



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY JULY 19, 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 June 21, 2016.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of July 12, 2016.

V. AGENDA:

- A. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 1.374 acre tract of land from an C-1 – Commercial zoning district and Preston Road Overlay to a PD-Planned Development zoning district with base zoning designations of R/O – Retail/Office zoning district and Preston Road Overlay. The property is situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located east of S. Louisiana Drive and west of Preston Road, Celina, Texas. (Ace Hardware Zoning)
- B. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 1.659 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of R/O – Retail/Office zoning district. The property is situated in the Collin County School Land Survey #15, Abstract No. 170 and the Thomas Stayton Survey, Abstract No. 805 and generally located east of N. Louisiana Drive and north of Poplar Street, Celina, Texas. (Gracebridge Zoning)
- C. Consider and act on an application for a General Development Plan for Wells North single family residential development, a ±213.55 tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch. (Wells North GDP)
- D. Consider and act upon a Construction Plat for Sutton Fields Phase 1A, approximately 69.961 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, containing 318 residential lots and ten (10) common area lots, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 1A)
- E. Consider and act upon a Construction Plat for Sutton Fields Phase 1B, approximately 50.983 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, containing 197 residential lots and five (5) common area lots, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 1B)

- F. Consider and act upon a Construction Plat for Sutton Fields Infrastructure, approximately 12.598 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411 and the Thomas H. McIntyre Survey, Abstract No. 903, containing the Fenwick Trail right-of-way, the Sutton Fields Boulevard right-of-way and one (1) non-residential lot, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Infrastructure Plat)
- G. Consider and act upon a Construction Plat for Wellspring Estates Phase 1, approximately 43.710 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 129 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Wellspring Estates Phase 1)
- H. Consider and act upon a Final Plat for the First United Methodist Church, Lot 1, Block A, approximately 19.789 acres situated in the M.E.P. and P.R.R. Survey, Abstract No. 644, containing one commercial lot, and generally located south of FM 455 (W. Walnut Street) and east of FM 428. (FUMC Final Plat)
- I. Consider and act upon a final plat for Parkside Phase 2 being approximately 27.286 acres situated in the M.E.P & P.R.R. Survey, Abstract No. 644, and containing 122 residential lots and 4 HOA lots and is generally located south of FM 455 (W. Walnut Street) and east of FM 428, west of Tolleson Dr. and north of Sunset Bloulevard.
- J. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon proposed amendments to the City’s Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Section 14.05.0123 Fences in Residential Areas, to amend the City’s fencing standards. (Residential Fences)
- K. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon proposed amendments to the City’s Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 5. Exterior Construction and Design Requirements, to amend the City’s façade standards. (Facade Standards)

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, July 15, 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 and Director of Planning and Development Services
Meeting Date: July 19, 2016
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE JULY 12, 2016 CITY COUNCIL MEETING:

Annexations:

1. Held two public hearings to annex two City-owned tracts of land adjacent to the Old City Park.
2. Held the first of two public hearings to annex four tracts of land at the northwest corner of FM 1461 (Frontier Parkway) and FM 2478 (Custer Road).
3. Held the first of two public hearings to annex the Legacy Equestrian Tract.
4. Approved the resolution to annex two parkland tracts adjacent to Parks at Wilson Creek.
5. Approved the resolution to involuntarily annex Wilson Creek Phase 2.
6. Approved a pre-annexation agreement with Lewis Dickerson.

PIDs, TIRZ and Agreements:

1. Approved a PID and TIRZ for Glen Crossing

Zoning:

1. Tabled the rezoning of the O'Donnell Tract, from the holding zoning district of AG, Agricultural following annexation to PD-68, Planned Development zoning district with base zoning designations of SF-R – Single Family Residential and MU-2–Regional Mixed Use zoning district.
2. Approved the rezoning of the Pakvest Tract, from the holding zoning district of AG, Agricultural following annexation to PD-69, Planned Development zoning district with a base zoning designation of R/O – Retail Office zoning district.



**CITY OF CELINA
PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, JULY 19, 2016
6:30 P.M.**

MINUTES

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

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

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

Commissioner absent:

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:

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

III. CONSENT AGENDA:

Consider and act upon the Minutes from the Regular Planning and Zoning Commission Meeting held on June 21, 2016.

Commissioner _____ moved to approve the Minutes.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

IV. DIRECTOR'S REPORT:

Director of Planning and Development Services Helen-Eve Liebman spoke on the items that came before the City Council on the July 12 meeting.

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)

Senior Planner Brooks Wilson presented the staff report and explained that, due to an error in the application, this item was being brought back to the Commission for consideration.

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

Commissioner _____ moved to approve Item A.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

B. Conduct a public hearing to consider

City Planner Ben Rodriguez presented the staff report.

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

Commissioner _____ moved to approve Item B.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

C. Conduct a public hearing to

City Planner Ben Rodriguez presented the staff report.

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

Commissioner _____ moved to approve Item C.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

D. Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 1.659 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of R/O – Retail/Office zoning district. The property is situated in the Collin County School Land Survey #15, Abstract No. 170 and the Thomas Stayton Survey, Abstract No. 805 and generally located east of N. Louisiana Drive and north of Poplar Street, Celina, Texas. (Grace Bridge Rezoning)

Senior Planner Brooks Wilson presented the staff report.

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

Commissioner _____ moved to approve Item D.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

E. Consider and act on an application for a General Development Plan for Cambridge Crossing 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)

Senior Planner Brooks Wilson presented the staff report.

Commissioner _____ moved to approve Item E.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

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

Senior Planner Brooks Wilson presented the staff report.

Commissioner _____ moved to approve Item F.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no

G. Consider and act upon a Construction Plat for Wellspring Estates Phase 1, approximately 34.546 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 129 residential lots and **__ common area lots**, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road).

Senior Planner Brooks Wilson presented the staff report.

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

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no

H. Consider and act upon a

City Planner Ben Rodriguez presented the staff report.

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

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

I. Consider and act upon a

Senior Planner Brooks Wilson presented the staff report.

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

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no

J. Conduct a public hearing to consider testimony and act upon proposed amendments to the City's Code of Ordinances, Chapter 14: Zoning;

City Planner Ben Rodriguez presented the staff report.

Commissioner _____ moved to approve Item J.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

K. Conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: "Development Standards and Use Regulations," Division 4, "Fencing, Wall and Screening Requirements,"

Planner Ben Rodriguez presented the staff report.

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

Commissioner _____ moved to approve Item K.

Commissioner _____ seconded the motion.

Motion carried 6-yes; 0-no.

VI. **ADJOURNMENT:**

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

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

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, ACIP, Senior Planner
Meeting Date: July 19, 2016
Re: Rezoning Request for Grace Bridge

Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 1.65 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of R/O – Retail/Office zoning district. The property is situated in the Collin County School Land Survey #15, Abstract No. 170 and the Thomas Stayton Survey, Abstract No. 805 and generally located east of N. Louisiana Drive and north of Poplar Street, Celina, Texas. (Grace Bridge)

Background Information:

The property is currently zoned AG – Agricultural District. The applicant is proposing to reclaim a portion of the floodplain to construct a warehouse/office building to consolidate the Grace Bridge ministries and other functions in one location.

The property is located on N. Louisiana Street, which is shown on the Thoroughfare Plan as a Major Arterial in this location. Staff feels that a transition from the two lanes running through Celina's downtown area to a six-lane divided thoroughfare in this location is warranted. The applicant is dedicating an additional ten (10) feet of right-of-way to accommodate this transition roadway, to be determined later. The actual right-of-way dedication and lanes of the ultimate roadway will be finalized at platting.

The applicant is proposing the base zoning designation of R/O – Retail/Office zoning district, with the following proposed modifications:

1. Permitted Uses: Additional uses for this district are as follows:
 - a. Recycling Center (For clothing, furniture and household goods)
 - b. Warehouse
2. Area regulations: Size of yards
 - a. Minimum Front Yard – 12.5 foot build-to line.
 - b. Minimum Rear Yard – 5.0 foot minimum setback.
3. The following materials may be permitted:
 - a. Masonry as shown on attached elevations
 - b. Painted Metal Siding
 - i. Shall be allowed on back elevation of the building, not visible from the ROW,
 - ii. Stone and brick shall wrap around the corners of the building for a distance not less than three (3) feet, and

- iii. A water table consisting of material that matches the remaining masonry elevations, as shown on the elevations, shall be located along the bottom perimeter of the back of the building.
4. Open Space: A detention/retention pond shall be provided in lieu of open space shall be provided.
5. Landscaping: Landscaping shall be provided as required in the Zoning Ordinance, Article 14.05, Division 3, Landscaping, as it exists or may be amended.

Public Notice:

A notice of the Planning & Zoning Commission public hearing was published in *The Celina Record* on July 1, 2016. Notices of the public hearing have been sent to all property owners who are located within 200 feet of the subject property, as indicated by the most recently approved Collin County tax rolls,. Seven (7) property owners were notified by mail on July 1, 2016. As of the printing of this packet, one letter either was received in opposition citing flooding issues as the main objection.

Supporting Documents:

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

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.

NOTES :

LAND USE:
 Existing AG (1.65 Ac)
 Proposed PD - Warehouse/Office (1.65 Ac)

BLDG S.F.			
1st Floor	Warehouse	12,048sf	
	Canopy/Covered Area	1,700sf (no parking required)	
Total		13,748sf	
2nd Floor	Warehouse	1,612sf	
	Office	1,611sf	
Total		3,223sf	
Total Building		16,971sf	

PARKING			
Use	Ratio	Base	Required Spaces
Warehouse	1 space per 5,000sf	13,660sf	3 spaces
Office	1 space per 300sf	1,611sf	6 spaces
Total Required Spaces			9 spaces
Spaces Provided (incl 1 accessible space)			19 spaces

LOT COVERAGE 70.5%

LEGAL DESCRIPTION :

Tract 3, Thomas Stayton Survey
 Abstract No. 805
 Tract 1, Block 2
 Collin County School Land #15 survey
 Abstract No. 170

OWNER :

Billy and Cindee Herrin
 1341 S. Preston Road, Suite A
 Celina, Texas 75009
 214-502-3863

ARCHITECT :

RDGS Architects
 239 W Pecan Street Ste. 103
 Celina, TX 75009
 972-382-4994

DEVELOPER :

Carter Morris
 9300 Wade Blvd Ste. 330
 Frisco, Texas 75035
 214-425-9423

PLANNER/SURVEYOR/ENGINEER :

BGE Brown & Gay Engineers, Inc.
 2595 Dallas Parkway, Suite 204, Frisco, TX 75034
 Tel: 972-464-4800 • www.browngay.com
 TBPLS Registration No. 10193953

