing the southeast corner of aforesaid 0.432 acre tract, the southwest corner of aforesaid 93.492 acre tract and crossing said 0.432 acre tract, a distance of 34.75 feet to a point for corner;

THENCE North 89°46'39" East, continuing across said 0.432 acre tract, crossing aforesaid 93.492 acre tract and crossing aforesaid 76.551 acre tract, a distance of 1,117.45 feet to a point for corner;

THENCE South 00°13'21" East, continuing across said 76.551 acre tract, a distance of 85.00 feet to a point for corner;

THENCE South 12°26'57" West, continuing across said 76.551 acre tract, a distance of 59.01 feet to a point for corner;

THENCE South 32°01'33" West, continuing across said 76.551 acre tract, a distance of 63.55 feet to a point for corner;

THENCE South 50°04'35" West, continuing across said 76.551 acre tract, a distance of 140.62 feet to a point for corner;

THENCE South 82°24'41" West, continuing across said 76.551 acre tract, a distance of 40.80 feet to a point for corner;

THENCE South 89°03'42" West, continuing across said 76.551 acre tract, a distance of 82.24 feet to a point for corner;

THENCE South 62°56'47" West, continuing across said 76.551 acre tract, a distance of 68.11 feet to a point for corner;

THENCE South 35°00'49" West, continuing across said 76.551 acre tract, a distance of 32.89 feet to a point for corner;

THENCE South 03°58'04" East, continuing across said 76.551 acre tract, a distance of 136.36 feet to a point for corner;

THENCE South 03°28'16" West, continuing across said 76.551 acre tract, a distance of 178.12 feet to a point for corner;

THENCE South 24°38'27" East, continuing across said 76.551 acre tract, a distance of 35.56 feet to a point for corner;

THENCE South 79°11'07" East, continuing across said 76.551 acre tract, a distance of 93.32 feet to a point for corner;

THENCE South 54°48'14" East, continuing across said 76.551 acre tract, a distance of 56.08 feet to a point for corner;

THENCE South 84°34'26" East, continuing across said 76.551 acre tract, a distance of 61.03 feet to a point for corner;

THENCE North 72°29'15" East, continuing across said 76.551 acre tract, a distance of 80.57 feet to a point for corner;

THENCE North 88°07'25" East, continuing across said 76.551 acre tract, a distance of 82.27 feet to a point for corner;

THENCE North 00°18'22" West, continuing across said 76.551 acre tract, a distance of 118.41 feet to a point for corner;

THENCE North 89°41'38" East, continuing across said 76.551 acre tract, a distance of 889.52 feet to a point for corner on the easterly line of said 76.551 acre tract

THENCE South 01°48'30" East, along the easterly line of said 76.551 acre tract, a distance of 1,288.32 feet to the POINT OF

BEGINNING and containing 53.08 acres of land, more or less.

ZONING EXHIBIT "B" - NEIGHBORHOODS (SHEET 2 of 3)

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@lmilandscape.com

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

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

Kimley»Horn

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

Plotted By:Busseil, Allen Date:March 23, 2016 07:52:43am File Path:K:\FRI_Civil\069919400--O'Donnell Tract_Zoning\DWG\Exhibits\Exhibit1--Zoning Plans.dwg
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Use of any other purpose or client without the written authorization and approval by Kimley-Horn and Associates, Inc. and the without liability to Kimley-Horn and Associates, Inc.

NEIGHBORHOOD 7

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, Collin County, Texas, and being 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, a portion 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, and 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, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said 75.931 acre tract, same being at the intersection of the centerline of a gravel road, known as County Road 132 with the centerline of a gravel road, known as 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 326.97 feet to a point for corner;

THENCE North 89°37'31" East, departing the westerly line of said 75.931 acre tract and crossing said 75.931 acre tract, a distance of 1,571.93 feet to a point for corner;

THENCE North 00°22'29" West, continuing across said 75.931 acre tract and crossing said 166.407 acre tract, a distance of 448.55 feet to the point of curvature of a non-tangent curve to the left;

THENCE in an easterly direction, continuing across said 106.407 acre tract, and along the arc of said curve to the left, through a central angle of 00°19'26", having a radius of 1,500.00 feet, a chord bearing of North 89°56'22" East, a chord distance of 8.48 feet and an arc length of 8.48 feet to the point of tangency of said curve;

THENCE North 89°46'39" East, continuing across said 106.407 acre tract, a distance of 205.67 feet to a point for corner;

THENCE South 00°13'21" East, continuing across said 106.407 acre tract, a distance of 20.55 feet to the northeast corner of aforesaid 75.931 acre 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 POINT OF BEGINNING and containing 62.10 acres of land, more or less.

NEIGHBORHOOD 8

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, and the George Jay Survey, Abstract No. 488, Collin County, Texas, and being a portion 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, a portion 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, and 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, and being more particularly described by metes and bounds as follows:

BEGINNING at 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 498.99 feet to a point for corner;

THENCE North 89°49'30" East, departing the westerly line of said 21.349 acre tract and crossing said 21.349 acre tract, a distance of 157.59 feet to the point of curvature of a tangent curve to the right;

THENCE in a southeasterly direction, continuing across said 21.349 acre tract and crossing aforesaid 166.407 acre tract, and along the arc of said curve to the right, through a central angle of 52°58'44", having a radius of 1,500.00 feet, a chord bearing of South 63°41'08" East, a chord distance of 1,338.10 feet and an arc length of 1,386.98 feet to the point of tangency of said curve;

THENCE South 37°11'46" East, continuing across said 166.407 acre tract, a distance of 1,014.85 feet to the point of curvature of a tangent curve to the left;

THENCE in a southeasterly direction, continuing across said 166.407 acre tract, and along the arc of said curve to the left, through a central angle of 52°42'09", having a radius of 1,500.00 feet, a chord bearing of South 63°32'51" East, a chord distance of 1,331.62 feet and an arc length of 1,379.75 feet to a point for corner;

THENCE South 00°22'29" East, continuing across said 166.407 acre tract and crossing aforesaid 75.931 acre tract, a distance of 448.55 feet to a point for corner;

THENCE South 89°37'31" West, continuing across said 75.931 acre tract, a distance of 1,571.93 feet to a point for corner on the westerly line of said 75.931 acre tract;

THENCE in a northerly direction, along the westerly line of said 75.931 acre tract, the following:

North 00°31'07" West, a distance of 223.27 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 POINT OF BEGINNING and containing 59.08 acres of land, more or less.

NEIGHBORHOOD 9

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130 and the Hezekiah, Culwell Survey, Abstract No. 186, Collin County, Texas, and being a portion 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:

COMMENCING 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 North 01°48'30" West, along the easterly line of said 76.551 acre tract, a distance of 1,288.32 feet to the POINT OF

BEGINNING of the herein described tract;

THENCE South 89°41'38" West, departing the easterly line of said 76.551 acre tract and crossing said 76.551 acre tract, a distance

of 889.52 feet to a point for corner;

THENCE South 00°18'22" East, continuing across said 76.551 acre tract, a distance of 118.41 feet to a point for corner;

THENCE South 88°07'25" West, continuing across said 76.551 acre tract, a distance of 82.27 feet to a point for corner;

THENCE South 72°29'15" West, continuing across said 76.551 acre tract, a distance of 80.57 feet to a point for corner;

THENCE North 84°34'26" West, continuing across said 76.551 acre tract, a distance of 61.03 feet to a point for corner;

THENCE North 54°48'14" West, continuing across said 76.551 acre tract, a distance of 56.08 feet to a point for corner;

THENCE North 79°11'07" West, continuing across said 76.551 acre tract, a distance of 93.32 feet to a point for corner;

THENCE North 24°38'27" West, continuing across said 76.551 acre tract, a distance of 35.56 feet to a point for corner;

THENCE North 03°28'16" East, continuing across said 76.551 acre tract, a distance of 178.12 feet to a point for corner;

THENCE North 03°58'04" West, continuing across said 76.551 acre tract, a distance of 136.36 feet to a point for corner;

THENCE North 35°00'49" East, continuing across said 76.551 acre tract, a distance of 32.89 feet to a point for corner;

THENCE North 62°56'47" East, continuing across said 76.551 acre tract, a distance of 68.11 feet to a point for corner;

THENCE North 89°03'42" East, continuing across said 76.551 acre tract, a distance of 82.24 feet to a point for corner;

THENCE North 82°24'41" East, continuing across said 76.551 acre tract, a distance of 40.80 feet to a point for corner;

THENCE North 50°04'35" East, continuing across said 76.551 acre tract, a distance of 140.62 feet to a point for corner;

THENCE North 32°01'33" East, continuing across said 76.551 acre tract, a distance of 63.55 feet to a point for corner;

THENCE North 12°26'57" East, continuing across said 76.551 acre tract, a distance of 59.01 feet to a point for corner;

THENCE North 00°13'21" West, continuing across said 76.551 acre tract, a distance of 85.00 feet to a point for corner;

THENCE North 89°46'39" East, continuing across said 76.551 acre tract, a distance of 884.39 feet to a point for corner on the easterly line of said 76.551 acre tract

THENCE South 01°48'30" East, along the easterly line of said 76.551 acre tract, a distance of 606.80 feet to the POINT OF BEGINNING and containing 16.26 acres of land, more or less.

NEIGHBORHOOD 10

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, and the Hezekiah, Culwell Survey, Abstract No. 186, Collin County, Texas, and being 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, and 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 and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said 93.492 acre tract and the northeast corner of said 166.407 acre 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 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, same being in a gravel road, known as County Road 131;

THENCE North 88°45'26" East, departing the southwest corner of said 92.315 acre tract and crossing said 93.492 acre tract, a distance of 68.49 feet to a point for corner;

THENCE South 00°41'41" East, continuing across said 93.492 acre tract, a distance of 934.95 feet to a point for corner;

THENCE South 89°18'19" West, continuing across said 93.492 acre tract and crossing aforesaid 166.407 acre tract, a distance of 860.00 feet to a point for corner;

THENCE North 00°41'41" West, continuing across said 166.407 acre tract, a distance of 876.29 feet to a point for corner on the northerly line of said 166.407 acre tract;

THENCE South 80°02'56" East, along the northerly line of said 166.407 acre tract, a distance of 12.85 feet to the POINT OF BEGINNING and containing 17.84 acres of land, more or less.

NEIGHBORHOOD 11

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, and the Hezekiah, Culwell Survey, Abstract No. 186, Collin County, Texas, and being 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, a portion 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, and 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 and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said 93.492 acre tract, same being the southeast corner of said 0.432 acre tract same also being the northwest corner 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;

THENCE North 06°53'04" West, crossing said 0.432 acre tract, a distance of 34.75 feet to the POINT OF BEGINNING of the herein described tract;

THENCE North 00°41'41" West, continuing across said 0.432 acre tract and crossing said 166.407 acre tract, a distance of 1,163.38 feet to a point for corner;

THENCE North 89°18'19" East, continuing across said 166.407 acre tract and crossing said 93.492 acre tract, a distance of 860.00 feet to a point for corner;

THENCE South 00°41'41" East, continuing across said 93.492 acre tract, a distance of 1,170.47 feet to a point for corner;

THENCE South 89°46'39" West, continuing across said 93.492 acre tract and crossing aforesaid 0.432 acre tract, a distance of 860.03 feet to the POINT OF BEGINNING and containing 23.038 acres of land, more or less.

NEIGHBORHOOD 12

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, Collin County, Texas, and being 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, a portion 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, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner 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, same being the southeast corner of said 0.432 acre tract same also being the northwest corner 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;

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

THENCE North 00°13'21" West, departing the southerly line of said 166.407 acre tract and crossing said 166.407 acre tract, a distance of 20.55 feet to a point for corner;

THENCE South 89°46'39" West, continuing across said 166.407 acre tract, a distance of 190.62 feet to a point for corner;

THENCE North 00°41'41" West, continuing across said 166.407 acre tract, a distance of 1,156.29 feet to a point for corner;

THENCE North 89°18'19" East, continuing across said 166.407 acre tract, a distance of 860.00 feet to a point for corner;

THENCE South 00°41'41" East, continuing across said 166.407 acre tract and crossing aforesaid 0.432 acre tract, a distance of 1,163.38 feet to a point for corner;

THENCE South 06°53'04" East, continuing across said 0.432 acre tract, a distance of 34.75 feet to the POINT OF BEGINNING and containing 23.323 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

ZONING EXHIBIT "B" - NEIGHBORHOODS (SHEET 3 of 3) 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@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

Kimley»Horn

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



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



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

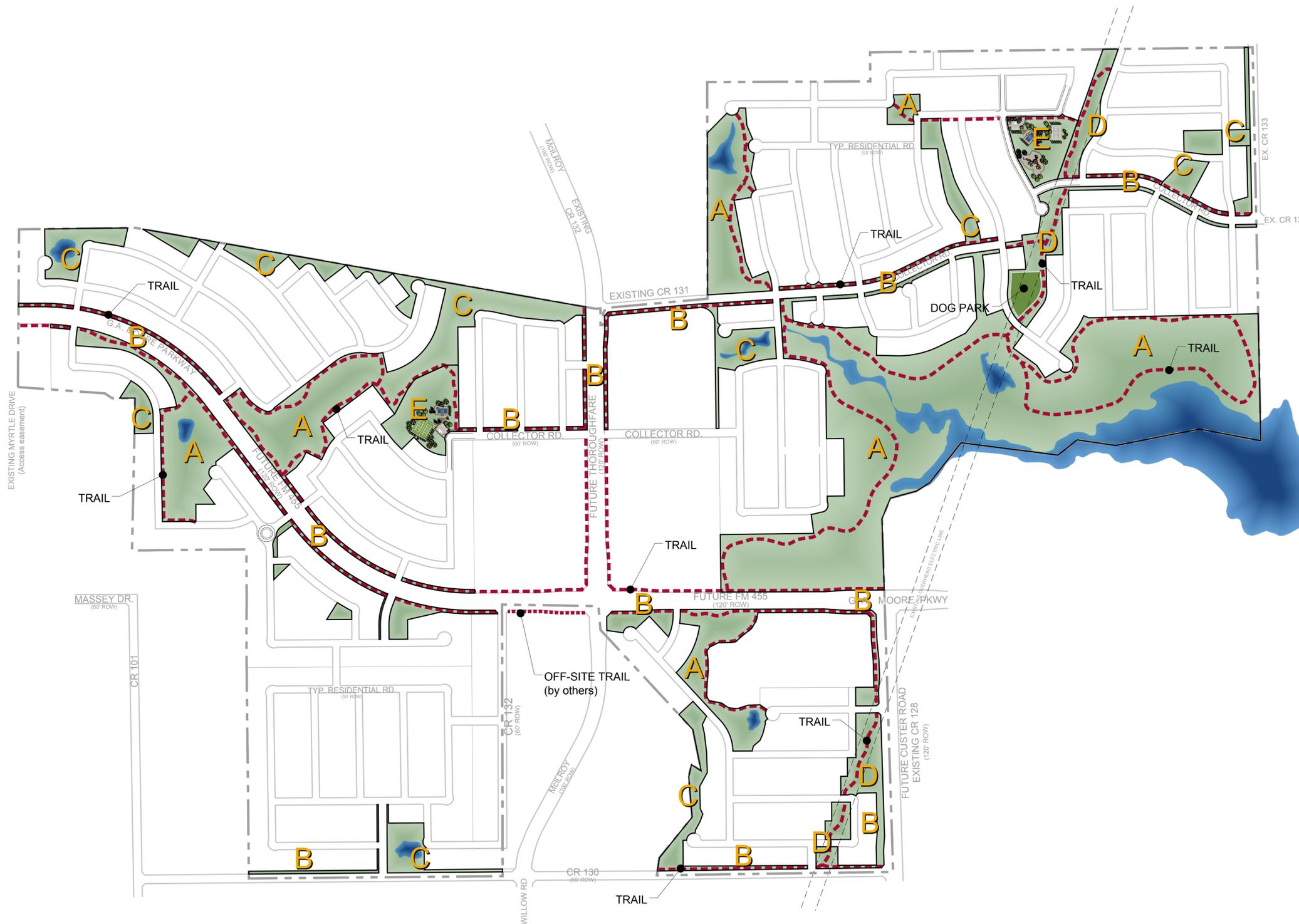
EXHIBIT "C-1" CONCEPT PLAN
O'Donnell
 Celina, Texas TRACT
 March 2016



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

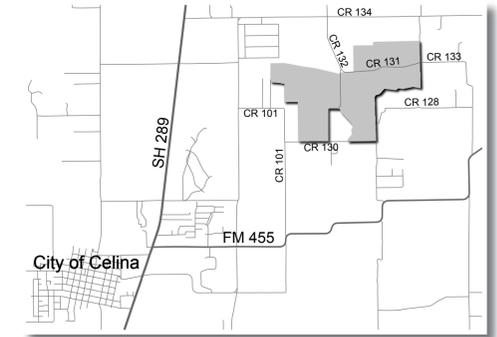
Kimley»Horn

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

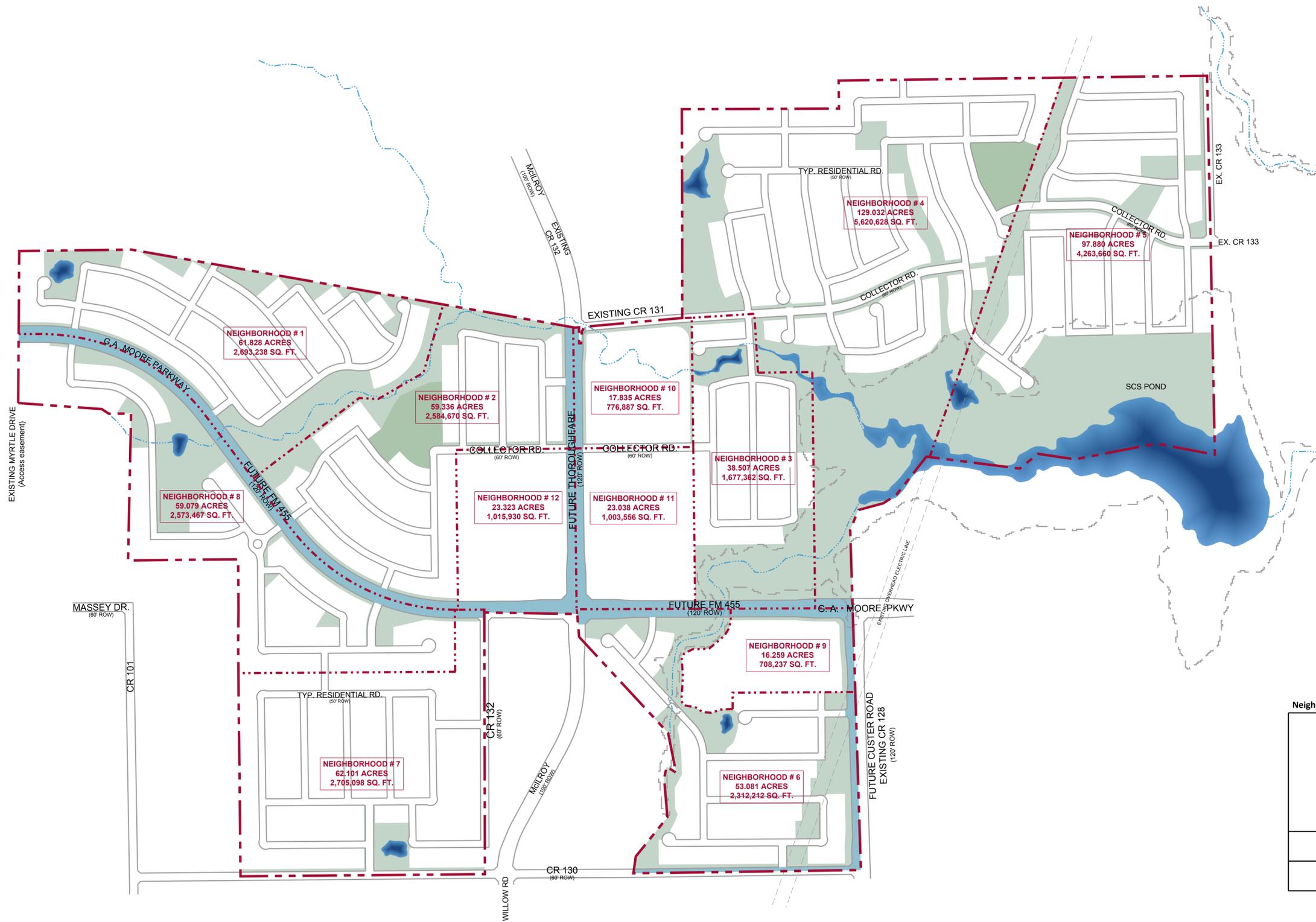
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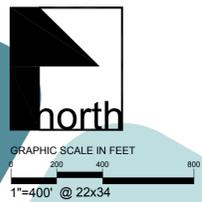
GRAPHIC SCALE IN FEET
 0 200 400 800
 1"=400' @ 22x34



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
9	16.2	2.1	0.9	13.2	MF
10	18.0	1.3	1.4	15.4	MF
11	23.0	2.9	0.0	20.2	Commercial
12	23.5	3.4	0.0	20.0	Commercial
					374.7 Total Net SF
					28.5 Total Net MF
					40.2 Total Net Commercial



NEIGHBORHOOD EXHIBIT

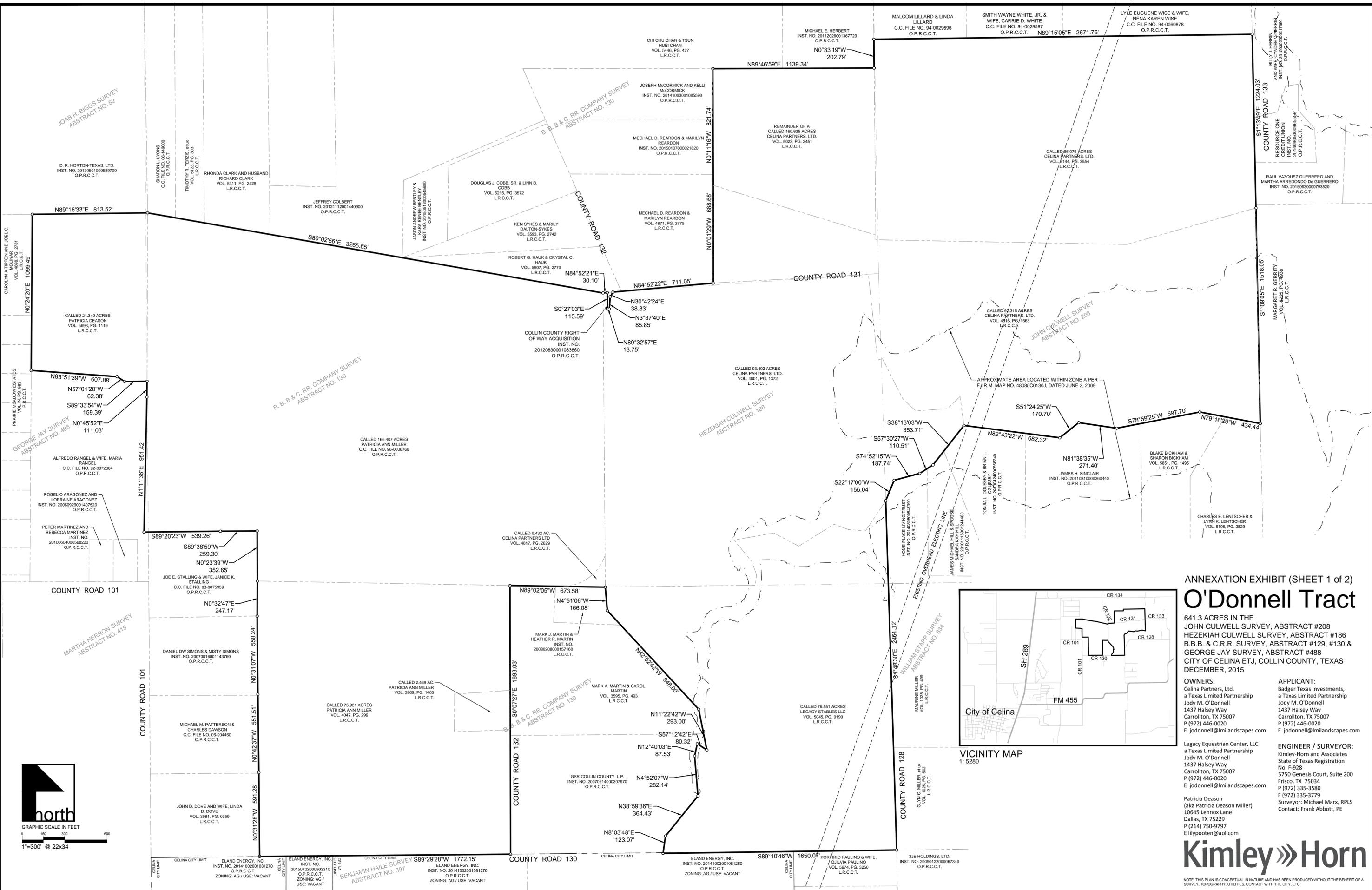
O'Donnell
Celina, Texas
March 2016

Kimley»Horn

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

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

Plotted By: Bussell, Allen Date: March 23, 2016 07:53:17am File Path: K:\FRI\Civil\069319400-ODonnell Tract Zoning\Draw\Exhibits\Exhibit-Zoning Plans.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Results of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ANNEXATION EXHIBIT (SHEET 1 of 2)

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@lmlandscapes.com

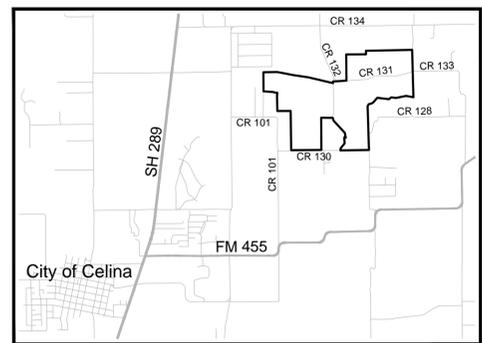
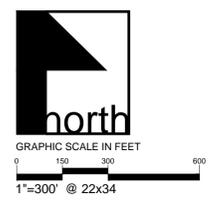
APPLICANT:
Badger Texas Investments,
a Texas Limited Partnership
Jody M. O'Donnell
1437 Halsey Way
Carrollton, TX 75007
P (972) 446-0020
E jodonnell@lmlandscapes.com

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
a Texas Registered Professional Engineering Firm
1437 Halsey Way
Carrollton, TX 75007
P (972) 446-0020
E jodonnell@lmlandscapes.com

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

Kimley-Horn

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



Plotted By:Buswell, Allen Date:March 23, 2016 07:53:18am File Path:K:\FRI\Civil\069919400-ODonnell Tract Zoning\Dwg\Exhibits\Exhibit-Zoning Plans.dwg
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LEGAL DESCRIPTION

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

ANNEXATION EXHIBIT (SHEET 2 of 2)

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@lmilandscape.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@lmilandscape.com

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

Kimley»Horn

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



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Helen-Eve Liebman, AICP, Interim City Manager**
From: Ben Rodriguez, Planner
Meeting Date: June 21, 2016
Re: Pakvest Rezoning Request

Action Requested:

Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 4.896 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with a base zoning designation of R/O – Retail Office District. The property is situated in the John Ragsdale Survey, Abstract No. 735, Collin County, Texas and generally located on the north side of FM 455 and west of CR 946. (Pakvest Rezoning)

Background Information:

The Pakvest tract was voluntarily annexed into the City of Celina on May 12, 2015 (Ordinance No. 2015-28). The “holding zoning district” of AG-Agricultural was designated upon annexation. The applicant is requesting a Planned Development with the base designation of R/O – Retail Office District.

The applicant is requesting a Planned Development in order to secure the current allowable land uses. The applicant has the desire to construct a retail shopping center and is also considering the possibility of also housing an assisted living facility at this location in the future. The applicant is concerned that the City may change the list of allowable uses in the future prior to the development of his property and that is why they are being included within the Planned Development regulations. The property is located on FM 455, there are no current plans to provide City utilities to this area, and the property is located within the Marilee Special Utility District CCN. The applicant has stated that he has no plans to develop the property in the immediate future, and that they intend to hold the property until adequate infrastructure is available in the area.

Comprehensive Plan:

The City’s future land use plan shows this area as being suburban moderate-high residential mix which states that supporting office, retail, commercial, and entertainment uses are acceptable.

Public Notice:

A notice of the public hearing was published in *The Celina Record* on June 10, 2016. No notices of the public hearing were sent to property owners located within 200 feet of the property due to there being no properties within 200 feet that are within the City Limits.

Supporting Documents:

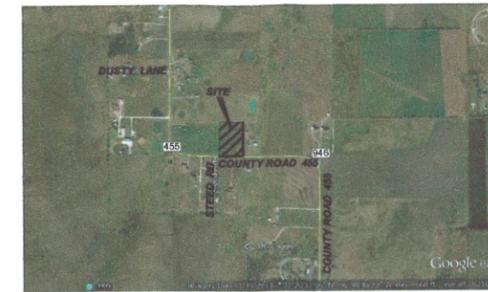
- Proposed Planned Development Regulations
- Zoning Exhibit & Legal Description
- Concept Plan

Staff Recommendation:

Staff recommends approval of rezoning request.

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.

Sue Shuff
20.0 Acres
Vol. 3467, Pg. 24



**EXHIBIT A
LEGAL DESCRIPTION**

BEING ALL THAT CERTAIN 4.518 ACRE TRACT OF LAND SITUATED IN THE JOHN RAGSDALE, ABSTRACT NO 735, COLLIN COUNTY TEXAS, AND BEING PART OF A 60.0 ACRE TRACT OF LAND CONVEYED TO ROBERT L. KING ET UX IN DEED RECORDED IN VOLUME 595, PAGE 56 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING ALL OF THAT 3.868 ACRE TRACT OF LAND AS DESCRIBED IN A DEED AS TRACT 2 AND A 0.64 ACRE PORTION OF LAND OUT OF THAT CERTAIN TRACT KNOWN AS TRACT 1 AS RECORDED IN VOLUME 3252, PAGE 532, DEED RECORDS COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/2 INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF F.M. 455 AT ITS INTERSECTION WITH THE SOUTHEAST CORNER OF SAID 60 ACRE TRACT;

THENCE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS, WEST ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 455, A DISTANCE OF 264.45 TO A FOUND 1/2 INCH IRON ROD.