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**EXHIBIT C
 CONCEPT PLAN**

GRACE BRIDGE

CELINA, TEXAS

±1.65 Ac

Rev 7-11-16

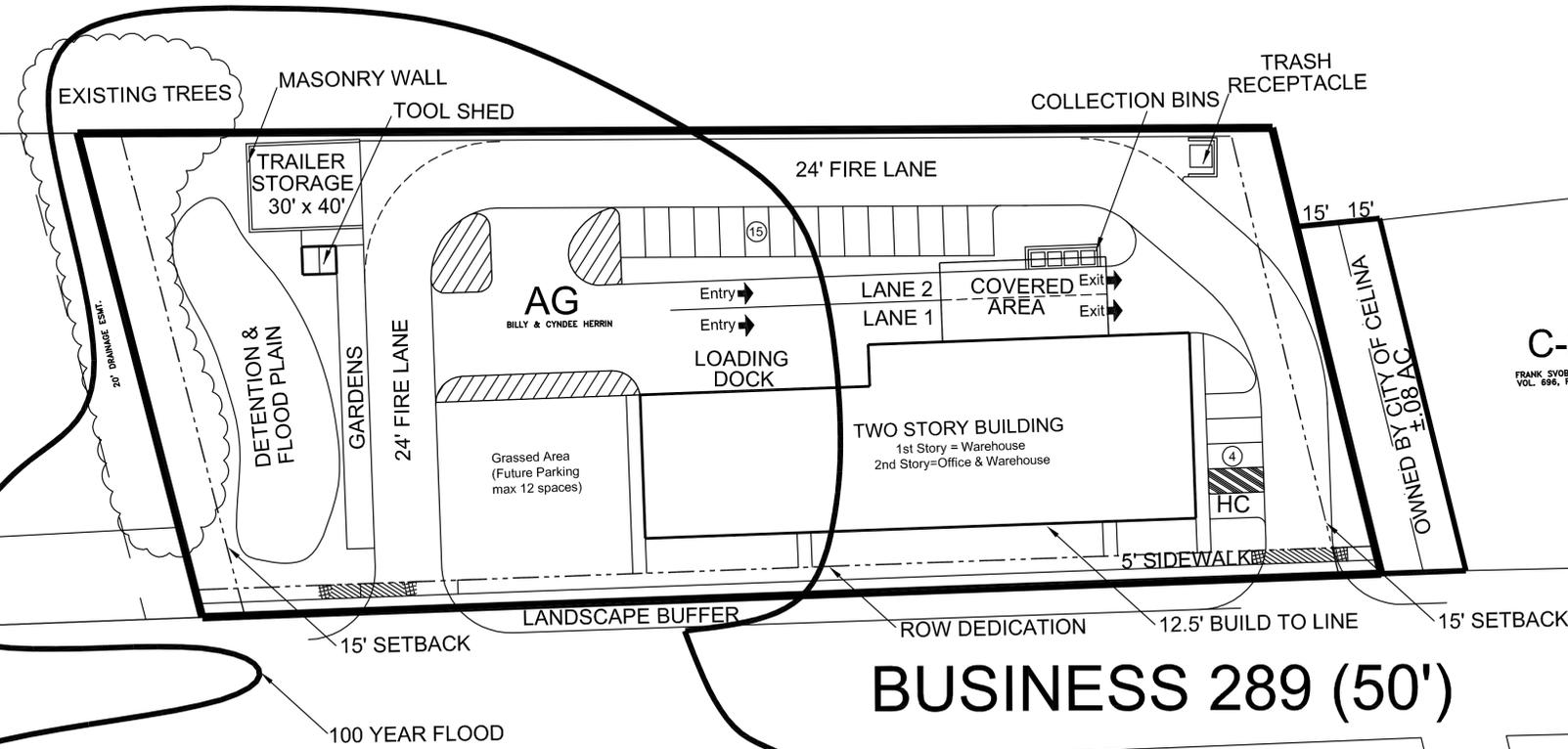
Zoning Case : XXXXXX

Director of Planning & Development

Date



ETJ



BUSINESS 289 (50')

ETJ
 EQUITY TRUST COMPANY, d.b.a. STERLING TRUST,
 CUSTODIAN FOR SHERESE GLENDENNING
 CC # 201212190001817260

ETJ
 EQUITY TRUST COMPANY, d.b.a. STERLING TRUST,
 CUSTODIAN FOR SHERESE GLENDENNING
 CC # 201212190001817250

OT-R
 ANDREW AND BRYN MARTINEZ
 D 20151119001458730

OT-R
 GINGER L. BRINLEE
 VOL. 6067, PG 486

AG
 MACELROY DEVELOPMENT
 CC # 2008-128

AG
 BILLY & CYNDEE HERRIN

C-2
 FRANK SYVOBA JR.
 VOL. 606, PG 232

C-2
 MOHAMMAD A. DALAKI
 TRACT 2
 CC # 20150412000424320

C-2
 JUAN & VERONICA ZAPATA
 CC # 20150220000187490

Exhibit B
Grace Bridge Planned Development
Development Regulations

Base Zoning District – Retail Office (RO)

The Planned Development shall conform to the Zoning Ordinance standards for the Retail/Office (R/O) Zoning District, as they exist or may be amended, except as follows:

1. General purpose and description: This district is established to provide areas for retail sales and professional offices which are not part of an overall larger development. These retail, office and warehouse buildings will be freestanding buildings, fully contained on a single lot or tract of land.
2. Permitted Uses: Additional uses for this district are as follows:
 - a. Recycling Center (For clothing, furniture and household goods)
 - b. Warehouse
3. Area regulations: Size of yards
 - a. Minimum Front Yard – 12.5 foot build to line.
 - b. Minimum Rear Yard – 5.0 feet
4. Special district requirements
 - a. Open storage – No open storage is proposed.

The Planned Development shall conform to the Zoning Ordinance, Section 14.05.152 Construction Standards, as they exist or may be amended, except as follows:

1. The following materials may be permitted for nonresidential exterior construction.
 - a. Masonry as shown on elevations
 - b. Painted Metal Siding
 - i. Shall be allowed on back elevation of the building, not visible from the ROW,
 - ii. Stone and brick shall wrap around the corners of the building for a distance not less than three (3) feet, and
 - iii. A water table consisting of material that matches the remaining masonry elevations, as shown on the elevations, shall be located along the bottom perimeter of the back of the building.

Sec. 14.03.031 PD, Planned Development District

1. Open Space: A detention/retention pond shall be provided in lieu of open space shall be provided.
2. Landscaping: Landscaping shall be provided as required in the Zoning Ordinance, Article 14.05, Division 3, Landscaping, as it exists or may be amended.

REVISED:

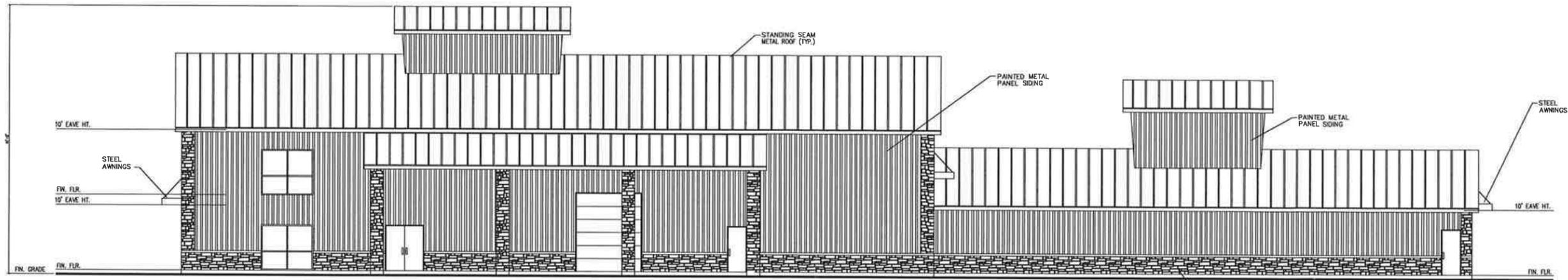
THIS DRAWING IS THE PROPERTY OF RDGS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RDGS ARCHITECTS. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED. RDGS ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. DO NOT SCALE THESE DRAWINGS.



Grace Bridge

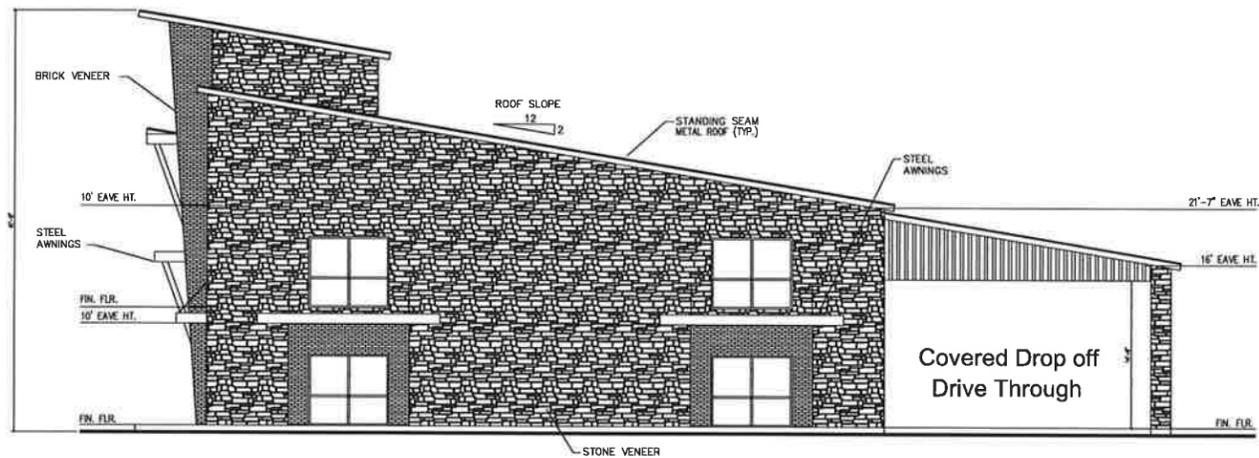
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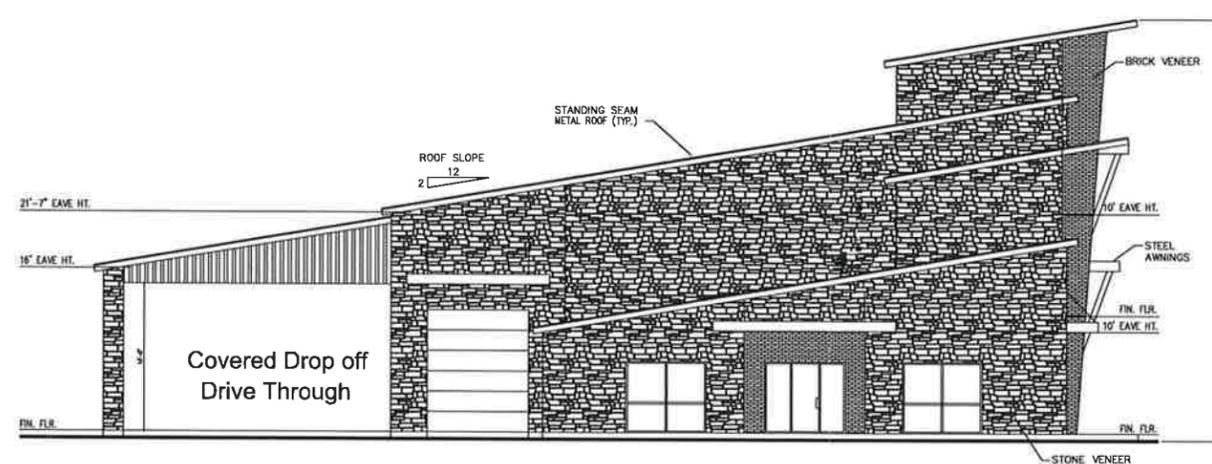
EAST BUILDING ELEVATION CONCEPT

SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION CONCEPT

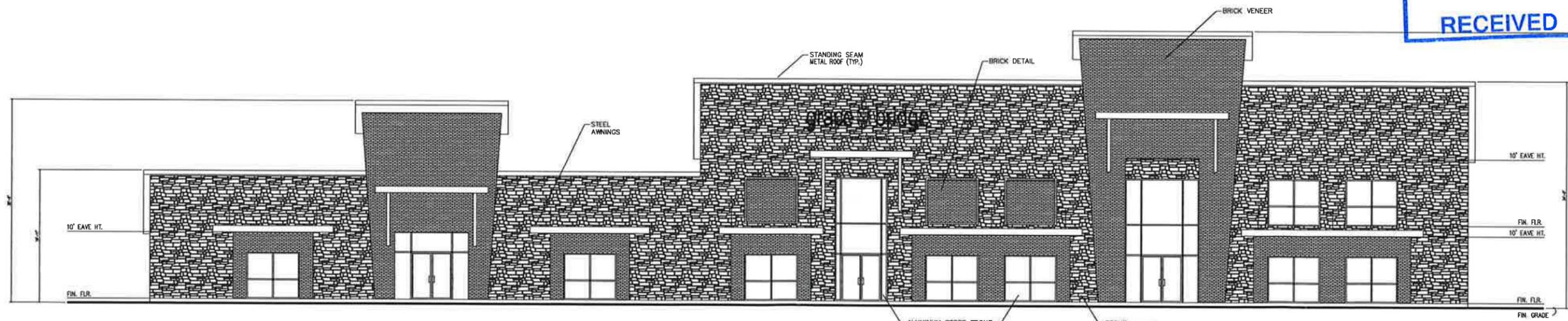
SCALE: 1/8" = 1'-0"



NORTH BUILDING ELEVATION CONCEPT

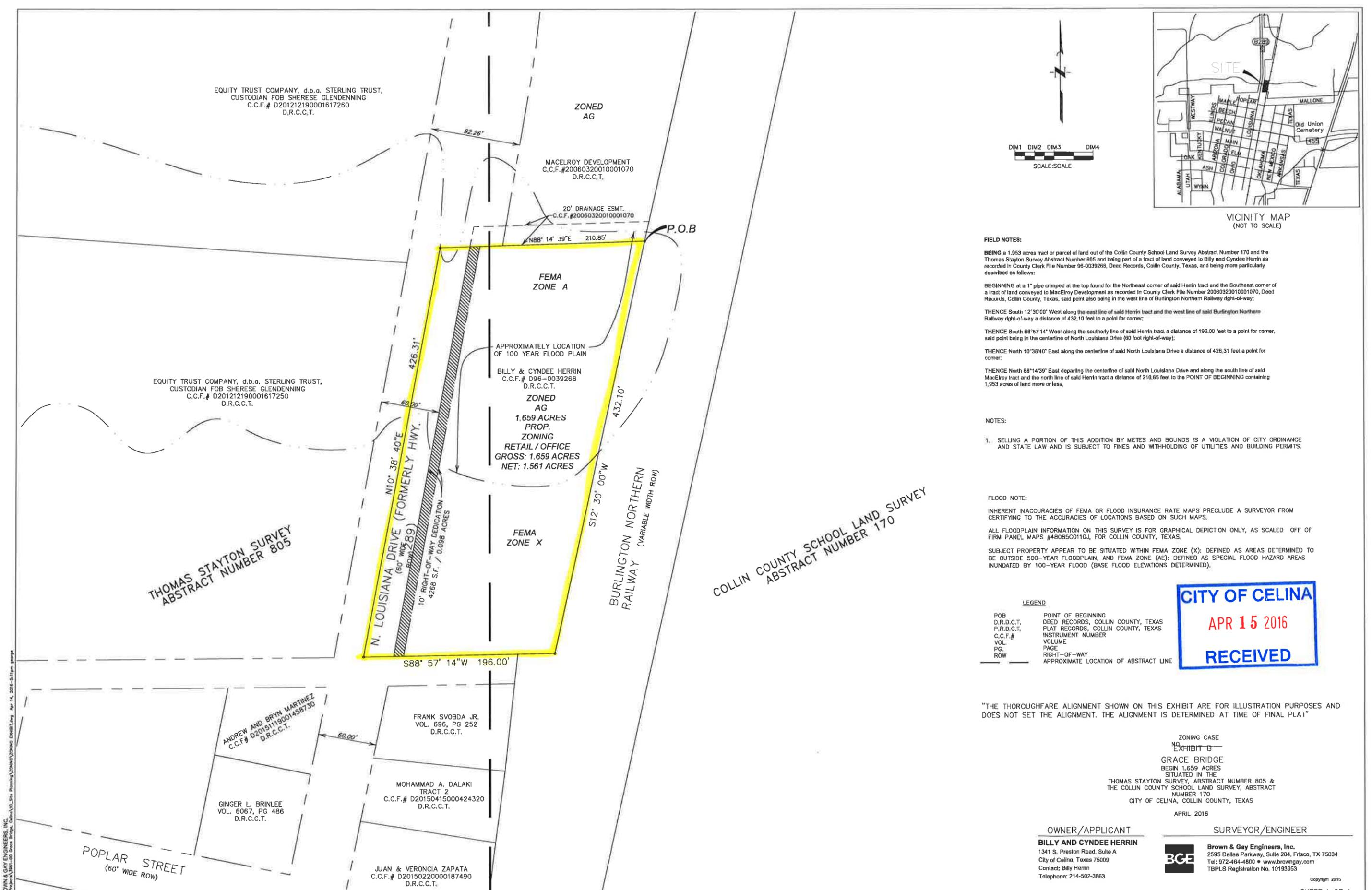
SCALE: 1/8" = 1'-0"

CITY OF CELINA
APR 15 2016
RECEIVED



WEST BUILDING ELEVATION CONCEPT

SCALE: 1/8" = 1'-0"



EQUITY TRUST COMPANY, d.b.a. STERLING TRUST,
CUSTODIAN FOB SHERESE GLENDENNING
C.C.F.# D201212190001617260
D.R.C.C.T.

ZONED
AG

MACELROY DEVELOPMENT
C.C.F.#20060320010001070
D.R.C.C.T.

20' DRAINAGE ESMT.
C.C.F.#20060320010001070

P.O.B

N88° 14' 39"E 210.85'

FEMA
ZONE A

APPROXIMATELY LOCATION
OF 100 YEAR FLOOD PLAIN

BILLY & CYNDEE HERRIN
C.C.F.# D96-0039268
D.R.C.C.T.

ZONED
AG
1.659 ACRES
PROP.
ZONING
RETAIL / OFFICE
GROSS: 1.659 ACRES
NET: 1.561 ACRES

FEMA
ZONE X

EQUITY TRUST COMPANY, d.b.a. STERLING TRUST,
CUSTODIAN FOB SHERESE GLENDENNING
C.C.F.# D201212190001617250
D.R.C.C.T.

THOMAS STAYTON SURVEY
ABSTRACT NUMBER 805

N. LOUISIANA DRIVE (FORMERLY HWY.)
60' WIDE ROW
10' RIGHT-OF-WAY DEDICATION
4268 S.F. / 0.098 ACRES

BURLINGTON NORTHERN
RAILWAY
(VARIABLE WIDTH ROW)

COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NUMBER 170

S88° 57' 14"W 196.00'

ANDREW AND BRYN MARTINEZ
C.C.F.# D20151119001458730
D.R.C.C.T.

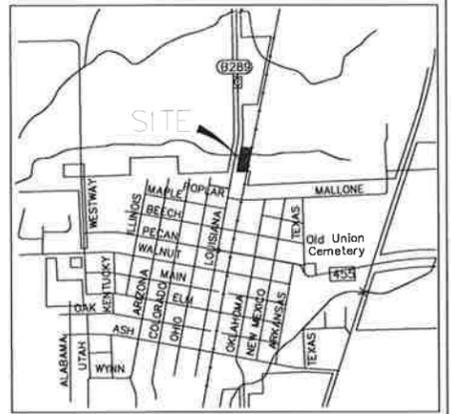
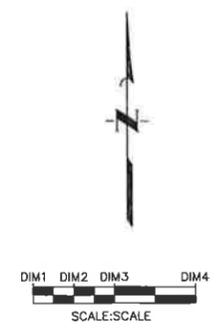
FRANK SVOBDA JR.
VOL. 696, PG 252
D.R.C.C.T.

MOHAMMAD A. DALAKI
TRACT 2
C.C.F.# D20150415000424320
D.R.C.C.T.

GINGER L. BRINLEE
VOL. 6067, PG 486
D.R.C.C.T.

JUAN & VERONICA ZAPATA
C.C.F.# D20150220000187490
D.R.C.C.T.

POPLAR STREET
(60' WIDE ROW)



VICINITY MAP
(NOT TO SCALE)

FIELD NOTES:

BEING a 1.953 acres tract or parcel of land out of the Collin County School Land Survey Abstract Number 170 and the Thomas Stayton Survey Abstract Number 805 and being part of a tract of land conveyed to Billy and Cyndee Herrin as recorded in County Clerk File Number 96-0039268, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe crimped at the top found for the Northeast corner of said Herrin tract and the Southeast corner of a tract of land conveyed to MacElroy Development as recorded in County Clerk File Number 20060320010001070, Deed Records, Collin County, Texas, said point also being in the west line of Burlington Northern Railway right-of-way;

THENCE South 12°30'00" West along the east line of said Herrin tract and the west line of said Burlington Northern Railway right-of-way a distance of 432.10 feet to a point for corner;

THENCE South 68°57'14" West along the southerly line of said Herrin tract a distance of 196.00 feet to a point for corner, said point being in the centerline of North Louisiana Drive (60 foot right-of-way);

THENCE North 10°38'40" East along the centerline of said North Louisiana Drive a distance of 426.31 feet a point for corner;

THENCE North 88°14'39" East departing the centerline of said North Louisiana Drive and along the south line of said MacElroy tract and the north line of said Herrin tract a distance of 210.85 feet to the POINT OF BEGINNING containing 1.953 acres of land more or less.