THENCE SOUTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, A DISTANCE OF 43.35 FEET TO THE APPROXIMATE CENTERLINE OF FM 544 FOR THE POINT OF BEGINNING AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 29 MINUTES 12 SECONDS, WEST CONTINUING ALONG THE APPROXIMATE CENTERLINE OF F.M. 455, A DISTANCE OF 376.11 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS WEST, PASSING AT 43 FEET, A FOUND 1/2 INCH IRON ROD AT THE NORTH RIGHT OF WAY LINE OF FM 544, AND CONTINUING GENERALLY ALONG A HORSE WIRE FENCE, A TOTAL DISTANCE OF 562.29 FEET TO A WOODEN FENCE CORNER POST SET IN CONCRETE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 09 MINUTES 12 SECONDS EAST, ALONG A HORSE WIRE FENCE, A DISTANCE OF 377.01 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT FROM WHICH A FOUND 1/2 INCH IRON ROD AT THE BASE OF A STEEL "T" POST BEARS NORTH 70° 57' WEST A DISTANCE OF 1.93 FEET

THENCE SOUTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, PASSING AT A DISTANCE OF 527.75 FEET, A FOUND 1/2 INCH IRON ROD IN THE NORTH RIGHT OF WAY LINE OF FM 544 AND CONTINUING ALONG A TOTAL DISTANCE OF 571.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 213,302 SQUARE FEET OR 4.896 ACRES OF LAND.

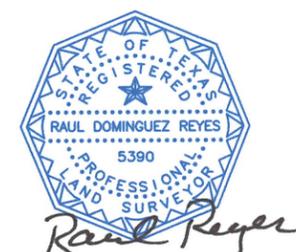
**PROPOSED
PLANNED DEVELOPMENT
RO, (Retail and Office District)**

**4.518 Acres (Site)
4.896 Acres (PD Request)**

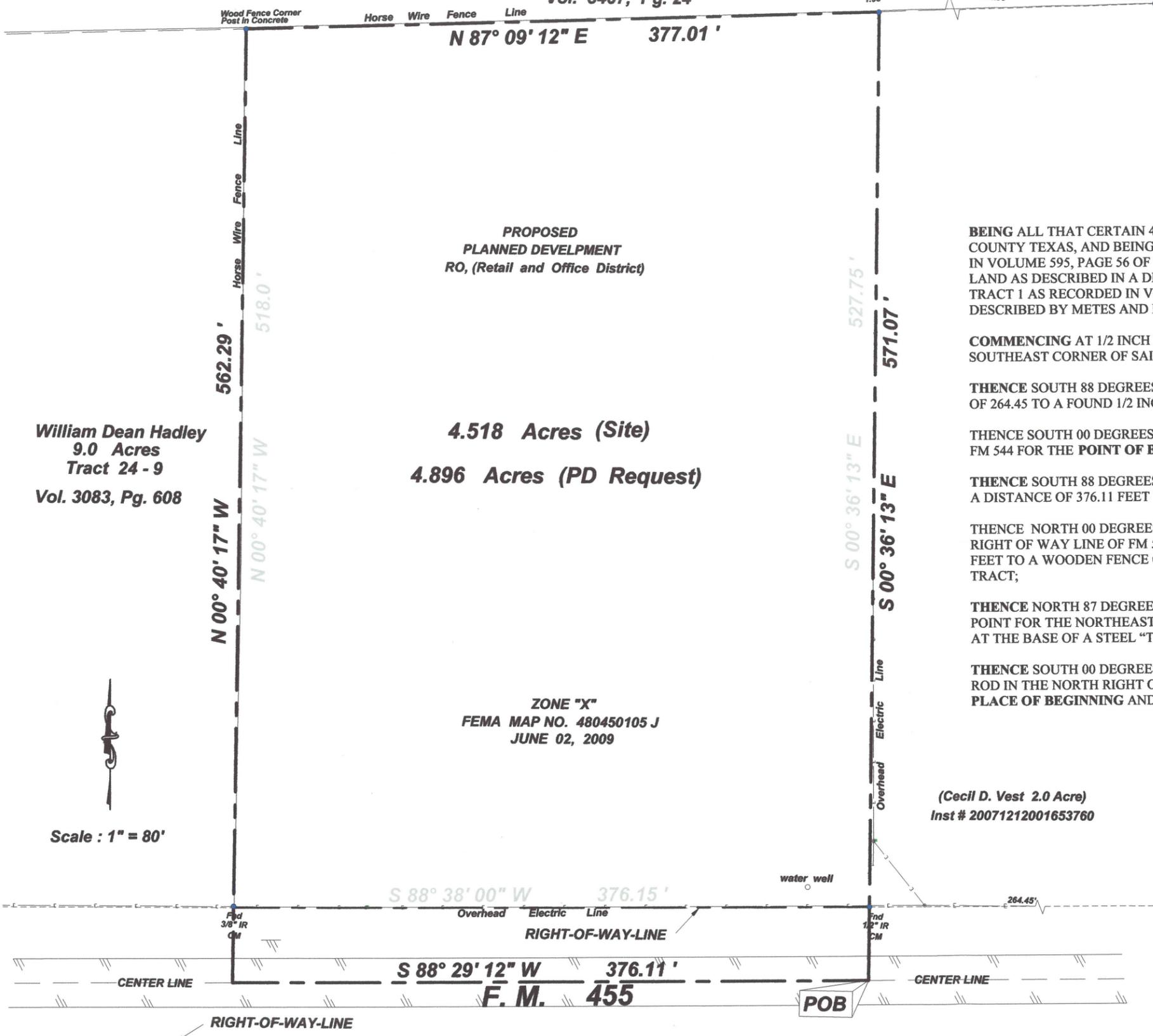
**ZONE "X"
FEMA MAP NO. 480450105 J
JUNE 02, 2009**

(Cecil D. Vest 2.0 Acre)
Inst # 20071212001653760

**CITY OF CELINA
FEB 23 2016
RECEIVED**



**CASE #
EXHIBIT B
ZONING EXHIBIT
PLANNED DEVELOPMENT
RO, (Retail and Office District)
BEING A 4.896 ACRE TRACT
IN THE JOHN RAGSDALE SURVEY
ABSTRACT NO. 735, COLLIN COUNTY, TEXAS**



William Dean Hadley
9.0 Acres
Tract 24 - 9
Vol. 3083, Pg. 608

Scale : 1" = 80'

Francis Steed
Inst. # 20151124001478830

Benny & Helen Cantrell
Inst. # 20080314000304090

Ann K Helton Revocable Trust
Inst. # 20150225000202390

BOUNDARY BASED ON SURVEY PREPARED BY
RAUL REYES SURVEYING 04/17/2014

**SURVEYOR:
RAUL REYES SURVEYING
209 LAKEHURST DRIVE
WYLIE, TEXAS 75098**

**APPLICANT:
FARAZ ZUBERI 214-282-8810
2813 OAKLAND HILLS DRIVE
PLANO, TEXAS 75025**

**OWNER:
PARKVEST, LCC 214-282-8810
2813 OAKLAND HILLS DRIVE
PLANO, TEXAS 75025**

Development Regulations

This Property shall be zoned as a Planned Development Zoning District with the base district of RO, Retail Office District.

The proposed PD may incorporate any one or more of the following land uses:

- Armed services recruitment center
- General Retail store
- Artist studio
- Auto laundry or carwash
- Laundry/dry cleaning (drop off/pick up)
- Auto supply store for new & rebuilt parts
- Motorcycle sales & Repair
- Bakery or confectionery (retail)
- Nursing / convalescent home
- Bank / credit unions
- Offices (professional & general businesses)
- Child day care (business)
- Parking lot structure, commercial (auto)
- Church/place of worship
- Personal services shop
- Concrete or asphalt batching plant (temporary)
- Pet & animal grooming shop
- Convenience store (with or without gas sale)
- Restaurant (with drive-through service)
- Restaurant (with no drive-through service)
- Farmers Market (public)
- Food or grocery store
- Retirement home/home for the aged
- Food or grocery store
- Theater or playhouse (indoor)
- Funeral home
- Veterinarian (indoor kennels)
- Garden shop (inside storage)



Concept Plan

Total Parcel = 4.509 acres (196,412 sq. ft)

Lot Coverage:

Total Building sq. ft. = 49,100 sq. ft.

(24.998% of total)

Building structure = Single story

Building Height (Elevation) = 20 ft

Parking Ratio: 198 spaces

(1 space per 250 sq. ft. built)

Proposed Zoning: PD

Base Zoning: RO , Retail Office



Adjacent Tracks are outside City Limits with no specific zoning.

Pakvest LLC:

PD Zoning Request



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Ben Rodriguez, Planner
Meeting Date: June 21, 2016
Re: Palladium Multi-Family Request

Action Requested:

Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 11.736 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with a base zoning designation of MU-2–Regional Mixed Use. The property is situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, Collin County, Texas and generally located on the west side of Business 289 (Oklahoma Street) and south of Cherrywood Street. (Palladium Senior Living Rezoning)

Background Information:

The Palladium multi-family project is proposed to be zoned as a planned development with a base zoning designation of MU-2, Mixed use Regional District.

At the City Council meeting on February 9, 2016 the Celina City Council passed a resolution of support for an affordable tax credit multi-family proposal for seniors aged 55 and above for this tract. The tax credit program is administered by the Texas Department of Housing and Community Development. A condition of the program administered by the state is that the applicant obtains the appropriate zoning for the property.

The proposal varies from the base MU-2, Mixed Use Regional District standards in the breakdown of land use percentages; the City's parking standards and multi-family units per acre.

The applicant is rezoning an 11.736 acre tract of land of which 68.87% (8.05 acres) is dedicated to stand-alone multi-family, and 31.67% (3.67 acres) is dedicated to non-residential uses. The applicant has represented to the City that they intend to place deed restrictions on the property to ensure that tenants are restricted to age 55 and above (at least one resident must be aged 55). Additionally, the applicant has represented that the deed restrictions will require that tenants will be held to certain income requirements as a condition of their lease.

The City's land use attorney has not had the opportunity to review the proposed deed restrictions prior to tonight's meeting. During a conversation with staff on June 9th the applicant explained that their attorney is still formulating the language for the deed restrictions and that they are still researching the correct mechanism to use, and would not have this item ready prior to the Planning and Zoning Commission meeting. However, please note that cities are not able to regulate age restrictions on housing or other types of land use, nor may a city enforce provisions contained within private deed restrictions. If approved the land use for this project will be set as MU-2, which includes multi-family with no restrictions on age, the City will have no

control in the future on the age provisions set by the applicant.

In 2011 the City removed the multi-family zoning districts from the City's list of available zoning districts for new zoning. Since then, the City has approved multi-family developments as a part of an overall plan for a development. The City's Mixed-Use districts set ratios for the different types of land uses allowed within each Mixed-Use district. For example, within the Mixed-Use Regional zoning district there is a maximum limit of 15 percent of the gross acreage of the property that may be devoted to a stand-alone multi-family development. It is the intent of the Mixed Use district to encourage a variety of land uses 75-85% of which are required by code to be non-residential in nature. Previously approved planned development proposals utilizing the MU-2, Mixed-Use Regional district have incorporated stand-alone multi-family as a small element of an overall plan for the property; the majority of which have been at future key intersections. Below is a chart of the land use breakdown for Mixed-Use developments that the Planning and Zoning Commission and City Council have recently approved and how it compares to this zoning proposal.

Development	Location	Percent Multi-Family (Units per acre)	Percent Single Family	Percent Non-Residential	Overall Tract Size
Littell Tract	SWC Coit Rd & CR 134	16% (20 UPA)	70.96%	12%	93 acres
Celina 79 Partners	SWC SH 289 & CR 55	35% (18 UPA)	20%-40%	20%-80%	79 acres
Celina Tollway 80	NWC DNT & FM428	35% (18 UPA)	20%-40%	20%-80%	43.4 acres
Celina 86	Carey Road, Mid-Block	0%	54%	3%	86.6 acres
Wells South	NEC, FM1461 & Coit Road	0%	80% - Max (with 13% Townhomes - max)	20% - Min	24.4 acres
Palladium Multi-family	Business 289, Mid-Block	68% (23 UPA)	0%	31.67%	11.736 acres

Comprehensive plan:

On the City's future land use plan this property is classified as Light Industrial / Mixed-Use, The Comprehensive Plan's definition of this classification "includes environmentally-friendly, clean industrial/manufacturing uses for receiving, staging, processing, assembly and fabrication, shipping of raw materials or goods, warehousing, and distribution activities. Generally, all business activities would take place within a totally enclosed building, but may involve outdoor storage of merchandise or materials, with proper screening through zoning review. This designation applies primarily to land located in close proximity to existing utility infrastructure and major transportation routes. Mixed-Use development that integrates at least two supporting uses on the same site (e.g. retail/office, retail/residential, office/residential) is permitted."

Given the land use ratios of this proposal staff is obligated to inform you of the the merits of the Mixed-Use zoning district for this development, Staff is concerned that since this zoning request is for eight (8) acres of multi-family, and three (3) acres of retail/office that the use of this property is fundamentally multi-family and does not meet the intent of a mixture of land use types contemplated by the City's Comprehensive Plan. Additionally, the majority of the previously approved Mixed-Use proposals have been on much larger tracts of land and located at major future transportation routes on tracts much larger in size. Finally, the single approved Mixed-Use proposal which was not on a major transportation route had no multi-family component incorporated into the proposal.

Public Notice:

A notice of the public hearing was published in *The Celina Record* on June 10, 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. Eight (8) property owners were notified by mail on June 7, 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 Descriptions & Zoning Exhibit
- Concept Plan
- Proposed Elevations

Staff Recommendation:

Staff recommends denial for the following reasons:

- Does not meet the intent of the Comprehensive Plan,
- Is not located on a major thoroughfare,
- The City cannot enforce the intended age restrictions,
- The City cannot enforce any private deed restrictions, and
- The proposed percentages of multi-family vs. non-residential is disproportionate to the standards of the MU-2 zoning district.

However, rezoning is a wholly discretionary function of the Planning and Zoning Commission and the City Council. The proposed site for this mixed-use project is relatively small and therefore the proportion of residential vs. non-residential is more likely to be a higher percentage of multi-family residential vs. commercial/retail/office uses. In addition, should the Commission feel that this location, fronting on Business 289 and backing to the BNSF railroad with close access to downtown, is an appropriate location for this type of development, the Commission is fully within its rights to vote for the project 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.

PROPOSED PALLADIUM MIXED USE PLANNED DEVELOPMENT

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Amendment to Comprehensive Zoning Ordinance. Celina's City's Zoning Ordinance (CZO), _____, and Zoning Map are amended as follows: The zoning designation for the Property, being legally described as of Celina, Texas, and all streets, roads and alleyways contiguous and/or adjacent thereto are hereby rezoned as MU-2 Planned Development District (PD). All development and construction shall occur in accordance with ordinances, rules, policies and regulations of the City. The development standards set forth herein shall also apply to the Property, including:

PART 1. PURPOSE AND INTENT:

The purpose and intent of this PD is to create a mixed use development with a 180 unit age-restricted, senior living community for persons 55 years of age and older that complies with the Texas Department of Housing and Community Affairs Housing Tax Credit Application No. 16228 submitted by Palladium Celina Senior Living/Palladium USA International, Inc. as well as designate a pad site for commercial use adjacent to S. Oklahoma Drive. The total acreage of this PD is 11.736 acres (Property). The Development shall provide a pad site adjacent to S. Oklahoma Drive that is approximately 3.678 acres to be used for commercial use and an 8.058 acre tract of land with a three story interior corridor and elevator served units with common open space areas interconnecting all units to the common club house containing indoor and outdoor amenities, with landscaping.