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FLOOD NOTE:

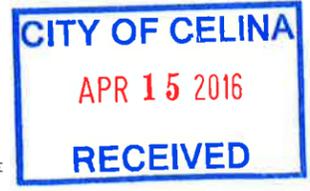
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAPS #48085C0110, FOR COLLIN COUNTY, TEXAS.

SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN FEMA ZONE (X); DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND FEMA ZONE (AE); DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED).

LEGEND

POB	POINT OF BEGINNING
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
C.C.F.#	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT-OF-WAY
---	APPROXIMATE LOCATION OF ABSTRACT LINE



"THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT"

ZONING CASE
NO EXHIBIT B
GRACE BRIDGE
BEGIN 1.659 ACRES
SITUATED IN THE
THOMAS STAYTON SURVEY, ABSTRACT NUMBER 805 &
THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT
NUMBER 170
CITY OF CELINA, COLLIN COUNTY, TEXAS
APRIL 2016

OWNER/APPLICANT
BILLY AND CYNDEE HERRIN
1341 S. Preston Road, Suite A
City of Celina, Texas 75009
Contact: Billy Herrin
Telephone: 214-502-3863

SURVEYOR/ENGINEER
BCE Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPLS Registration No. 10193953

BROWN & GAY ENGINEERS, INC.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
Copyright 2016



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: July 19, 2016
Re: Sutton Fields Phase 1A Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Sutton Fields Phase 1A, approximately 69.961 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, containing 318 residential lots and ten (10) common area lots, and generally located north of Parvin Road and east of FM 1385.

Background Information:

Staff has reviewed the proposed Construction Plat for Sutton Fields Phase 1A, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council.

Planning staff's comments:

1. Provide block numbers for the open space lots.
2. Dash in all adjacent lots when using a match line and indicate cross street names.
3. Change the street name "Hawthorn" as it is too similar to a street already in use in the city.

The applicant must provide street landscaping plans and screening plans prior to the project going vertical.

Public Notice:

N/A

Supporting Documents:

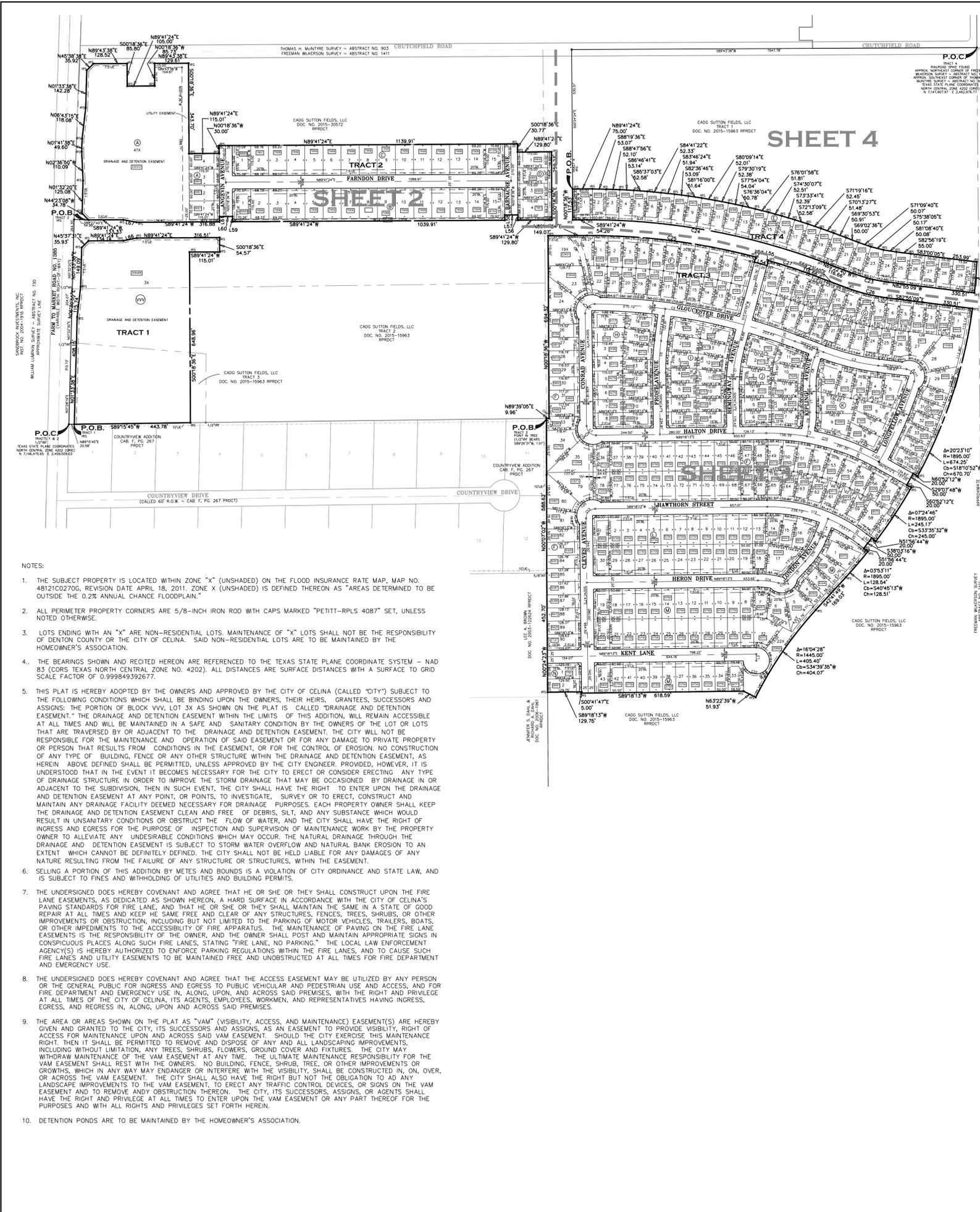
- Plat Exhibit

Legal Review:

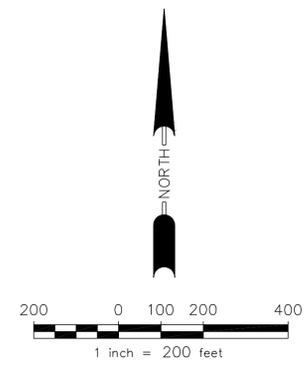
N/A

Staff Recommendation:

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



SHEET 4



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

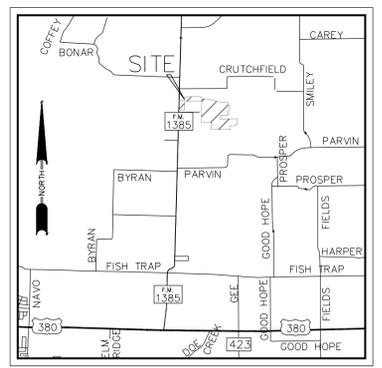
Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST: _____

City Secretary _____ Date _____



LOCATION MAP
N.T.S.

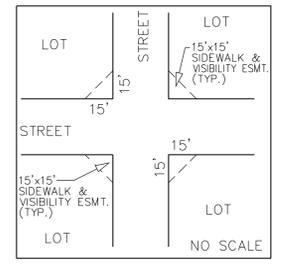
UTILITY COMPANY APPROVAL

ELECTRIC & GAS COMPANY:

COSERV _____ DATE _____

TELEPHONE COMPANY:

AT&T _____ DATE _____



15' x 15' SIDEWALK & VISIBILITY
ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

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

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

ATTEST: _____

CITY SECRETARY _____ DATE _____

LEGEND

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
(D)	DENOTES STREET NAME CHANGE
9999	LOT ACREAGE

**KEY MAP
FINAL PLAT
SUTTON FIELDS PHASE 1A**

TRACT 1 ~ 7.036 ACRES
TRACT 2 ~ 14.309 ACRES
TRACT 3 ~ 49.568 ACRES
TRACT 4 ~ 4.240 ACRES
75.153 ACRES TOTAL
318 RESIDENTIAL LOTS
10 NON-RESIDENTIAL LOTS
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411
CITY OF CELINA
DENTON COUNTY, TEXAS

- NOTES:
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C02706, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" SET, UNLESS NOTED OTHERWISE.
 - LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY OR THE CITY OF CELINA. SAID NON-RESIDENTIAL LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
 - THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK VVV, LOT 3X AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREBY ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP HE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
 - THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
 - THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO AD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERRECT ANY TRAFFIC CONTROL DEVICES, OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
 - DETENTION PONDS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr. Ste. 208
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: JUNE, 2016
SCALE: 1"=200'
JNICHOLS@PETITTBARRAZA.COM
JOB NO. 1401301

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: July 19, 2016
Re: Sutton Fields Phase 1B Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Sutton Fields Phase 1B, approximately 50.983 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, containing 197 residential lots and five (5) common area lots, and generally located north of Parvin Road and east of FM 1385.

Background Information:

Staff has reviewed the proposed Construction Plat for Sutton Fields Phase 1B, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council.