PART 2. STATEMENT OF UNDERLYING DISTRICT AND GENERAL REGULATIONS:

To the extent not altered herein, the Property shall be governed by the standards for the Mixed Use Regional District (MU-2) regulations when this Ordinance is silent on an issue or standard.

PART 3. EXHIBITS:

The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A:	Legal Description of Property
Exhibit B:	Site Plan
Exhibit C:	Concept Rendering of Exterior of the Senior Development

PART 4. DEFINITIONS:

All words not specifically defined herein shall have the same meaning set forth in the CZO. Specifically defined terms shall be as follows:

- A. The term "Senior Development" as described in this PD shall refer to a multi-family dwelling, or a complex of dwellings, consisting of 180 units, intended solely to be operated as a property-wide age restricted, independent living facility for senior citizen occupants being the age of 55 years or older. The Property shall be deed restricted as to the potential development and use of a senior independent living community on the Property. Specifically, each unit shall be solely occupied by individuals fifty five (55) years of age or older. A copy of the deed restrictions for the Property shall be submitted to the City's Attorney for review and approval prior to the issuance of any plat or building permits for the construction of a

senior living community. The deed restrictions must be filed of record with the plat. Any termination or amendment of the deed restrictions shall require the review of the City's Attorney and the approval of City Council of the City of Celina prior to recordation.

PART 5. USE REGULATIONS:

Except as otherwise provided in this ordinance, the following uses and site development regulations provided in this ordinance shall apply:

A. Uses

1) The following uses are permitted uses:

a. List of approved uses

- i. Dwelling, multiple-family
- ii. General Retail Store
- iii. Offices (professional and general business)
- iv. Medical Office
- v. Retail
- vi. Hospital or Urgent Care
- vii. Religious Institution
- viii. Civic Use
- ix. Community Facilities
- x. Restaurant

b. List of Prohibited uses

- i. Heavy Manufacturing
- ii. Outdoor Storage
- iii. Pawnshops
- iv. Sexually Oriented Business
- v. Single Family Residential
- vi. Jail
- vii. Halfway House
- viii. Automotive Repair or Sales
- ix. Substance Abuse Treatment Facility
- x. Telecommunication/Cellular tower
- xi. Liquor Store
- xii. Child Care Center
- xiii. Hotel or Hostel
- xiv. Kiosks

B. Area Regulations

- 1) District Size – 11.736 Acres as described in Exhibit A
- 2) Density – Multiple-family units; a maximum of twenty three (23) du/ga.
- 3) Land Use Mix
 - a. Residential uses (Senior Development): 68.87% at 8.058 acres
 - b. Nonresidential uses: 31.13% at 3.678 acres
- 4) Unit Floor Area - A multiple family dwelling unit shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as follows:
 - a. One bedroom units will be a minimum of 700 square Feet; and
 - b. Two bedroom units will be a minimum of 900 square feet.
- 5) Unit Mix – A multiple family dwelling shall have a unit mix as follows. No more than two bedrooms per unit will be allowed.
 - a. One bedroom/one bath – 60% (108 units)
 - b. Two bedroom/two bath – 40% (72 units)
- 6) Parking - Parking regulations as provided shall apply as follows:
 - a. A minimum parking ratio of 1.25 spaces per unit; and
 - b. All parking areas will have adequate lighting that will be evidenced by a photometric study that is approved by the City of Celina.
- 7) Dumpsters – shall have a minimum of 5 dumpsters.
- 8) Site Amenities – The shall include, at a minimum, the following site amenities as part of the site plan:
 - a. Swimming pool with a minimum of 19,000 gallons that is ADA accessible with walk-in access ramp, fountains and heated hot tub;
 - b. Furnished fitness center including stationary bicycle, elliptical trainer, treadmill and other equipment;

- c. Business center;
- d. Fully appointed clubhouse with community room, activities room, movie theater, free common area Wi-Fi, and coffee bar;
- e. Outdoor walking trails that consist of 5' wide concrete sidewalks accessible from each building;
- f. Gazebo and pergolas with sitting areas, a minimum of 3 grills and a minimum of 6 picnic tables; and
- g. Porte-cochere entrance.

SECTION 3. No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

SECTION 4. Unlawful Use of Premises. It shall be unlawful for any person, firm, entity or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5. Penalty. Any person, firm, corporation or entity violating this Ordinance or any provision of Celina's Comprehensive Zoning Ordinance, Ordinance No. ____, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Celina from filing suit to enjoin the violation. Celina retains all legal rights and remedies available pursuant to local, state and federal law.

SECTION 6. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Celina hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7. Repealing/Savings Clause. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining provisions shall remain in full force and effect.

SECTION 8. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS on this ___ day of ___, 201_.

THE CITY OF CELINA

Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

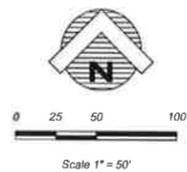
City Clerk

EXHIBIT A

EXHIBIT B

EXHIBIT C





MARTINEK FARMING, LLC
VOL. 5169, PG. 299
DOC. NO. 2009-0202330
O.P.R.C.C.T.

PORTION OF
TRACT II
FACULTAS GROUP LLC
DOC. NO. 2013-000631320
O.P.R.C.C.T.

351,001 SQ. FT.
OR 8.058 ACRES

TRACT I
FACULTAS GROUP LLC
DOC. NO. 2013-000631320
O.P.R.C.C.T.

REMAINDER OF
TRACT II
FACULTAS GROUP LLC
DOC. NO. 2013-000631320
O.P.R.C.C.T.

WILLARD CATTLE CO. 1, LTD
VOL. 5169, PG. 299
O.P.R.C.C.T.

This is to certify that I have, this date, made an on the ground survey of the property located on 1123 S. Oklahoma Drive in the City of Celina, Texas described as follows:

State of Texas -
County of Collin -

Being 8.058 acre tract of land situated in the B.B.B. & C. Railroad Co. Survey, Abstract No. 132, Collin County, Texas, being a portion of that certain 11,736 acre tracts of land conveyed to Facultas Group LLC, by deed as recorded in Document No. 2013-000631320, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found for corner, said point being in the west line of S. Oklahoma Drive (Business No. 289) (a variable width right-of-way), same point being the southeast corner of said Facultas Group LLC tract, said point also being the northeast corner of that certain tract of land conveyed to Willard Cattle Company I, Ltd. by deed as recorded in Volume 5169, Page 299, Deed Records, Collin County, Texas;

THENCE South 89 degrees 32 minutes 56 seconds West, departing the west line of said S. Oklahoma Drive (Business No. 289) and along the common line of said Facultas Group LLC tract and said Willard Cattle Company I, Ltd. tract, a distance of 1109.88 feet to a 1/2 inch iron rod set for corner, said point being the southwest corner of said 8.058 acre tract of land being described;

THENCE North 11 degrees 21 minutes 24 seconds East, departing the common line of said Facultas Group LLC tract and said Willard Cattle Company I, Ltd. tract and through the interior of said Facultas Group LLC tract, a distance of 408.00 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said 8.058 acre tract of land being described;

THENCE North 89 degrees 26 minutes 10 seconds East, along the interior of said Facultas Group LLC tract a distance of 762.31 feet to a 1/2 inch iron rod set for corner, said point being the most northerly northeast corner of said 8.058 acre tract of land being described;

THENCE South 00 degrees 33 minutes 50 seconds East, through the interior of said Facultas Group LLC tract, a distance of 280.00 feet to a 1/2 inch iron rod set for corner, said point being an interior corner of said 8.058 acre tract of land being described;

THENCE North 89 degrees 32 minutes 56 seconds East, continuing through the interior of said Facultas Group LLC tract, a distance of 262.81 feet to a 1/2 inch iron rod set for corner, said point being the most easterly northeast corner of said 8.058 acre tract of land being described, said point being in the west line of said S. Oklahoma Drive (Business No. 289);

THENCE South 00 degrees 49 minutes 02 seconds East, along the east line of said Facultas Group LLC tract and the west line of said S. Oklahoma Drive (Business No. 289), a distance of 110.87 feet to the POINT OF BEGINNING and containing 351,001 square feet or 8.058 acres of compiled land.

This survey was performed in connection with the transaction described in GF No. 1507715-MCCB of Silver Star Title, LLC with an effective date of November 30, 2015. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. Subject to all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be lessors, grants, exceptions or reservations of mineral interest that are not listed.
- b. Subject to Rights of parties in possession (Owner's Policy Only)
- c. Subject to any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)
- d. Subject to Rights of tenants in possession under any unrecorded rental or lease agreements.
- e. An easement to Texas Power & Light Company, dated October 18, 1926, executed by Hugh G. Stone and Elizabeth Stone, recorded in Volume 264, Page 55, of the Deed Records, Collin County, Texas. Does not affect the subject property.
- f. An easement to Lone Star Gas Company, dated November 4, 1966, executed by R.L. Willard and Jo Faye Willard, recorded in Volume 682, Page 30, of the Deed Records, Collin County, Texas. Affects subject property and plotted on survey.
- g. An easement to Southwestern Bell Telephone Company, dated June 12, 1969, executed by Joe Frank Willard and Janice Willard, recorded in Volume 737, Page 12, of the Deed Records, Collin County, Texas. Does not affect subject property.
- h. An easement to Southwestern Bell Telephone Company, dated June 19, 1969, executed by Joe Fay Willard, recorded in Volume 737, Page 24, of the Deed Records, Collin County, Texas. Does not affect subject property.
- i. Subject to lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 1, 1987, by and between Joe Faye Willard White, as Lessor, and Jimmie L. Schuler, as Lessee, recorded in Volume 2850, Page 673, of the Real Property Records of Collin County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps for the City of Celina, Collin County, Texas, the subject property Does not lie within a Special Flood Hazard Area (100 Year Flood), Map date June 2, 2019 Community Panel No. 48085C0120J subject to is located in Zone X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

To Palladium USA International, Inc., Facultas Group, LLC, a Texas limited liability company, Silver Star Title, LLC, Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on November 9, 2015.

William P. Price
WILLIAM P. PRICE
Registered Professional Land Surveyor, No. 3047



CATEGORY 1A
LAND TITLE SURVEY
8.058 ACRES
PORTION OF THAT CERTAIN
FACULTAS GROUP, LLC
SITUATED IN THE
B.B.B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 132
CITY OF CELINA, COLLIN COUNTY, TEXAS

ENGINEER:
GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
PHONE: (972) 717-5151
FAX: (972) 717-2178
TEXAS REGISTRATION NUMBER: F-303

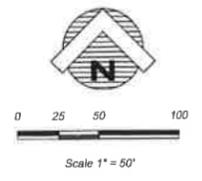
LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		BOLLARD
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC MANHOLE
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		SIGN
	TRAFFIC SIGNAL POLE		LIGHT POLE
	TRAFFIC SIGNAL BOX		TYPICAL FENCE
	SWB MAN HOLE		CONCRETE
	GAS LINE MARKER		TREE
	VAULT		ELECTRIC BOX
	TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT
400 SOUTH INDUSTRIAL BLVD., STE 219
EULESS, TEXAS 76040
(817) 354-1445
(817) 354-1451 FAX

JOB NO.:	16-009
DATE:	FEBRUARY 16, 2016
SCALE:	1" = 50'
DRAWN BY:	RM



NOTES:
 1. I.R.F. - Iron Rod Found
 2. I.R.S. - Iron Rod Set
 3. C.M. - Controlling Monument
 4. Basis of Bearing - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).

MARTINEK FARMING, LLC
 VOL. 5169, PG. 299
 DOC. NO. 2009-0202330
 O.P.R.C.C.T.

TRACT I
 FACULTAS GROUP LLC
 DOC. NO. 2013-000631320
 O.P.R.C.C.T.

PORTION OF
 TRACT I & II
 FACULTAS GROUP LLC
 DOC. NO. 2013-000631320
 O.P.R.C.C.T.

160,229 SQ. FT.
 OR 3.678 ACRES

REMAINDER OF
 TRACT II
 FACULTAS GROUP LLC
 DOC. NO. 2013-000631320
 O.P.R.C.C.T.

REMAINDER PORTION OF
 TRACT I & II
 FACULTAS GROUP LLC
 DOC. NO. 2013-000631320
 O.P.R.C.C.T.

351,001 SQ. FT.
 OR 8.058 ACRES

WILLARD CATTLE CO. 1, LTD
 VOL. 5169, PG. 299
 O.P.R.C.C.T.

This is to certify that I have, this date, made an on the ground survey of the property located on 1123 S. Oklahoma Drive in the City of Celina, Texas described as follows:

State of Texas -
 County of Collin -

Being 3.678 acre tract of land situated in the B.B.B. & C. Railroad Co. Survey, Abstract No. 132, Collin County, Texas, being a portion of that certain 11.736 acre tracts of land conveyed to Facultas Group LLC, by deed as recorded in Document No. 2013-000631320, Official Public Records, Collin County, Texas and being more particularly described as follows:

COMMENCING at 1/2 inch iron rod found for corner, said point being in the west line of S. Oklahoma Drive (Business No. 289) (a variable width right-of-way), same point being the southeast corner of said Facultas Group LLC tract, said point also being the northeast corner of that certain tract of land conveyed to Willard Cattle Company 1, Ltd. by deed as recorded in Volume 5169, Page 299, Deed Records, Collin County, Texas;

THENCE North 00 degrees 49 minutes 02 seconds West along the west line of said S. Oklahoma Drive (Business No. 290) and along the common line of said Facultas Group LLC tract a distance of 110.87 feet to a 1/2 inch iron rod set for corner at the POINT OF BEGINNING;

THENCE South 89 degrees 32 minutes 56 seconds West, departing the west line of said S. Oklahoma Drive (Business No. 289) and along the interior of said Facultas Group LLC tract, a distance of 262.81 feet to a 1/2 inch iron rod set for corner, said point being the interior corner of said 3.678 acre tract of land being described;

THENCE North 00 degrees 33 minutes 50 seconds West along the interior of said Facultas Group LLC tract a distance of 290.00 feet to a 1/2 inch iron rod set for corner, said point being an interior corner of said 3.678 acre tract of land being described;

THENCE South 89 degrees 26 minutes 10 seconds West, along the interior line of said Facultas Group LLC tract a distance of 762.31 feet to a 1/2 inch iron rod set for corner, said point being an interior corner of said 3.678 acre tract of land being described;

THENCE South 11 degrees 21 minutes 24 seconds West along the interior line of said Facultas Group LLC tract a distance of 408.00 feet to a 1/2 inch iron rod set for corner, said point also being the interior south line of said Facultas Group LLC tract and in the north line of said Willard Cattle Company 1, Ltd. tract;

THENCE South 89 degrees 32 minutes 56 seconds West, continuing along the south line of said Facultas Group LLC tract and the north line of said Willard Cattle Company 1, Ltd. tract, a distance of 73.92 feet to a 1/2 inch iron rod found for corner, said point being the most southerly corner of said 3.678 acre tract of land being described, said point also being in the easterly right of way line of the St. Louis, San Francisco & Texas Railroad (100 foot ROW);

THENCE North 11 degrees 21 minutes 24 seconds East along the westerly line of said Facultas Group LLC tract and the easterly line of said St. Louis, San Francisco & Texas Railroad a distance of 458.95 to a 1/2 inch iron rod found for corner, said point also being the most northwesterly corner of said 3.678 acre tract of land being described and being in the south line of that certain tract of land conveyed to Martinek Farming LLC by deed as recorded in Document No. 2009-0202330, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 26 minutes 10 seconds East, along the common line of said Facultas Group LLC tract and said Martinek Farming LLC tract, a distance of 1087.00 feet to a 1/2 inch iron rod set for corner, said point being the most northerly northeast corner of said 3.678 acre tract of land being described;

THENCE South 00 degrees 49 minutes 02 seconds East, along the east line of said Facultas Group LLC tract and the west line of said S. Oklahoma Drive (Business No. 289), a distance of 340.52 feet to the POINT OF BEGINNING and containing 160,229 square feet or 3.678 acres of computed land.