Planning staff's comments:

1. Provide block numbers for the open space lots.
2. Change the street name "Hawthorn" as it is too similar to a street already in use in the city.
3. Plat note 3 should read "owned and maintained by the HOA"

The applicant must provide street landscaping plans and screening plans prior to the project going vertical.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

Staff Recommendation:

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

NOTES:

- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
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- LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY OR THE CITY OF CELINA. NON-RESIDENTIAL LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE BEARINGS SHOWN AND RECIED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORES TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
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- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
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- DETENTION PONDS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

SIGNATURE OF THE REGISTERED PROFESSIONAL

TEXAS REGISTRATION NO. _____

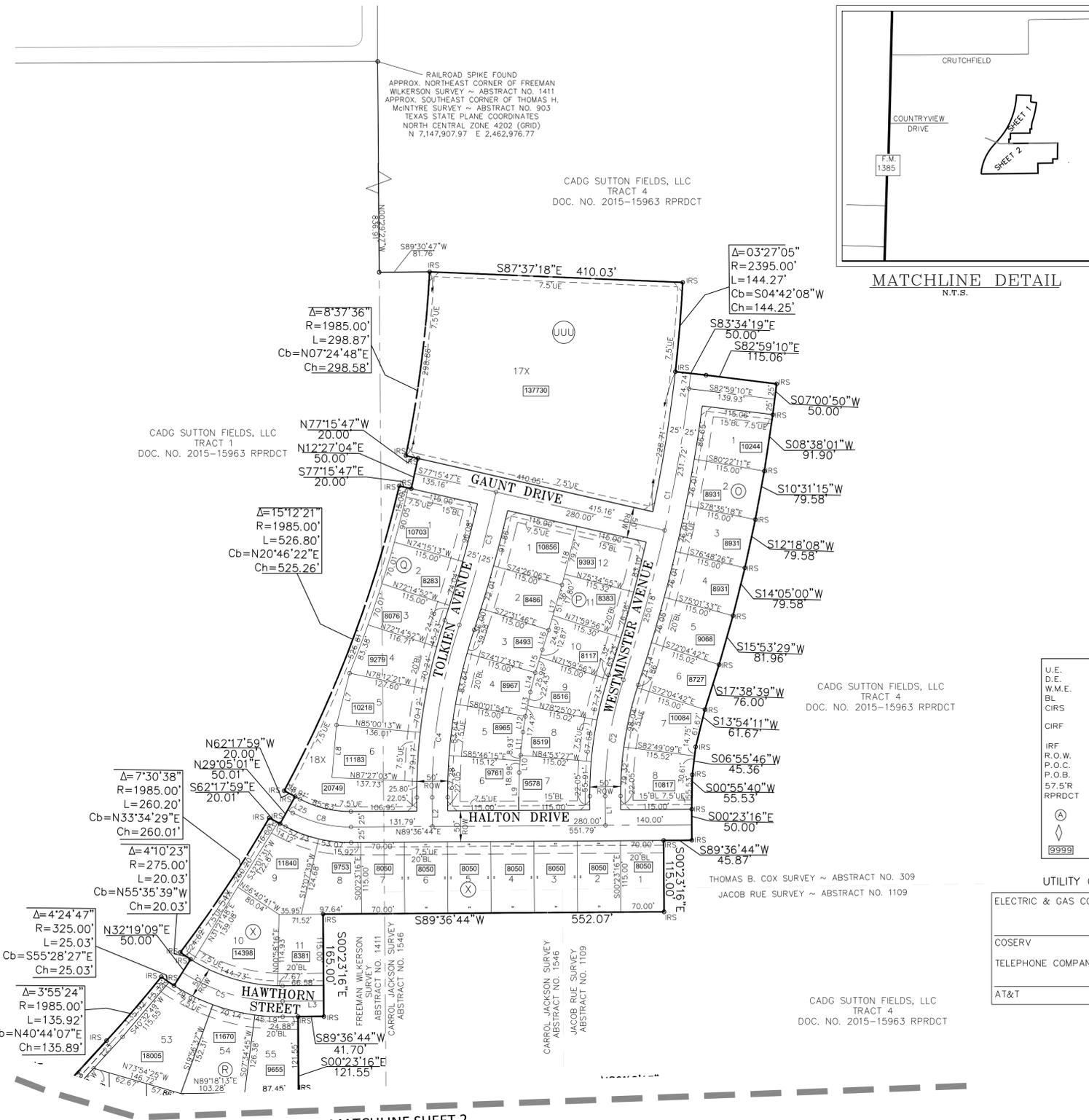
STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ___ DAY OF _____ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____





Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: July 19, 2016
Re: Sutton Fields Infrastructure Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Sutton Fields Infrastructure, approximately 12.598 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411 and the Thomas H. McIntyre Survey, Abstract No. 903, containing the Fenwick Trail right-of-way, the Sutton Fields Boulevard right-of-way and one (1) non-residential lot, and generally located north of Parvin Road and east of FM 1385.

Background Information:

Staff has reviewed the proposed Construction Plat for Sutton Fields Infrastructure, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council.

Planning staff's comments:

1. Change title block to read "Rights-of-Way for Sutton Fields Phase 1"
2. Dash or ghost in all adjacent lots and streets to more fully clarify the location of the streets in context of the development (we understand that they are not part of the plat).
3. Provide an 11 X 17 with the ROW shown on one sheet, as in the Overall Key Map

The applicant must provide street landscaping plans and screening plans prior to the project going vertical.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

Staff Recommendation:

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

SANDBROCK INVESTMENTS, INC.
INST. NO. 2004-1916 RPRDCT

WILLIAM LUMPKIN SURVEY ~
ABSTRACT NO. 730

FARM-TO-MARKET ROAD No. 1385
(VARIABLE WIDTH R.O.W.)
R/W 204.06'

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
DOC. NO. 2007-53939 RPRDCT

(CURRENT DEED)
CADG SUTTON FIELDS, LLC
TRACT 3
DOC. NO. 2015-15963 RPRDCT

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
DOC. NO. 2005-93340 RPRDCT

(CURRENT DEED)
CADG SUTTON FIELDS, LLC
TRACT 2
DOC. NO. 2015-15963 RPRDCT

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
DOC. NO. 2007-53939 RPRDCT

TARSAN CORPORATION
DOC. NO. 2002-108524 RPRDCT
(CURRENT DEED)
CADG SUTTON FIELDS, LLC
DOC. NO. 2015-30572 RPRDCT

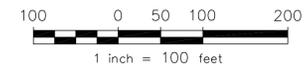
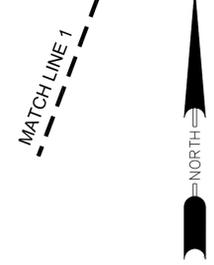
TARSAN CORPORATION
DOC. NO. 2002-108524 RPRDCT
(CURRENT DEED)
CADG SUTTON FIELDS, LLC
DOC. NO. 2015-30572 RPRDCT

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
DOC. NO. 2005-33384 RPRDCT
(CURRENT DEED)
CADG SUTTON FIELDS, LLC
TRACT 1
DOC. NO. 2015-15963 RPRDCT

MIKE A. MYERS INVESTMENT HOLDINGS, L.P.
DOC. NO. 2005-33384 RPRDCT
(CURRENT DEED)
CADG SUTTON FIELDS, LLC
TRACT 1
DOC. NO. 2015-15963 RPRDCT

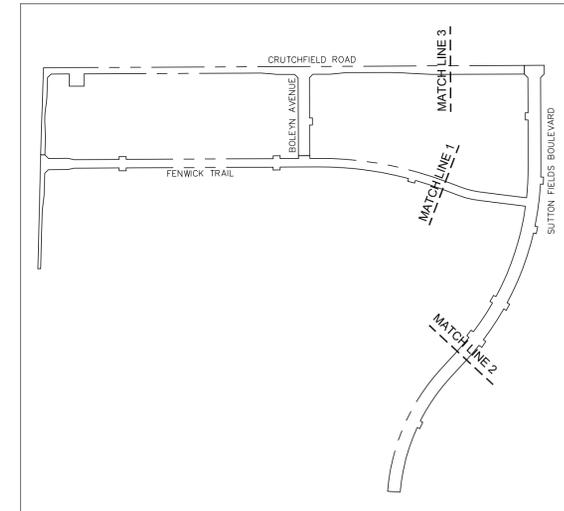
FENWICK TRAIL

BOLEYN AVENUE
(SEE SHEET 3)

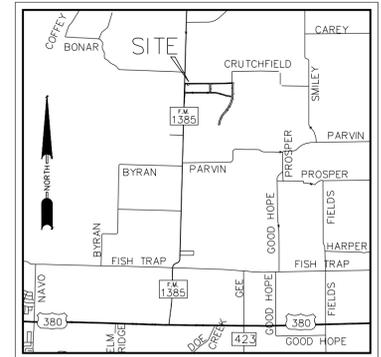


LINE	BEARING	DISTANCE
L1	S60°52'12"E	65.17'
L2	S62°17'59"E	64.86'

CURVE TABLE					
NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	S55°35'39"E	20.03'	4°10'24"	275.00'	20.03'
C2	S55°28'27"E	25.03'	4°24'48"	325.00'	25.03'
C3	S89°22'29"E	32.64'	1°52'14"	1000.00'	32.64'
C4	N72°00'53"W	230.49'	5°16'25"	2505.00'	230.57'
C5	S76°08'53"E	147.36'	13°32'25"	625.00'	147.70'
C6	N01°07'01"E	85.43'	2°31'23"	1940.00'	85.43'
C7	N04°43'38"E	159.18'	4°41'42"	1943.08'	159.22'
C8	N09°45'48"E	181.45'	5°21'08"	1943.09'	181.51'
C9	N20°47'09"E	563.06'	16°41'18"	1940.00'	565.06'
C10	N33°35'32"E	301.87'	8°52'28"	1940.00'	302.18'
C11	N40°22'32"E	157.14'	4°38'32"	1940.00'	157.19'
C12	S34°16'01"W	410.47'	16°51'35"	1400.00'	411.96'
C13	S15°15'34"W	513.99'	21°09'19"	1400.00'	516.92'
C14	S54°48'47"E	30.02'	5°44'08"	300.00'	30.03'



OVERALL KEY MAP
N.T.S.



LOCATION MAP
N.T.S.

FINAL PLAT RIGHTS-OF-WAY FOR SUTTON FIELDS

& 1 NON-RESIDENTIAL LOT
18.061 TOTAL ACRES

12.488 ACRES
FENWICK TRAIL RIGHT-OF-WAY
SUTTON FIELDS BOULEVARD RIGHT-OF-WAY
SITUATED IN THE
FREEMAN WILKERSON SURVEY ~ ABSTRACT NO. 1411 AND
THOMAS B. COX SURVEY ~ ABSTRACT NO. 309
CITY OF CELINA
DENTON COUNTY, TEXAS

- NOTES:
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" SET, UNLESS NOTED OTHERWISE.
 - LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY OR THE CITY OF CELINA. SAID NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
 - THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK VVV, LOT 3X AS SHOWN ON THE PLAT IS CALLED DRAINAGE AND DETENTION EASEMENT. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
 - THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
 - THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS, AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO AD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERRECT ANY TRAFFIC CONTROL DEVICES, OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

ALL PERIMETER PROPERTY CORNERS ARE 5/8" IRON ROD SET WITH CAP STAMPED "PETITT-4087" UNLESS OTHERWISE STATED.

LEGEND

CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
IRF	CAPPED IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
PHONE (469) 892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr. Ste. 208
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

SCALE: 1"=100'
JOB NO. 1401301



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Helen-Eve Liebman, Interim City Manager**
From: Ben Rodriguez, Planner
Meeting Date: July 19, 2016
Re: FUMC Final Plat

Action Requested:

Consider and act upon on a Final Plat for the First United Methodist Church of Celina, being approximately 19.789 acres situated in the M.E.P. and P.R.R. Survey, Abstract No. 644, containing one commercial lot, and generally located south of FM 455 (W. Walnut Street) and east of FM 428. (FUMC Final Plat)

Background Information:

First United Methodist Church has completed all of the public improvements associated with their project. The City has inspected the improvements and has deemed them acceptable.