This survey was performed in connection with the transaction described in GF No. 1507715-MCCB of Silver Star Title, LLC with an effective date of November 30, 2015. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.)

- a. Subject to all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- b. Subject to Rights of parties in possession (Owner's Policy Only).
- c. Subject to any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)
- d. Subject to Rights of tenants in possession under any unrecorded rental or lease agreements.
- e. An easement to Texas Power & Light Company, dated October 18, 1926, executed by Hugh G. Stone and Elizabeth Olone, recorded in Volume 264, Page 55, of the Deed Records, Collin County, Texas. Does not affect the subject property.
- f. An easement to Lone Star Gas Company, dated November 4, 1966, executed by R.L. Willard and Jo Faye Willard, recorded in Volume 682, Page 30, of the Deed Records, Collin County, Texas. Affects subject property and plotted on survey.
- g. An easement to Southwestern Bell Telephone Company, dated June 12, 1969, executed by Joe Frank Willard and Janice Willard, recorded in Volume 737, Page 12, of the Deed Records, Collin County, Texas. Does not affect subject property.
- h. An easement to Southwestern Bell Telephone Company, dated June 19, 1969, executed by Joe Fay Willard, recorded in Volume 737, Page 24, of the Deed Records, Collin County, Texas. Does not affect subject property.
- i. Subject to lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 1, 1987, by and between Joe Faye Willard White, as Lessor, and Jennie L. Schuelter, as Lessee, recorded in Volume 2850, Page 673, of the Real Property Records of Collin County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

FLOOD CERTIFICATE
 As determined by the Flood Insurance Rate Maps for the City of Celina, Collin County, Texas, the subject property does not lie within a Special Flood Hazard Area (100 Year Flood), Map date June 2, 2019 Community Panel No. 4905C0120J subject to is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

To Palladium USA International, Inc., Facultas Group, LLC, a Texas limited liability company, Silver Star Title, LLC, Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards and Requirements for All TAAACSM I and Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on November 9, 2015.

William P. Price
 WILLIAM P. PRICE
 Registered Professional Land Surveyor, No. 3047



CATEGORY 1A
 LAND TITLE SURVEY
 3.678 ACRES
 PORTION OF THAT CERTAIN
 FACULTAS GROUP, LLC
 SITUATED IN THE
 B.B.B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 132
 CITY OF CELINA, COLLIN COUNTY, TEXAS

ENGINEER:

GLENN ENGINEERING
 105 DECKER COURT, SUITE 110
 IRVING, TEXAS 75062
 PHONE: (972) 717-5151
 FAX: (972) 717-2176
 TEXAS REGISTRATION NUMBER: F-303

LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		BOLLARD
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC MANHOLE
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		SIGN
	TRAFFIC SIGNAL POLE		LIGHT POLE
	TRAFFIC SIGNAL BOX		TYPICAL FENCE
	SWB MAN HOLE		CONCRETE
	GAS LINE MARKER		TREE
	VAULT		ELECTRIC BOX
	TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

SURVEY GROUP
 SURVEYING * CONSULTING * MANAGEMENT
 400 SOUTH INDUSTRIAL BLVD., STE 219
 EULESS, TEXAS 76040
 (817) 354-1445
 (817) 354-1451 FAX

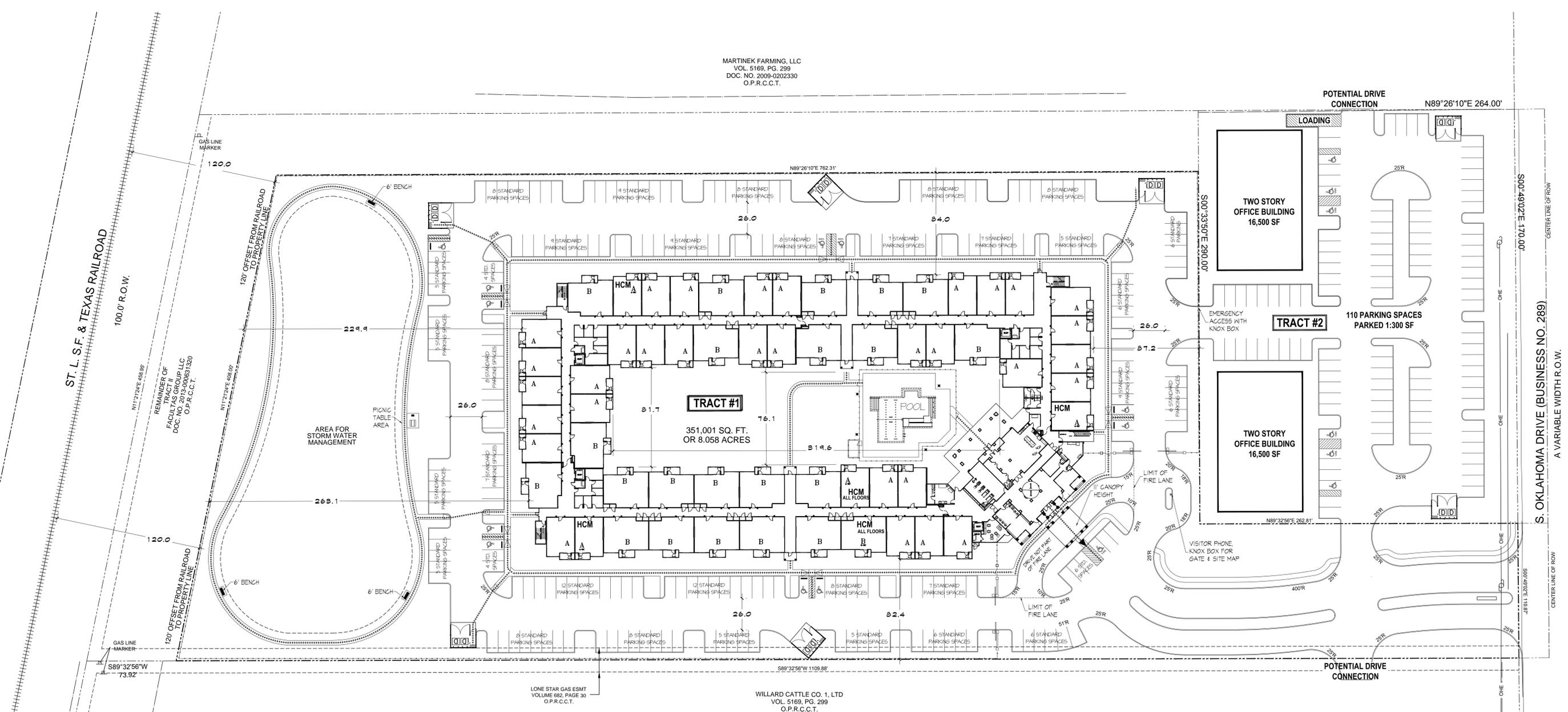
JOB NO.	16-009
DATE	FEBRUARY 16, 2016
SCALE	1" = 50'
DRAWN BY	RM

SHEET: 1 OF 1

PALLADIUM CELINA SENIOR LIVING

CELINA, TX - PALLADIUM

MARTINEK FARMING, LLC
VOL. 5169, PG. 299
DOC. NO. 2009-0202330
O.P.R.C.C.T.



UNIT TABULATIONS

(A = 1 BEDROOM, B = 2 BEDROOM)

BLDG TYPE	STORIES	QTY	A	B	TOTAL
I	3	1	108	72	180
TOTAL		1	108	72	180

UNIT	# BED	# BATH	SF / UNIT	# UNITS	TOTAL UNIT SF
A	1	1	750	108	81,000
B	2	2	950	72	68,400
TOTAL				180	149,400

SITE OPEN SPACE

OPEN SPACE PROVIDED: 3.25 ACRES (INCLUDES 50% OF DRAINAGE AREA)
OPEN SPACE REQUIRED: 1.61 ACRES
OPEN SPACE IN DRAINAGE AREA: 1.50 ACRES (.75 COUNTED)
OPEN SPACE OUTSIDE DRAINAGE AREA: 2.50 ACRES

UNIT TYPE	QTY	RATIO	SPACES
ALL TYPE	180	1.25	225
OFFICE	900 SF	1:300SF	3
TOTAL			228

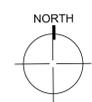
PARKING PROVIDED		
STANDARD INSIDE GATE	225	(13 HC)
STANDARD OUTSIDE GATE	12	(1 HC)
GARAGE	0	(0 HC)
CARPORT	0	(0 HC)
TOTAL	237	(14 HC)

PARKING SPACES ARE 9X18 FEET TYPICAL.

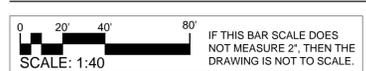
THIS SITE DOES NOT FALL WITH IN A FLOOD PLAIN

SITE ACREAGE IS 8.058 ACRES

*REVISED REQUIREMENTS 1.25 PER UNIT FOR INDEPENDENT LIVING UNITS, PLUS 1 PER 300 SF OF OFFICE



SITE PLAN



ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
ARCHITECTS, L.L.C.
260 ADDIE ROY ROAD SUITE 210 AUSTIN, TEXAS 78746 PH: +1.512.327.3397

ACCESSIBLE ROUTE



FRONT ELEVATION

BLDG. TYPE I

1/16"

PALLADIUM CELINA SENIOR LIVING

Celina, Texas

PALLADIUM

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KELLY GROSSMAN
 A R C H I T E C T S , L L C

260 ADDIE ROY ROAD, SUITE 210 AUSTIN, TEXAS 78746 ph: +1.512/327.3397

BUILDING I – PERIMETER MATERIAL SQFT		
CEMENT STUCCO	20%	5370
SPLIT FACE CMU	11%	2940
BRICK	68%	18,471



LEFT ELEVATION

PALLADIUM CELINA SENIOR LIVING

Celina, Texas

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BLDG. TYPE I

1/16"

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KELLY GROSSMAN
ARCHITECTS, LLC

260 ADDIE ROY ROAD, SUITE 210 AUSTIN, TEXAS 78746 ph: +1.512/327.3397

BUILDING I – PERIMETER MATERIAL SQFT			
CEMENT STUCCO	20%	5370	
SPLIT FACE CMU	11%	2940	
BRICK	68%	18,471	



REAR ELEVATION

BLDG. TYPE I

1/16"

BUILDING I – PERIMETER MATERIAL SQFT		
CEMENT STUCCO	20%	5370
SPLIT FACE CMU	11%	2940
BRICK	68%	18,471



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PARTIAL RIGHT SIDE ELEVATION

BLDG. TYPE I

1/16"

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BUILDING I – PERIMETER MATERIAL SQFT

CEMENT STUCCO	20%	5370
SPLIT FACE CMU	11%	2940
BRICK	68%	18,471



PARTIAL RIGHT SIDE ELEVATION

BLDG. TYPE I

1/16"

BUILDING I – PERIMETER MATERIAL SQFT			
CEMENT STUCCO	20%		5370
SPLIT FACE CMU	11%		2940
BRICK	68%		18,471



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 ARCHITECTS, L L C

260 ADDIE ROY ROAD, SUITE 210 AUSTIN, TEXAS 78746 ph: +1.512/327.3397



RIGHT ELEVATION

BLDG. TYPE I

1/16"

BUILDING I – PERIMETER MATERIAL SQFT		
CEMENT STUCCO	20%	5370
SPLIT FACE CMU	11%	2940
BRICK	68%	18,471

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 A R C H I T E C T S , L L C

260 ADDIE ROY ROAD, SUITE 210 AUSTIN, TEXAS 78746 ph: +1.512/327.3397



FRONT ELEVATION

BLDG. TYPE I - COURTYARD 1/16"



LEFT ELEVATION

BLDG. TYPE I - COURTYARD 1/16"

BUILDING I – PERIMETER MATERIAL SQFT		
CEMENT STUCCO	24%	3,621
SPLIT FACE CMU	3%	436
BRICK	46%	6,753
SIDING	27%	3,976

PALLADIUM CELINA SENIOR LIVING

Celina, Texas

PALLADIUM

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LEFT SIDE ELEVATION

BLDG. TYPE I - COURTYARD 1/16"

BUILDING I – PERIMETER MATERIAL SQFT		
CEMENT STUCCO	24%	3,621
SPLIT FACE CMU	3%	436
BRICK	46%	6,753
SIDING	27%	3,976



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RIGHT ELEVATION

BLDG. TYPE I - COURTYARD 1/16"

BUILDING I - PERIMETER MATERIAL SQFT			
CEMENT STUCCO	24%		3,621
SPLIT FACE CMU	3%		436
BRICK	46%		6,753
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KELLY GROSSMAN
 A R C H I T E C T S , L L C

260 ADDIE ROY ROAD, SUITE 210 AUSTIN, TEXAS 78746 ph: +1.512/327.3397



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: June 21, 2016
Re: Cambridge Crossing General Development Plan (GDP)

Action Requested:

Consider and act on an application for a General Development Plan for Cambridge Crossing residential tracts, a ±455.29 acre 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)

Background Information:

The entire ±639.62 tract of land was rezoned from AG-Agricultural, MU-2#1 and PD-40 (with the underlying zoning of MU-2) to PD-40 on April 12, 2016. The GDP for the property is only considering the ±455.29 acre residential portions of the Planned Development. Future GDPs for the MU-2 and R/O tracts will be forthcoming. The residential tracts will be developed in seven phases.

Phase 1 will be located north of the proposed alignment for the Outer Loop and west of future Huddleston Drive. In this phase an approximate 13 acre tract has been reserved for a CISD elementary school site. An off-site roadway will be constructed connecting the Dallas North Tollway to Huddleston Drive and Phase 1.

Phase 2 will be adjacent to the Phase 1 tract and continue the development to the northern and western boundaries north of the development, north of the Outer Loop. Subsequent residential phases will be completed south of the Outer Loop right-of-way and north of the future alignment of Punk Carter Parkway.

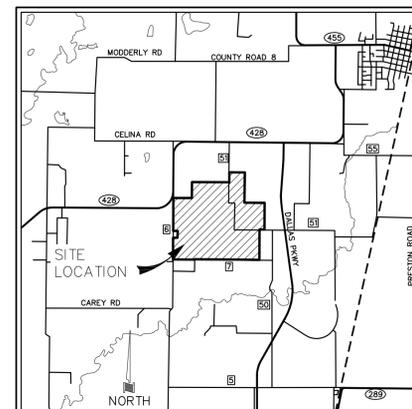
The applicant has agreed that any future Engineering comments be addressed before the GDP is considered approved.

Supporting Documents:

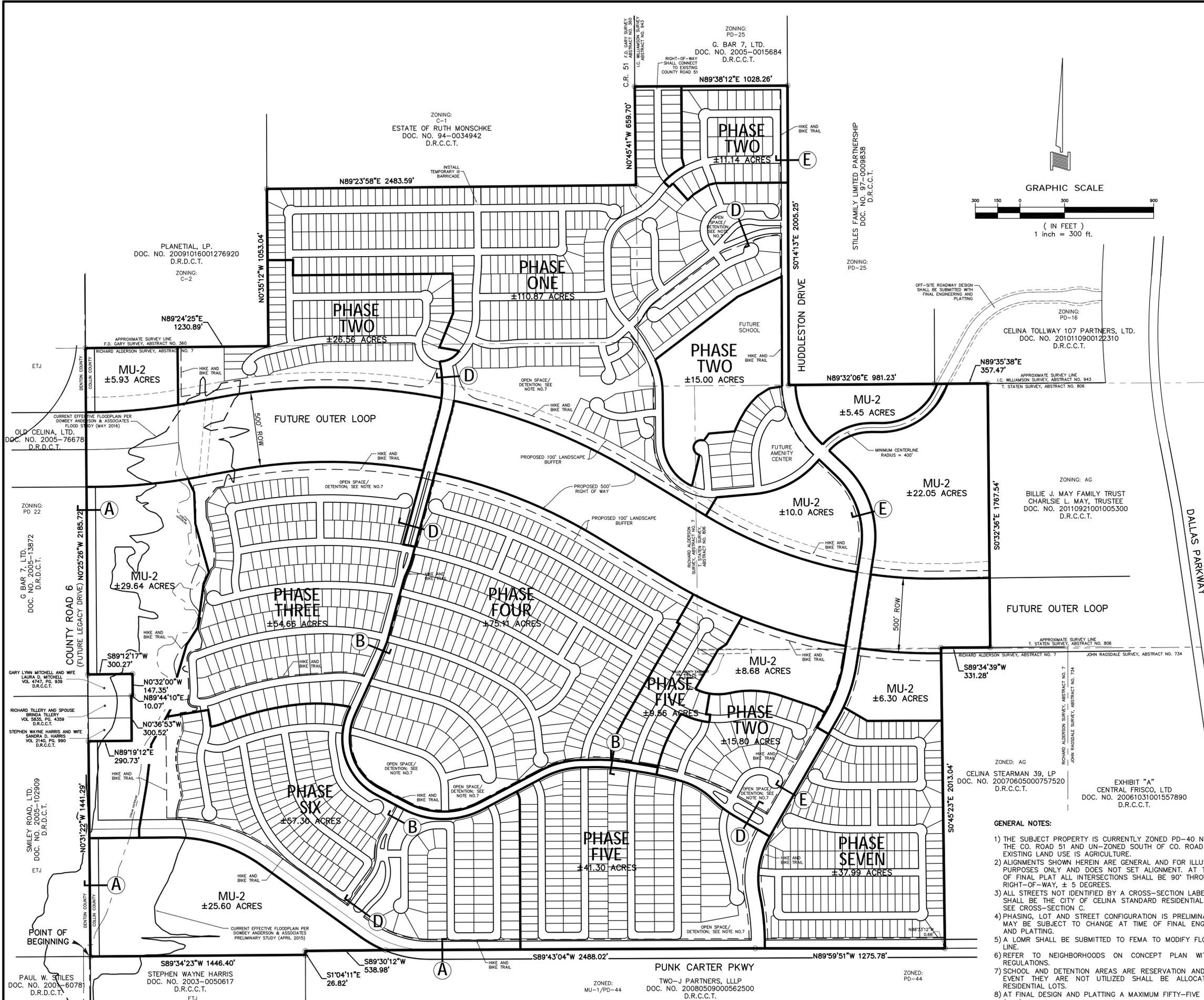
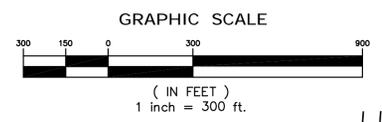
GDP Exhibits

Staff Recommendation:

Staff recommends approval of the GDP, subject to the applicant addressing any remaining Engineering comments.



LOCATION MAP NOT TO SCALE



LOT TYPE	PHASES							LOT TYPE SUMMARY	LOT TYPE %
	1	2	3	4	5	6	7		
50'	164	94	157	78	82	73	187	835	55.0
60'	109	47	69	75	119	107	0	526	34.6
70'	46	0	36	28	10	38	0	158	10.4
SUMMARY BY PHASE	319	141	262	181	211	218	187	1,519	-

***SUMMARY NOTE:**
RESIDENTIAL LOT TOTALS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING AND PLATTING BASED ON CURRENT MARKET DEMANDS AND CONSTRUCTION; IN THE EVENT THE FUTURE SCHOOL SITE IS NOT UTILIZED THIS AREA SHALL BE PERMITTED TO YIELD ±50 RESIDENTIAL LOTS; IN THE EVENT THE DETENTION AREAS ARE NOT UTILIZED THESE AREAS SHALL BE PERMITTED TO YIELD ±15 RESIDENTIAL LOTS; THE ULTIMATE DEVELOPMENT SHALL COMPLY WITH THE APPROVED ZONING PD.

**GENERAL DEVELOPMENT PLAN
CAMBRIDGE CROSSING**

±455.29 ACRES RESIDENTIAL
AN ADDITION TO THE CITY OF CELINA
F.D. GARY SURVEY, ABST. 360
I.C. WILLIAMSON SURVEY, ABST. 943
RICHARD ALDERSON SURVEY, ABST. 7
AND T STATEN SURVEY, ABST. 806
COLLIN COUNTY, TEXAS

APRIL, 2016 SCALE: 1"=300'

OWNER/DEVELOPER
TOLLWAY/OUTER LOOP LP
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

- GENERAL NOTES:**
- 1) THE SUBJECT PROPERTY IS CURRENTLY ZONED PD-40 NORTH OF THE CO. ROAD 51 AND UN-ZONED SOUTH OF CO. ROAD 51. THE EXISTING LAND USE IS AGRICULTURE.
 - 2) ALIGNMENTS SHOWN HEREIN ARE GENERAL AND FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT SET ALIGNMENT. AT THE TIME OF FINAL PLAT ALL INTERSECTIONS SHALL BE 90° THROUGH THE RIGHT-OF-WAY, ± 5 DEGREES.
 - 3) ALL STREETS NOT IDENTIFIED BY A CROSS-SECTION LABEL SHALL BE THE CITY OF CELINA STANDARD RESIDENTIAL STREET; SEE CROSS-SECTION C.
 - 4) PHASING, LOT AND STREET CONFIGURATION IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND PLATTING.
 - 5) A LOMR SHALL BE SUBMITTED TO FEMA TO MODIFY FLOODPLAIN LINE.
 - 6) REFER TO NEIGHBORHOODS ON CONCEPT PLAN WITHIN PD REGULATIONS.
 - 7) SCHOOL AND DETENTION AREAS ARE RESERVATION AND IN THE EVENT THEY ARE NOT UTILIZED SHALL BE ALLOCATED FOR RESIDENTIAL LOTS.
 - 8) AT FINAL DESIGN AND PLATTING A MAXIMUM FIFTY-FIVE PERCENT (55%) OF 50-FOOT WIDE LOTS AND A MINIMUM TEN PERCENT (10%) OF 70-FOOT WIDE LOTS SHALL BE ALLOTTED.

LEGAL DESCRIPTION

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, Collin County, Texas, and being all of that tract of land conveyed to Godwin Investments, LTD., according to the document filed of record in Document Number 20070205000163510 and 20130401000422650, Deed Records, Collin County, Texas, and being all of that tract of land conveyed to Jerry Glen Hansel and wife, Sally Haggard Hansel, according to the document filed of record in Document Number 92-0077846, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red plastic cap found in the approximate center line of Legacy Drive, a variable width right-of-way, (also known as County Road No. 6) for the southwest corner of said Godwin Investments, LTD. tract, recorded in Document 20130401000422650, same being the northwest corner of a tract of land conveyed to Stephen Wayne Harris, according to the document filed of record in Document Number 2003-0050617, Deed Records, Collin County, Texas, same being the northeast corner of a tract of land conveyed to Paul W. Stiles, according to the document filed of record in Document Number 2001-60781, Deed Records, Denton County, same being the southeast corner of a tract of land conveyed to Smiley Road, LTD., according to the document filed of record in Document Number 2005-102909, Deed Records, Denton County, Texas;

THENCE North 00° 31' 22" West, with the common west line of said Godwin tract and east line of said Smiley Road tract, a distance of 1,441.29 feet to a 1/2 inch iron rod with a red plastic cap found for the southwest corner of a tract of land conveyed to Stephen W. Harris and wife, Sandra D. Harris, according to the document filed of record in Volume 3399, Page 27, Deed Records, Collin County, Texas;

THENCE North 89° 19' 12" East, with the south line of said Harris tract, a distance of 290.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for the southeast corner of said Harris tract;

THENCE North 00° 36' 53" West, a distance of 300.52 feet to a 1/2 inch iron rod found in the south line of a tract of land conveyed to Gary Lynn Mitchell and wife, Laura D. Mitchell, according to the document filed of record in Volume 4747, Page 939, Deed Records, Collin County, and being the northeast corner of a tract of land conveyed to Richard Tillery and Spouse, Brinda Tillery, as recorded Volume 5835, Page 4358, Deed Records, Collin County, Texas;

THENCE North 89° 44' 10" East, with the south line of said Mitchell tract, a distance of 10.07 feet to a 1/2 inch iron rod with an orange plastic cap found for the southeast corner of said Mitchell tract;

THENCE North 00° 32' 00" West, with the east line of said Mitchell tract, a distance of 147.35 feet to a 1/2 inch iron rod with an orange plastic cap found in the south line of the above mentioned Godwin tract recorded in Document Number 20070205000163510 and being the common northeast corner of said Mitchell tract and northwest corner of said Godwin tract recorded in Document Number 20130401000422650;

THENCE South 89° 12' 17" West, leaving said common corner and with the north line of said Mitchell tract, passing at a distance of 270.26 feet, a 1/2 inch iron rod with an orange plastic cap found for reference and continuing for a total distance of 300.27 feet to a 3/8 inch iron rod found in the east line of a tract of land conveyed to G Bar 7, LTD., according to the document filed of record in Document Number 2005-13872, Deed Records, Collin County, Texas, and being the common southwest corner of said Godwin tract recorded in Document Number 20070205000163510 and the northwest corner of said Mitchell tract;

THENCE North 00° 25' 26" West, leaving said common corner and with the common west line of said Godwin tract and east line of said G Bar 7, LTD. tract, a distance of 2,185.72 feet to a 3/8 inch iron rod found for the common most westerly northwest corner of said Godwin tract and southwest corner of a tract of land conveyed to Planetal, LP, according to the document filed of record in Document Number 20091016001276920, Deed Records, Collin County, Texas;

THENCE North 89° 24' 25" East, leaving said common corner and with the south line of said Planetal, LP tract, a distance of 1,230.89 feet to a 5/8 inch iron rod with a yellow plastic cap found for the southeast corner of said Planetal, LP tract;

THENCE North 00° 35' 12" West, with the east line of said Planetal, LP tract, a distance of 1,053.04 feet to a 1/2 inch iron rod found for the common northwest corner of the said Godwin tract and southwest corner of a tract of land conveyed to Hardy Burke, according to the document filed of record in Document Number 94-0034942, Deed Records, Collin County, Texas;

THENCE North 89° 23' 58" East, leaving said east line and with the common north line of said Godwin tract and south line of said Hardy Burke tract, a distance of 2,483.59 feet to a 1/2 inch iron rod found with a yellow plastic cap found for the southeast corner of said Hardy Burke tract;

THENCE North 00° 45' 41" West, with the east line of said Hardy Burke tract, a distance of 659.70 feet to a 1/2 inch iron rod with a yellow plastic cap found for the southwest corner of a tract of land conveyed to G Bar 7, LTD, according to the document filed of record in Document Number 2005-0015684, Deed Records, Collin County, Texas;

THENCE North 89° 38' 12" East, leaving said east line and with the common north line of said Godwin tract and south line of said G Bar 7, LTD tract, a distance of 1,028.26 feet to a 1/2 inch iron rod found in the west line of a tract of land conveyed to Stiles Family Limited Partnership, according to the document filed of record in Document Number 97-0009838, Deed Records, Collin County, Texas, same being the common northeast corner of said Godwin tract and southeast corner of said G Bar 7, LTD tract;

THENCE South 00° 14' 13" East, leaving said common corner and with the common east line of said Godwin Tract and west line of said Stiles Family Limited Partnership tract, a distance of 2,005.25 feet to a 1/2 inch iron rod with a yellow plastic cap found for the southwest corner of said Stiles tract;

THENCE North 89° 32' 06" East, with the south line of said Stiles tract, a distance of 981.23 feet to a 1/2 inch iron rod found for the common southeast corner of said Stiles tract and southwest corner of a tract of land conveyed to Celina Tollway 107 Partners, LTD, according to the document filed of record in Document Number 2010110900122310, Deed Records, Collin County, Texas;

THENCE North 89° 35' 38" East, leaving said common corner and with the south line of said Celina Tollway 107 Partners, LTD tract, a distance of 357.47 feet to a 1/2 inch iron rod found for the common northeast corner of said Godwin tract and northwest corner of a tract of land conveyed to Billie J. May Family Trust, according to the document filed of record in Document Number 20110921001005300, Deed Records, Collin County, Texas;

THENCE South 00° 32' 36" East, leaving said common corner and with the common east line of said Godwin tract and west line of said Billie J. May Family Trust tract, a distance of 1,767.54 feet to a 1/2 inch iron rod found in the north line of a tract of land conveyed to Celina Stearman 39, LP, according to the document filed of record in Document Number 20070605000757520, Deed Records, Collin County, Texas, same being the common most easterly corner of said Godwin tract and the southwest corner of said Billie J. May Family Trust tract;

THENCE South 89° 34' 39" West, leaving said common corner and with the common south line of said Godwin tract and north line of said Celina Stearman 39, LP tract, a distance of 331.28 feet to a 1/2 inch iron rod with a yellow plastic cap found for the northwest corner of said Celina Stearman 39, LP tract, and being a common corner of said Godwin tract;

THENCE South 00° 45' 23" East, with the common east line of said Godwin tract and west line of said Celina Stearman 39, LP tract, a distance of 2,013.04 feet to a point for corner from which a 1/2 inch iron rod found in the north line of a tract of land conveyed to Two-J Partners, LLLP, according to the document filed of record in Document Number 20080509000562500, Deed Records, Collin County, Texas, bears North 83°12'48" West, 0.58 feet, said point being the common southeast corner of said Godwin tract and southwest corner of said Celina Stearman 39, LP tract;

THENCE North 89° 59' 51" West, leaving said common corner and with the common south line of said Godwin tract and north line of said Two-J Partners, LLLP tract, a distance of 1,275.78 feet to a point for corner from which a 1/2 inch bolt found bears South 89°40'46" West, 0.40 feet, said point being the common southwest corner of said Godwin tract and southeast corner of the above mentioned Jerry Glen Hansel & Wife Sally Haggard Hansel tract;