Public Notice:

N/A

Supporting Documents:

- Proposed Plat

Staff Recommendation:

Staff recommends approval as presented.

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

No.	Bearing	Distance
L1	N88°37'54"W	44.44'
L2	N88°37'54"W	44.61'
L3	S88°37'54"E	44.56'
L4	S88°37'54"E	46.96'
L5	N88°37'54"W	44.44'

Curve No.	Radius	Arc Length	Delta	Chrd. Brg.	Chrd. Dist.
C1	30.50'	47.97'	90°06'47"	N46°18'42"E	43.18'
C2	54.50'	72.00'	75°41'47"	N53°31'12"E	66.88'
C3	30.50'	40.30'	75°41'47"	S53°31'12"W	37.43'
C4	30.50'	47.85'	89°53'13"	S43°41'18"E	43.09'
C5	30.50'	47.97'	90°06'47"	S46°18'43"W	43.18'
C6	30.50'	47.85'	89°53'13"	S43°41'18"E	43.09'
C7	30.50'	47.85'	89°53'13"	N43°41'17"W	43.09'
C8	54.50'	85.50'	89°53'13"	N43°41'17"W	77.00'
C9	30.50'	47.91'	90°00'00"	N43°37'54"W	43.13'
C10	56.50'	86.75'	90°00'00"	N43°37'54"W	79.90'
C11	30.50'	47.91'	90°00'00"	N46°22'06"E	43.13'
C12	54.50'	85.61'	90°00'00"	N46°22'06"E	77.07'

Nadim F. Nimeh Family Trust
Document No.
20110126000102110,
O.P.R.C.C.T.

First United Methodist
Church of Celina
Document No.
20060619000837780,
O.P.R.C.C.T.

Lot 1, Block A
19.789 Acres

Landmark/Celina West, L.P.
Vol. 5505, Pg. 3689,
D.R.C.C.T.

F.M. Highway No. 455
(called 90' right-of-way)

F.M. Highway No. 428
(called 90' right-of-way)

Stefhanie Drive
(60' right-of-way)

Ash Street
(60' right-of-way)

Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0110J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- Bearings are based on the westerly line of that tract of land described by deed to First United Methodist Church of Celina, as recorded under Document No. 20060619000837780, of the Official Public Records, Collin County, Texas.
- The purpose of this plat is to create one lot for future construction.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- The easement recorded in Volume 507, Page 370, of the Deed Records, Collin County, Texas, is a blanket style easement that affects the herein described property.
- The Gas Easement shown is described as being 18' west of the first pipeline installed, and as such, the exact location of said Gas Easement will need to be verified by the controlling authority.

I.R.F. = Iron Rod Found
C.M. = Controlling Monument
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas
C.I.R.F. = 1/2" Iron Rod With Cap Found



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

"Recommended By"
Signature of Chairperson _____ Date: _____
City Council
City of Celina, Texas

"Approved By"
Signature of Mayor _____ Date: _____
City of Celina, Texas

"Attest"
City Secretary _____ Date: _____

This property is located within the Corporate Limits (or extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.

"Attest"
City Secretary _____ Date: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina, Texas.



Michael B. Arthur
Registered Professional Land Surveyor
Texas No. 5686

**COUNTY OF COLLIN X
STATE OF TEXAS X**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

NOTARY PUBLIC in and for the State of Texas

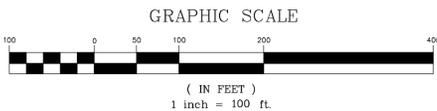
Notes (continued):

- The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Lot 1, Block A, as shown on the plat is called "Drainage and Detention Easement," the Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

OWNER:
First United Methodist
Church of Celina
12485 F.M. Highway No. 428
Celina, Texas 75009
(972) 382-2655

ENGINEER:
Trevor L. Castilla, P.E.
Civil Consulting Group, PLLC
Texas Firm No. F-9356
1515 Heritage Drive, Suite 212 | McKinney, Texas | 75069 | 972.569.9193
102 N. Shiloh Road, Suite 204 | Garland, Texas | 75042 | 972.487.8380
972.569.9197 (fax)

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McDonald St. Suite 110
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com



OWNER'S CERTIFICATE

**STATE OF TEXAS X
COUNTY OF COLLIN X**

WHEREAS, FIRST UNITED METHODIST CHURCH OF CELINA is the owner of a tract of land situated in the M.E.P. and P.R.R. Survey, Abstract No. 644, in the City of Celina, Collin County, Texas, said being described by deed to First United Methodist Church of Celina (FUMC), as recorded under Document No. 20060619000837780, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwesterly corner of said FUMC tract, same being the northwesterly corner of a tract of land described by deed to Landmark/Celina West, L.P., as recorded in Volume 5505, Page 3689, of the Deed Record, of Collin County, Texas (D.R.C.C.T.), same being in the easterly monumented line of F.M. Highway No. 428;

THENCE North 01°15'19" East, along the easterly monumented line of said F.M. Highway No. 428, a distance of 547.07' to a 1/2" iron rod found at the most westerly northwest corner of said FUMC tract, same being the southwesterly corner of a tract of land described by deed to Nadim F. Nimeh Family Trust, as recorded under Document No. 20110126000102110, O.P.R.C.C.T.;

THENCE South 88°37'54" East, along the common line between said Nimeh and FUMC tracts, a distance of 965.78' to a 1/2" iron rod with a plastic cap stamped "RPLS 3688" found for the southeasterly corner of said Nimeh tract, same being an angle point of said FUMC tract;

THENCE North 15°06'00" East, continuing along the common line between said Nimeh and FUMC tracts, a distance of 669.13' to a 1/2" iron rod found for the northeasterly corner of said Nimeh tract, same being the most northerly northwest corner of said FUMC tract, said corner also being in the southerly monumented line of F.M. Highway No. 455;

THENCE South 88°39'54" East, along the southerly monumented line of F.M. Highway No. 455, a distance of 152.64' to a point for corner from which a 3/8" iron rod found bears, South 73°49'35" East, a distance of 1.20' and a 1/2" iron rod found bears, South 00°23'18" West, a distance of 3.97', said point for corner being the northeasterly corner of said FUMC tract, same also being the northwesterly corner of that tract of land described by deed to SPJ Holdings, LLC, as recorded under Document No. 20070503000600710, O.P.R.C.C.T.;

THENCE South 00°22'02" West, along the common line between said SPJ Holdings, LLC and FUMC tracts, a distance of 304.07' to a 1/2" iron rod found at the southwesterly corner of said SPJ Holdings, LLC tract, same being the northwesterly corner of Lot 12, Block F, of **PHASE ONE TOLLESON ESTATES**, an addition to the City of Celina, as recorded in Volume M, Page 378, of the Map Records, of Collin County, Texas (M.R.C.C.T.);

THENCE South 00°20'19" West, along the common line between said **PHASE ONE TOLLESON ESTATES** and FUMC tract, a distance of 893.28' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at the southeasterly corner of said FUMC tract, said corner also being the northeasterly corner of the aforementioned Landmark/Celina West, L.P. tract, from which a 1/2" iron rod with a plastic cap stamped "RPLS 3688" bears, North 76°57'21" West, a distance of 0.47';

THENCE North 88°37'54" West, along the common line between said FUMC and Landmark/Celina West, L.P. tracts, a distance of 1297.53' to the **POINT OF BEGINNING** and containing 19.789 acres of land, more or less.

**STATE OF TEXAS X
COUNTY OF COLLIN X**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FIRST UNITED METHODIST CHURCH OF CELINA, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **FIRST UNITED METHODIST CHURCH OF CELINA ADDITION** addition an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

Witness my hand, this _____ day of _____, 2016.

By: _____
Authorized Representative

**COUNTY OF COLLIN X
STATE OF TEXAS X**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

NOTARY PUBLIC in and for the State of Texas

**FINAL PLAT
FIRST UNITED METHODIST
CHURCH OF CELINA
Lot 1, Block A**

862,018 / 19.789 Acres
M.E.P. and P.R.R. Survey,
Abstract No. 644
City of Celina, Collin County, Texas

REVISED: 06/05/2015 FOR CITY COMMENTS				
REVISED: 04/23/2015 FOR CITY COMMENTS				
DATE: 03/24/2015	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2013-0175



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Helen-Eve Liebman, Interim City Manager**
From: Ben Rodriguez, Planner
Meeting Date: July 19, 2016
Re: Parkside Final Plat

Action Requested:

Consider and act upon on a Final Plat for the First United Methodist Church of Celina, being approximately 19.789 acres situated in the M.E.P. and P.R.R. Survey, Abstract No. 644, containing 122 residential lots and 4 HOA lots and is generally located south of FM 455 (W. Walnut Street) and east of FM 428, west of Tolleson Dr. and north of Sunset Boulevard. (Parkside Phase 2 Final Plat)

Background Information:

Parkside Phase 2 has nearly finished with their public improvements for the final phase of the subdivision. Staff anticipates they will be complete prior to the next Planning and Zoning Commission.

Public Notice:

N/A

Supporting Documents:

- Proposed Plat

Staff Recommendation:

Staff recommends approval as presented on the condition that the plat is not filed with the County until the City has inspected and accepted the public improvements.

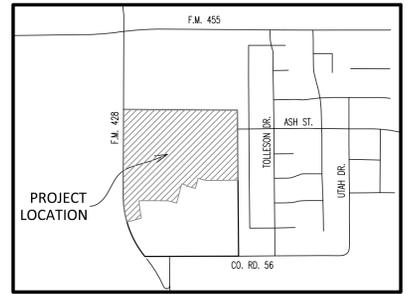
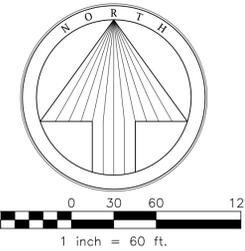
Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at Brodriguez@celina-tx.gov.