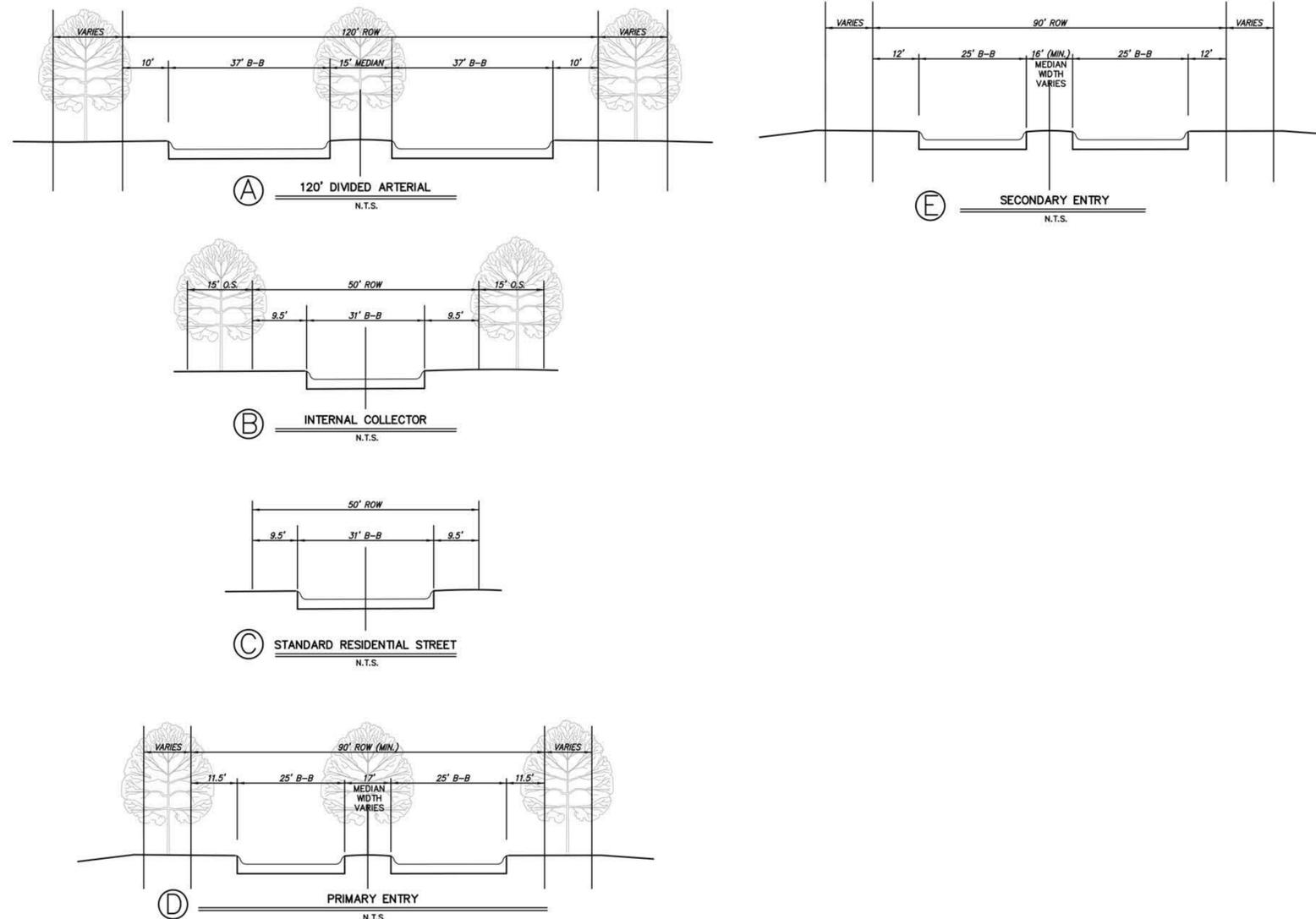
THENCE South 89° 43' 04" West, leaving said common corner and with the common south line of said Hansel tract and north line of said Two-J Partners, LLLP tract, passing at a distance of 2,477.60 feet a 5/8 inch iron rod with a red plastic cap found, continuing for a total distance of 2,488.02 feet, for the common southwest corner of said Hansel tract and the southeast corner of the above mentioned Godwin Investments, LTD tract, recorded in Document Number 20130401000422650;

THENCE South 89° 30' 12" West, leaving said common corner and with the common south line of said Godwin tract, recorded in Document Number 20130401000422650 and north line of said Two-J Partners, LLLP tract, a distance of 538.98 feet to a 1/2 inch iron rod with a red plastic cap found for the northwest corner of said Two-J Partners, LLLP tract;

THENCE South 01° 04' 11" East, with the west line of said Two-J Partners, LLLP tract, a distance of 26.82 feet to a 1/2 inch iron rod found for the northeast corner of the above mentioned Stephen Wayne Harris tract, for the most southerly southeast corner of said Godwin tract;

THENCE South 89° 34' 23" West, leaving said west line and with the common south line of the above mentioned Godwin tract and north line of said Harris tract, a distance of 1,446.40 feet to the POINT OF BEGINNING and containing 639.617 acres of land, more or less.

STREET CROSS SECTIONS



GENERAL DEVELOPMENT PLAN
CAMBRIDGE CROSSING
 ±455.29 ACRES RESIDENTIAL
 AN ADDITION TO THE CITY OF CELINA
 F.D. GARY SURVEY, ABST. 360
 I.C. WILLIAMSON SURVEY, ABST. 943
 RICHARD ALDERSON SURVEY, ABST. 7
 AND T STATEN SURVEY, ABST. 806
 COLLIN COUNTY, TEXAS

APRIL, 2016 SCALE: 1"=300'

OWNER/DEVELOPER
 TOLLWAY/OUTER LOOP LP
 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

DOWDEY, ANDERSON & ASSOCIATES, INC.

CAMBRIDGE CROSSING - GENERAL DEVELOPMENT PLAN

LEGEND

-  6' MASONRY WALL W/COLUMNS
-  6' WOOD BOARD-ON-BOARD FENCE (WITH MASONRY COLUMNS)
-  SPECIALTY PAVING



ENHANCED PAVING & SCREENING PLAN

CELINA TEXAS
CAMBRIDGE CROSSING

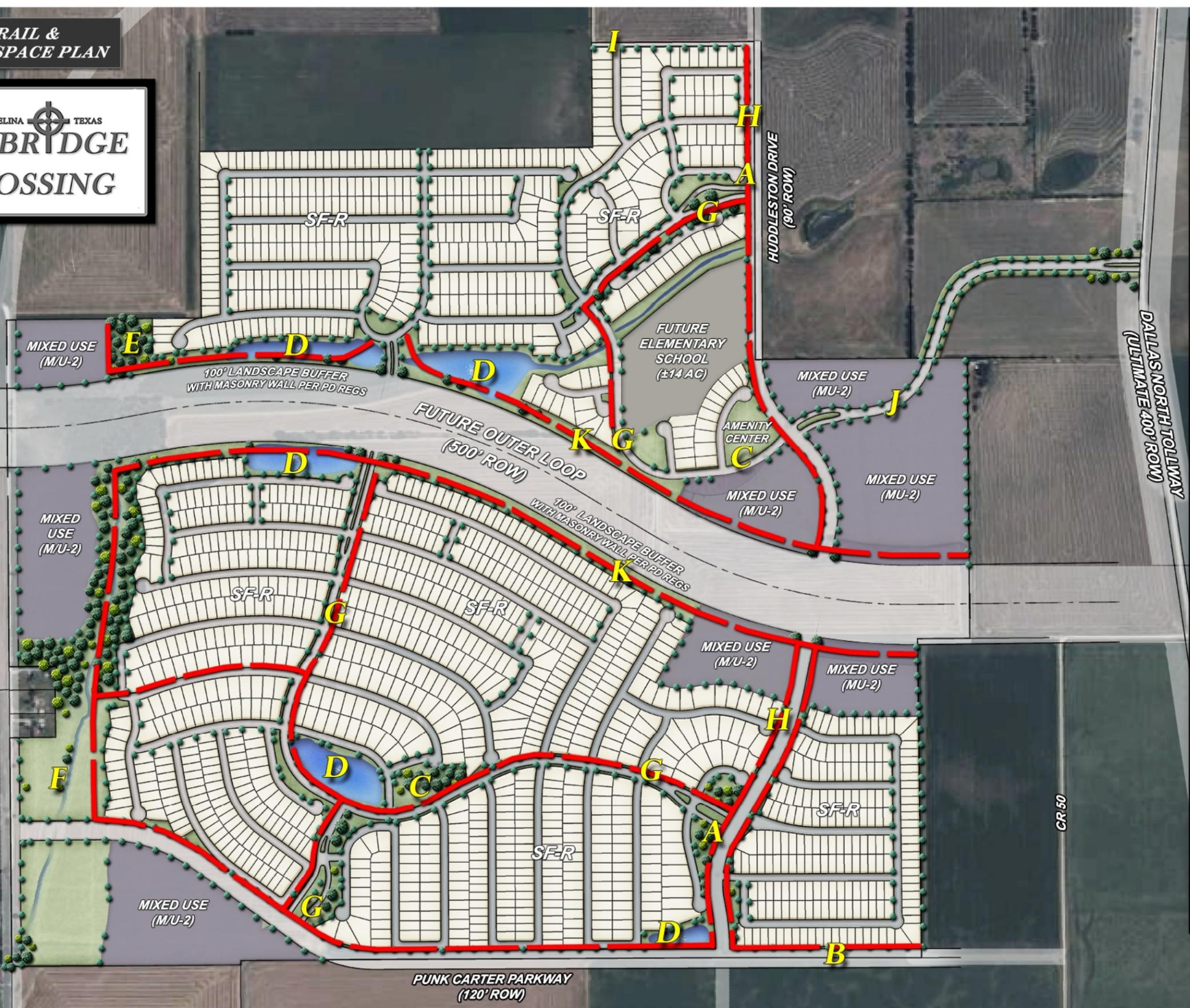
Cambridge
 8750 N. Central Expressway
 Ste. 1735
 Dallas, TX 75231

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200, Plano, Texas 75093
 Phone: 972-931-6694 Fax: 972-931-9538

This is a conceptual layout and does not necessarily depict the project as it shall finally be developed.

**TRAIL &
OPEN SPACE PLAN**

CELINA TEXAS
**CAMBRIDGE
CROSSING**



Open Space Area Specifics:

Area A: shall include monument signage, screening wall, and entry monument, a minimum six (6) foot concrete trail, a divided entry, open space areas and associated landscaping and irrigation.

Area B: shall include a minimum six (6) foot concrete trail, signage, screening wall, monuments, an average of a ten (10) foot landscape buffer along the north side of Punk Carter Parkway and along the south side of Punk Carter Parkway where it bi-sects the subject tract. The buffer shall include landscaping and irrigation.

Area C: shall include a private amenity center, swimming pool/s, playground equipment, a six (6) foot concrete trail, and associated landscaping and irrigation.

Area D: shall include detention/retention water feature with lighted fountain or bubbler, a minimum 6-foot concrete trail, and associated landscaping and irrigation. The final location and size of detention/retention facilities are subject to future engineering design.

Area E: shall include an 8-foot concrete trail and associated landscaping and irrigation.

Area F: shall include an 8-foot concrete trail and associated landscaping and irrigation.

Area G: This area is located outside the designated right-of-way on either side of an internal collector. It shall be an average of eight (8) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

Area H: This area is located outside the right-of-way line of Huddleston Drive. The buffer shall be an average of ten (10) feet where adjacent to single-family and a minimum fifteen (15) feet in width where adjacent to non-residential. Shade trees shall be planted at an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area I: A minimum six (6) foot masonry wall and a minimum six (6) foot landscape buffer and associated landscaping and irrigation is required along the south right-of-way line of the future collector.

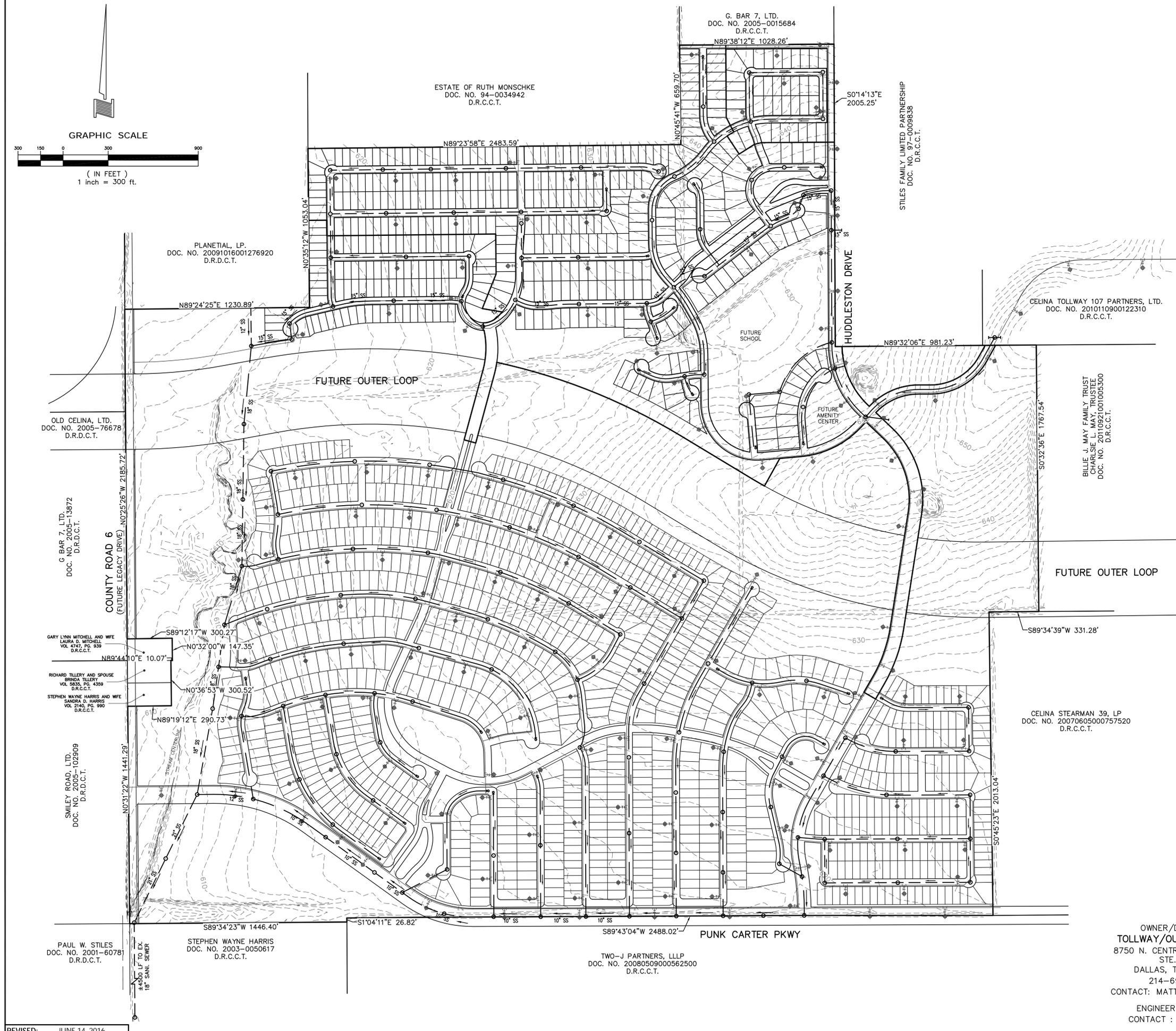
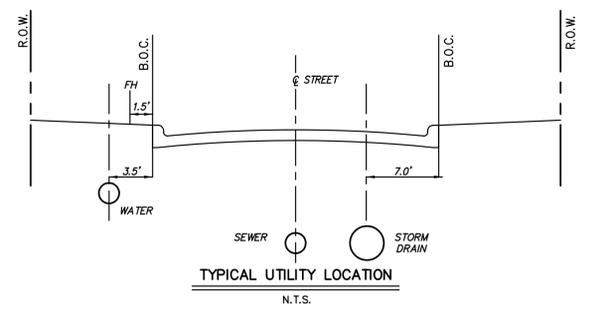
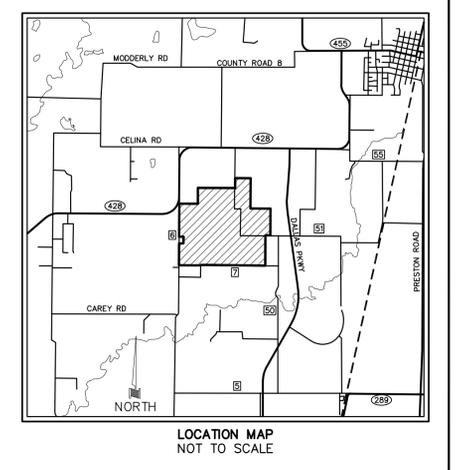
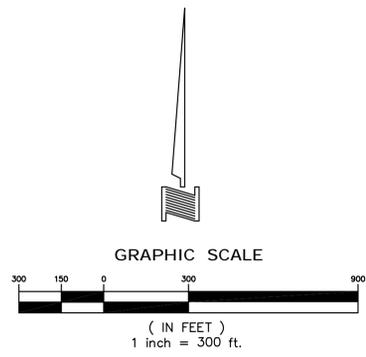
Area J: This area is located outside the right-of-way line of the extension of East-West Collector from Huddleston to the northeast corner of the tract. The buffer shall be an average of ten (10) feet where adjacent to single-family and a minimum fifteen (15) feet in width where adjacent to non-residential. Shade trees shall be planted at an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area K: The area is located outside of the designated right-of-way and on either side of the Outer Loop. It shall be a minimum of one-hundred (100)-feet wide buffer comprised of landscaping, detention/retention lakes or a combination of the two, where adjacent to single-family; a minimum of fifteen (15) foot wide buffer is required when adjacent to non-residential uses. This area shall include shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. Also within the landscape buffer shall be a meandering six (6) foot concrete trail. In addition, where single-family backs or sides to the Outer Loop, a minimum six (6) foot masonry wall and a minimum four (4) foot berm shall be constructed to form a combined 10-foot barrier.