Stephen Harold Mills
Vol. 4987, Pg. 3011 DRCCCT
Zoned SF-7.5

Lot 1, Block X
CELINA CITYPARK ADDITION
Cab. 2013, Pg. 100 PRCCCT Zoned AG

First United Methodist Church of Celina
Doc. No. 20060619000837780 DRCCCT
Zoned SF-7.5

Lot 4, Block X
Open Space For
Landscape Purposes
To Be Owned and
Maintained By The HOA

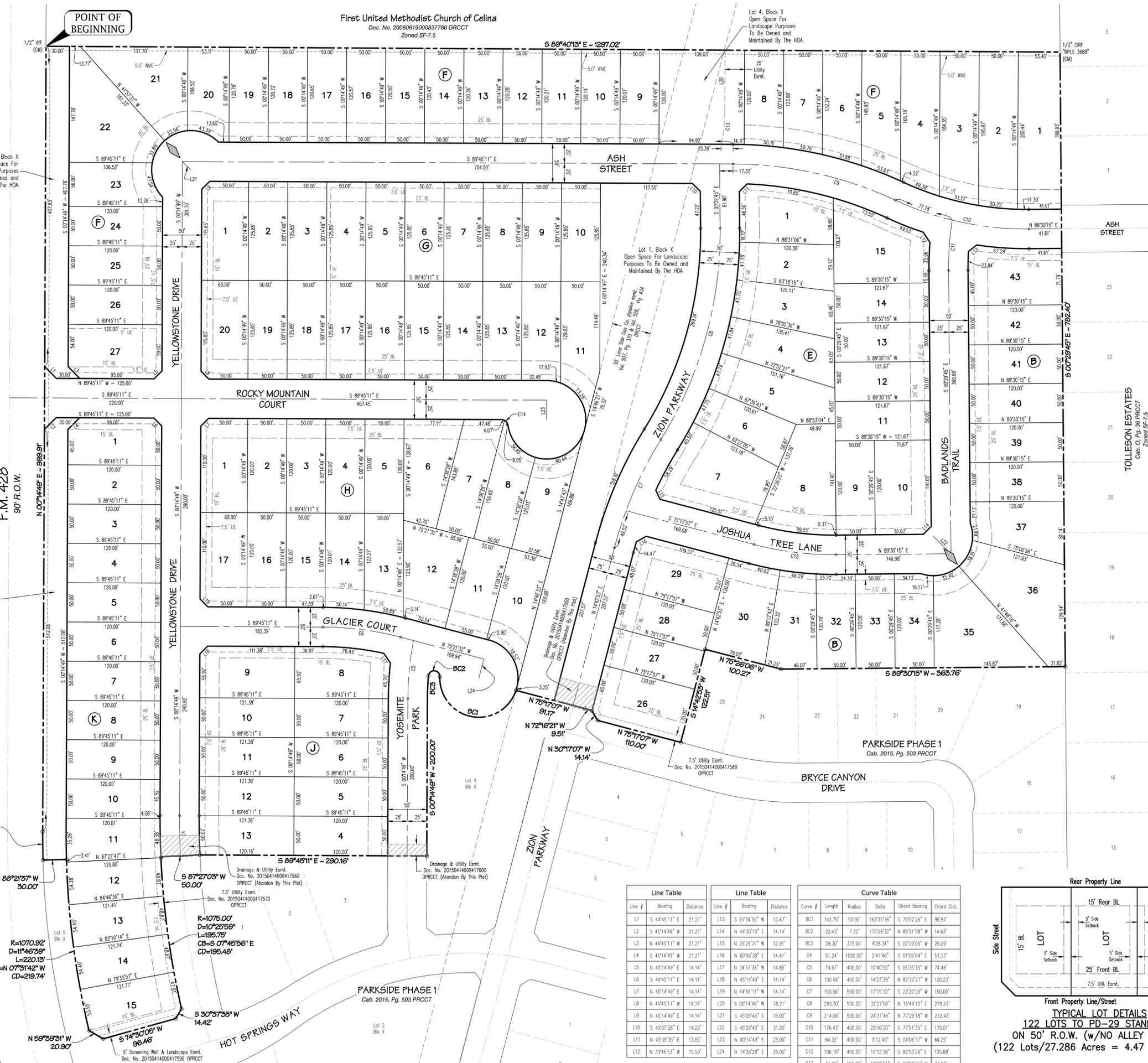


LOCATION MAP
1" = 1000'

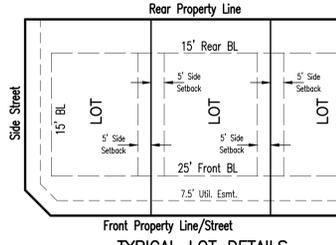
NOTES:

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Basis of bearing, horizontal and vertical position derived from the Texas WGS 84 RTK Network-Texas State Plane - Coordinate System, NAD83, North Central Zone (4202).
- No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 4805CD110J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
- Secondary Story Window Restrictions: The homes adjacent to the eastern property boundary that have a second story shall not have windows on the second story facing east toward the homes and yards of the adjacent properties.
- All Open Space and Common Area lots (Block X) are to be owned and maintained by the HOA.

LEGEND	
(Not all items may be applicable)	
⊙	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
CRF	1/2" IRON ROD W/ PLASTIC CAP FOUND
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DL	STREET NAME CHANGE
C/L	CENTERLINE
⊙	BLOCK DESIGNATION
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
WME	WALL MAINTENANCE EASEMENT
⊘	EASEMENT TO BE ABANDONED



Line Table			Line Table			Curve Table					
Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
L1	S 44°45'11" E	21.21'	L13	S 51°34'50" W	13.42'	BC1	142.75'	50.00'	163°35'14"	S 79°52'26" E	88.97'
L2	S 45°14'49" W	21.21'	L14	N 44°30'15" W	14.14'	BC2	22.43'	50.00'	175°29'32"	N 89°51'08" W	14.63'
L3	N 44°45'11" W	21.21'	L15	N 25°29'37" W	12.91'	BC3	29.30'	375.00'	4°28'34"	S 02°29'06" E	29.29'
L4	S 45°14'49" W	21.21'	L16	N 60°36'38" E	14.41'	C4	51.24'	1050.00'	7°47'46"	S 01°09'04" E	51.23'
L5	N 45°14'49" E	14.14'	L17	N 34°57'38" W	14.85'	C5	74.57'	400.00'	10°40'52"	S 05°35'15" W	74.46'
L6	S 44°45'11" E	14.14'	L18	N 45°14'49" E	14.14'	C6	100.49'	400.00'	14°23'39"	N 82°33'21" W	100.23'
L7	N 45°14'49" E	14.14'	L19	N 44°45'11" W	14.14'	C7	150.56'	500.00'	17°15'12"	S 2°20'29" W	150.00'
L8	N 44°45'11" W	14.14'	L20	S 00°14'49" W	78.21'	C8	283.30'	500.00'	32°27'50"	N 15°44'10" E	279.53'
L9	N 45°14'49" E	14.14'	L21	S 45°29'45" E	15.00'	C9	214.06'	500.00'	24°31'46"	N 77°29'18" W	212.43'
L10	S 45°07'28" E	14.23'	L22	S 45°29'45" E	31.50'	C10	178.43'	400.00'	25°16'20"	S 77°51'35" E	175.01'
L11	N 45°39'35" E	13.85'	L23	S 45°29'45" E	25.00'	C11	64.32'	400.00'	9°12'45"	S 04°06'37" W	64.25'
L12	N 33°46'53" W	15.59'	L24	N 14°38'28" E	25.00'	C12	106.19'	400.00'	15°12'38"	S 82°53'26" E	105.88'
						C13	41.99'	195.00'	12°20'11"	S 06°24'55" W	41.90'



TYPICAL LOT DETAILS
122 LOTS TO PD-29 STANDARDS
ON 50' R.O.W. (w/NO ALLEY ACCESS)
(122 Lots/27.286 Acres = 4.47 units/acres)

CITY PROJECT NO. P-201506-02
FINAL PLAT

PARKSIDE PHASE 2
122 RESIDENTIAL LOTS DEVELOPED &
4 HOA LOTS - 27.286 ACRES
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Forestar (USA) Real Estate Group
14755 Preston Road, Ste. 710
Dallas, Texas 75254
Telephone (972) 341-2939
Contact: Thomas Burleson

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

OWNERS CERTIFICATE

WHEREAS Forestar (USA) Real Estate Group Inc., are the owners of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 644, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Forestar (USA) Real Estate Group Inc. according to the deed recorded in Document No. 2013122001668420 of the Official Public Records, Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 428, a 90 foot public right-of-way, for the southwest corner of a tract conveyed to the First United Methodist Church of Celina, recorded in Document No. 20060619000837780 OPRCCT;

THENCE S 89°40'13" E, 1297.02 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "RPLS 3688" found on the west line of the Tolleson Estates, an addition to the City of Celina recorded in Cabinet O, Page 36 of the Plat Records, Collin County, Texas;

THENCE S 00°29'45" E, 782.40 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE departing the west line thereof, the following:

S 89°30'15" W, 363.76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 74°30'05" W, 96.46 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 59°39'11" W, 20.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 11°46'39", a radius of 1070.92 feet, a chord of N 07°31'42" W - 219.74 feet, an arc length of 220.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 88°21'37" W, 30.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Farm to Market Road 428;

THENCE along the east line thereof, around a non-tangent curve to the right having a central angle of 01°53'12", a radius of 1100.92 feet, a chord of N 00°41'47" W - 36.25 feet, an arc length of 36.25 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 00°14'49" E, 999.91 feet continuing along the east line thereof to the POINT OF BEGINNING with the subject tract containing 1,188,557 square feet or 27.286 acres of land.

GENERAL NOTES:

- 1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 2. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- 3. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- 4. Applicable for lots with drainage easements only
This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Parkside Phase 1, as shown on the plat is called "Drainage and Detention Easement," the Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Forestar (USA) Real Estate Group Inc., acting herein by and through his (its) duly authorized officer(s) does hereby adopt this plat designating the herein above described property as **PARKSIDE PHASE 2**, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Celina, Texas.

WITNESS, my hand, this the ____ day of _____, 2016.

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

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the ____ day of _____, 2016.

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



STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

CONSTRUCTION PLAT APPROVAL

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

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

Signature of Chairperson

Date of Recommendation

APPROVED BY: _____
City Council
City of Celina, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits [or the extraterritorial jurisdiction] of the City of Celina, Collin County, Texas.