This is a conceptual layout and does not necessarily depict the project as it shall finally be developed.

Cambridge
ENGINEER/PLANNER
8750 N. Central Expressway
Ste. 1735
Dallas, TX 75231

**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
ENGINEER/PLANNER
5225 Village Creek Drive, Suite 200, Plano, Texas 75093
Phone: 972-931-6694 Fax: 972-931-9538



- GENERAL NOTES:
- 1) ALL SANITARY SEWER LINES SHALL BE 8-INCH UNLESS SHOWN OTHERWISE.
 - 2) ALIGNMENTS AND SIZES ARE PRELIMINARY AND SHALL BE VERIFIED AT THE TIME OF FINAL ENGINEERING PLANS.

GENERAL DEVELOPMENT PLAN
CAMBRIDGE CROSSING
PRELIMINARY SANITARY SEWER PLAN

CITY OF CELINA
 COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	2016-04-08	1" = 300'	14037	1 / 1

OWNER/DEVELOPER
 TOLLWAY/OUTER LOOP LP
 8750 N. CENTRAL EXPRESSWAY
 STE. 1735
 DALLAS, TEXAS 75231
 214-691-2556
 CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
 CONTACT : CASEY ROSS

REVISED: JUNE 14, 2016

P:\Project C3D140371\0037-GDP-VIS.dwg, Stan Sewer, 6/15/2016 10:12:42 AM, ealvarez, Dowdey, Anderson & Associates, Inc., EA

G. BAR 7, LTD.
DOC. NO. 2005-0015684
D.R.C.C.T.

APPROXIMATE LOCATION OF
ZONE A FLOODPLAIN PER FEMA
MAP PANEL NUMBER 48065C0115J
DATED: JUNE 2, 2009

ESTATE PF RUTH MONSCHKE
DOC. NO. 94-0034942
D.R.C.C.T.

PLANETIAL, LP.
DOC. NO. 20091016001276920
D.R.D.C.T.

PROPOSED FLOODPLAIN PER
DOWDEY ANDERSON & ASSOCIATES
FLOOD STUDY (MAY 2016)

OLD CELINA, LTD.
DOC. NO. 2005-76678
D.R.D.C.T.

APPROXIMATE LOCATION OF
ZONE A FLOODPLAIN PER FEMA
MAP PANEL NUMBER 48065C0115J
DATED: JUNE 2, 2009

C. BAR 7, LTD.
DOC. NO. 2005-13872
D.R.D.C.T.

GARY LYNN MITCHELL AND WIFE
LAURA D. MITCHELL
VOL. 4747, PG. 939
D.R.C.C.T.

RICHARD TILLEY AND SPOUSE
BRINDA TILLEY
VOL. 5835, PG. 4359
D.R.C.C.T.

STEPHEN WAYNE HARRIS AND WIFE
SANDRA D. HARRIS
VOL. 2140, PG. 990
D.R.C.C.T.

SMILEY ROAD, LTD.
DOC. NO. 2005-102909
D.R.D.C.T.

APPROXIMATE LOCATION OF
ZONE A FLOODPLAIN PER FEMA
MAP PANEL NUMBER 48065C0115J
DATED: JUNE 2, 2009

PROPOSED FLOODPLAIN PER
DOWDEY ANDERSON & ASSOCIATES
FLOOD STUDY (MAY 2016)

PAUL W. STILES
DOC. NO. 2001-60781
D.R.D.C.T.

STEPHEN WAYNE HARRIS
DOC. NO. 2003-0050617
D.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
D.R.C.C.T.

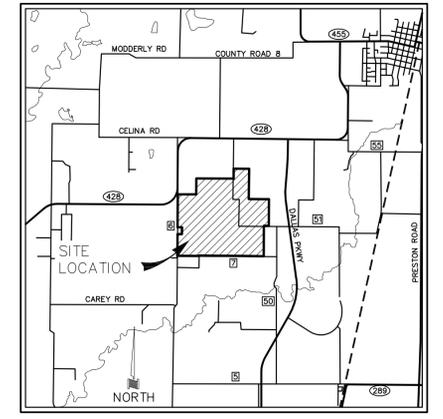
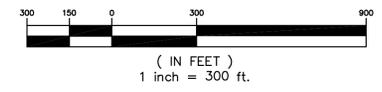
DRAINAGE AREA

Q = CIA (cfs)
C = 0.60 (Single Family)
I₁₀₀ = 7.52 in/hr (Single Family)
T_c = 15 min. (Single Family)

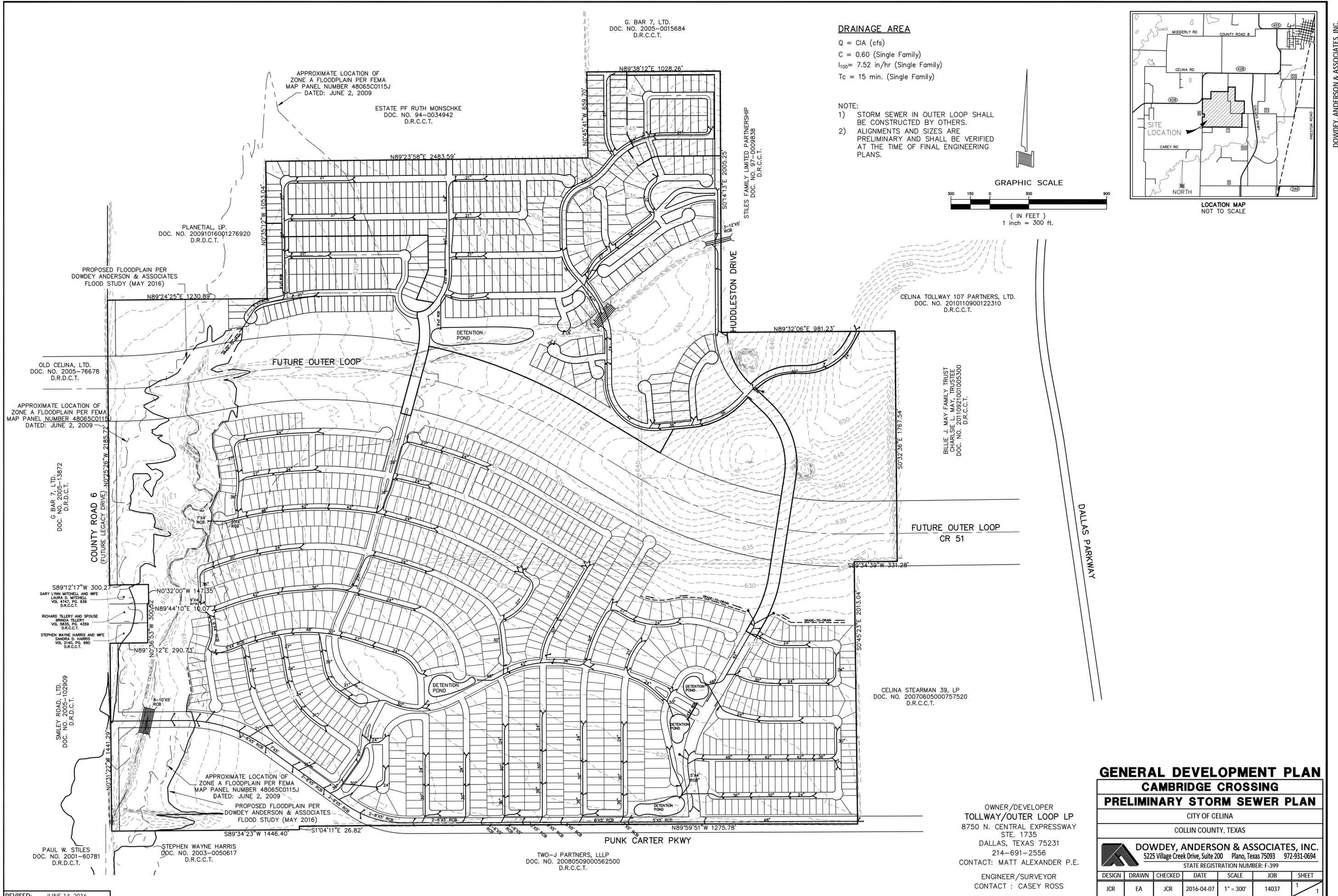
NOTE:

- 1) STORM SEWER IN OUTER LOOP SHALL BE CONSTRUCTED BY OTHERS.
- 2) ALIGNMENTS AND SIZES ARE PRELIMINARY AND SHALL BE VERIFIED AT THE TIME OF FINAL ENGINEERING PLANS.

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE



CELINA TOLLWAY 107 PARTNERS, LTD.
DOC. NO. 2010110900122310
D.R.C.C.T.

BILLIE J. MAY FAMILY TRUST
CHARLIS E. MAY TRUSTEE
DOC. NO. 20110921001005300
D.R.C.C.T.

FUTURE OUTER LOOP
CR 51

CELINA STEARMAN 39, LP
DOC. NO. 20070605000757520
D.R.C.C.T.

OWNER/DEVELOPER
TOLLWAY/OUTER LOOP LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
CONTACT : CASEY ROSS

GENERAL DEVELOPMENT PLAN
CAMBRIDGE CROSSING
PRELIMINARY STORM SEWER PLAN

CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	2016-04-07	1" = 300'	14037	1 / 1

EX. 18" WATER FM 428

+2,550 LF TO EX. 18" WATER LINE
18" WATER
24" WATER

PLANETIAL, LP.
DOC. NO. 20091016001276920
D.R.C.C.T.

OLD CELINA, LTD.
DOC. NO. 2005-76678
D.R.D.C.T.

G BAR 7, LTD.
DOC. NO. 2005-13872
D.R.D.C.T.
COUNTY ROAD 6
(FUTURE LEGACY DRIVE)

GARY LYNN MITCHELL AND WIFE
LAURA D. MITCHELL
VOL. 4747, PG. 939
D.R.C.C.T.

RICHARD TILLEY AND SPOUSE
BRINDA TILLEY
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STEPHEN WAYNE HARRIS AND WIFE
SANDRA D. HARRIS
VOL. 2140, PG. 990
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SMILEY ROAD, LTD.
DOC. NO. 2005-102909
D.R.D.C.T.

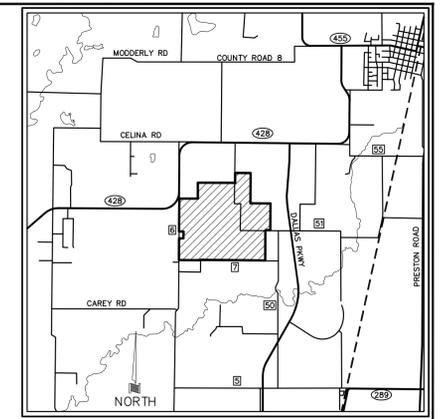
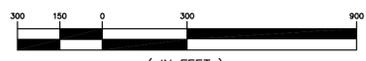
PAUL W. STILES
DOC. NO. 2001-60781
D.R.D.C.T.

ESTATE OF RUTH MONSCHKE
DOC. NO. 94-0034942
D.R.C.C.T.

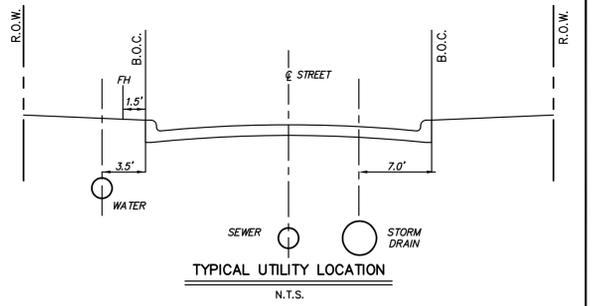
D.R.C.C.T.
N89°38'12"E 1028.26'

STILES FAMILY LIMITED PARTNERSHIP
DOC. NO. 97-009838
D.R.C.C.T.

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.



LOCATION MAP
NOT TO SCALE



TYPICAL UTILITY LOCATION
N.T.S.

N89°24'25"E 1230.89'

FUTURE OUTER LOOP

FUTURE SCHOOL

FUTURE AMENITY CENTER

CELINA TOLLWAY 107 PARTNERS, LTD.
DOC. NO. 2010110900122310
D.R.C.C.T.

BILLIE J. MAY FAMILY TRUST
CHARLES L. MAY, TRUSTEE
DOC. NO. 2010921001005300
D.R.C.C.T.

FUTURE OUTER LOOP

S89°34'39"W 331.28'

CELINA STEARMAN 39, LP
DOC. NO. 20070605000757520
D.R.C.C.T.

DALLAS PARKWAY
EX. 18" WATER

S89°12'17"W 300.27'

N0°32'00"W 147.35'

N89°44'10"E 10.07'

N0°36'53"W 300.52'

N89°19'12"E 290.73'

N0°31'22"W 1441.29'

12" WATER

18" WATER

S89°34'23"W 1446.40'

STEPHEN WAYNE HARRIS
DOC. NO. 2003-0050617
D.R.C.C.T.

S1°04'11"E 26.82'

S89°43'04"W 2488.02'

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
D.R.C.C.T.

PUNK CARTER PKWY

S0°45'23"E 2013.04'

- GENERAL NOTES:
1) ALL WATER LINES SHALL BE 8-INCH UNLESS SHOWN OTHERWISE.
2) ALL ALIGNMENTS AND SIZES ARE PRELIMINARY AND SHALL BE VERIFIED AT THE TIME OF FINAL ENGINEERING PLANS.

GENERAL DEVELOPMENT PLAN
CAMBRIDGE CROSSING
PRELIMINARY WATER PLAN

CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	2016-04-08	1" = 300'	14037	1

OWNER/DEVELOPER
TOLLWAY/OUTER LOOP LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
CONTACT : CASEY ROSS