Mayor, City of Celina

Date Of Approval

ATTEST:

City Secretary, City of Celina

Date

CITY PROJECT NO. P-201506-02
CONSTRUCTION PLAT
PARKSIDE PHASE 2
122 RESIDENTIAL LOTS DEVELOPED &
4 HOA LOTS - 27.286 ACRES
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Forestar (USA) Real Estate Group
14755 Preston Road, Ste. 710
Dallas, Texas 75254
Telephone (972) 341-2939
Contact: Thomas Burleson

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: July 19, 2016
Re: Wells North General Development Plan

Action Requested:

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

Background Information:

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

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

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

Legal Obligations and Review:

N/A

Public Notifications:

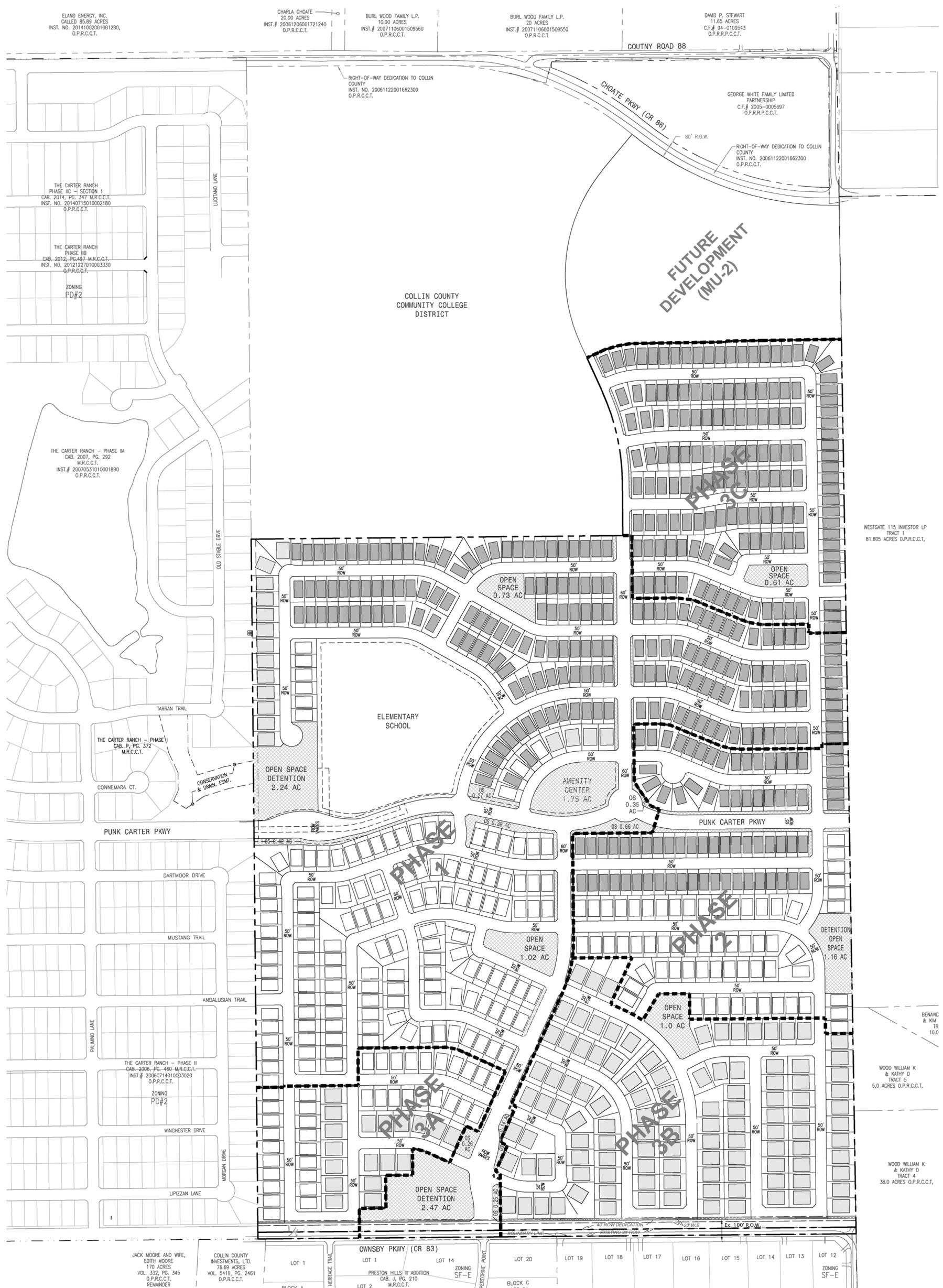
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Supporting Documents:

GDP Exhibits

Staff Recommendation:

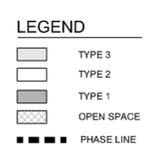
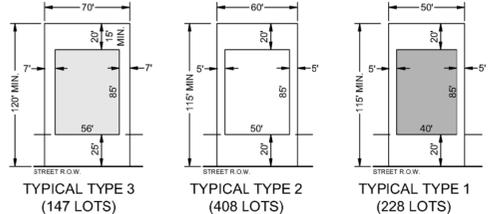
Staff recommends approval of the GDP.



LOT SUMMARY TABLE

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

SUMMARY OF LAND USE
RESIDENTIAL = 198.63
OPEN SPACE = 14.92



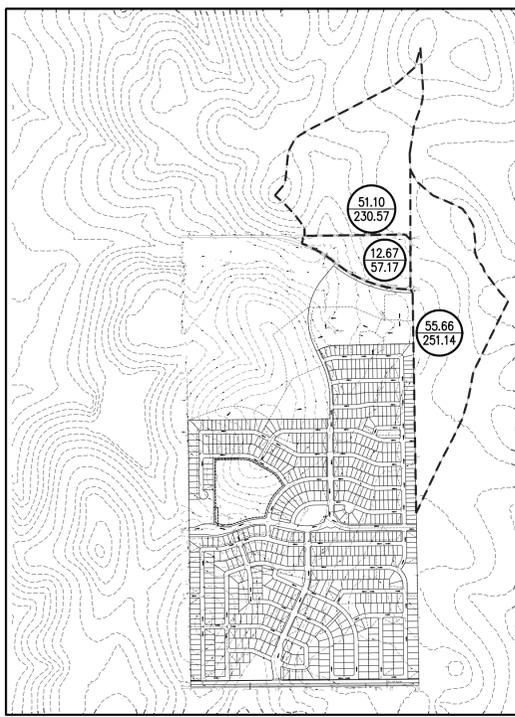
HILLWOOD COMMUNITIES
 VICTORY PARK
 3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219
 Phone (214) 777-4396 Fax (972) 201-2959
 PATRICK COWDEN, VICE PRESIDENT

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

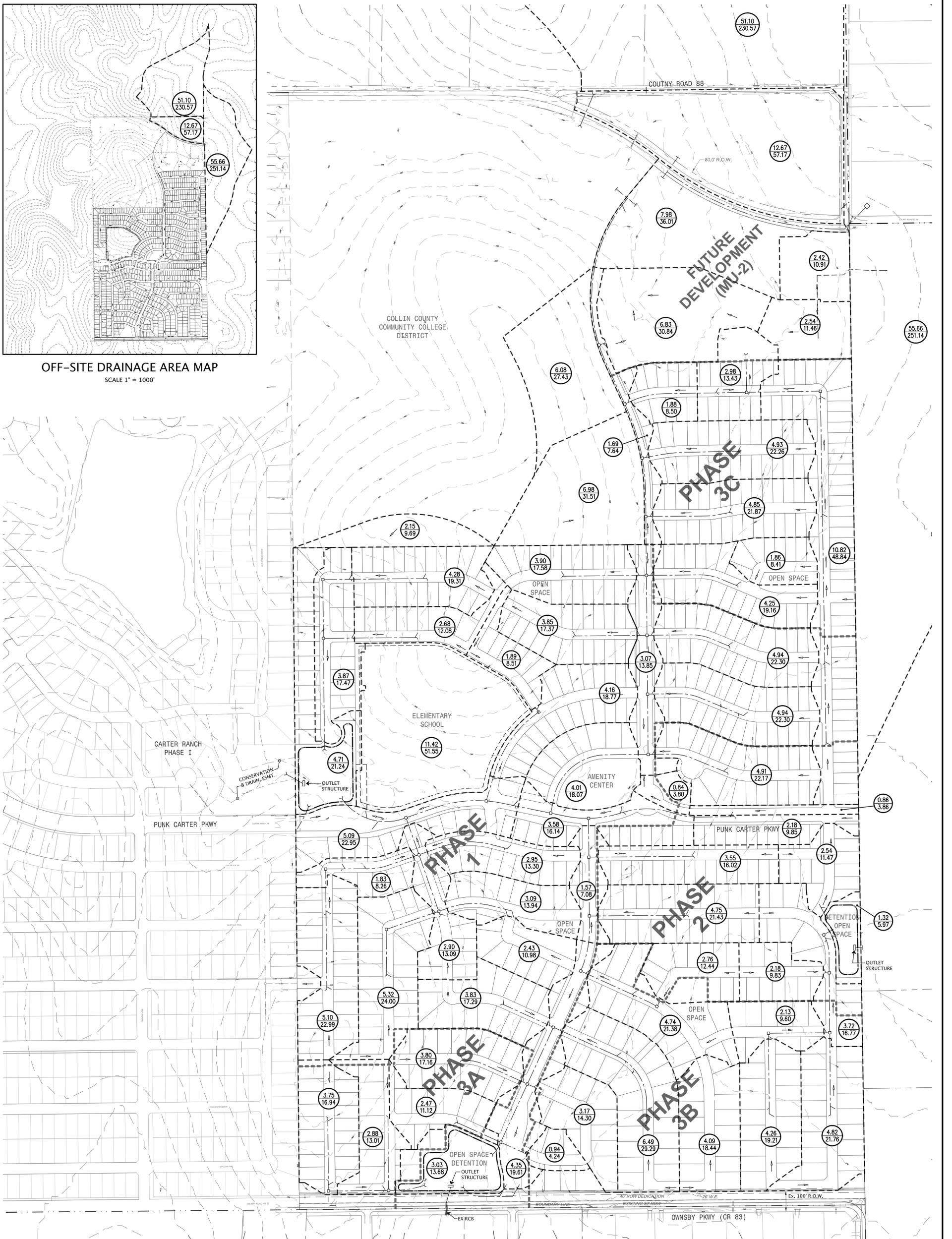
NORTH

Scale: 1" = 200'
 MAY, 2016

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



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



LEGEND

- DRAINAGE DIVIDE
- - - PROPOSED STORM SEWER
- FLOW DIRECTION

1.89 Acreage
8.51 Q₁₀₀ CFS

HILLWOOD COMMUNITIES

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

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



0 200'

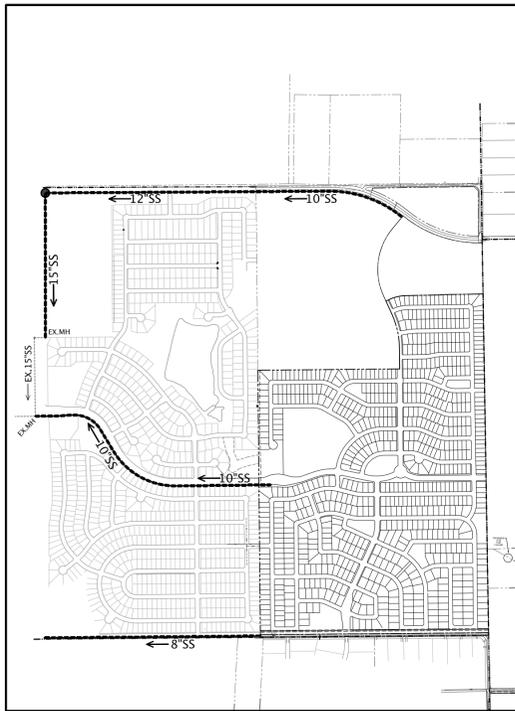
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MAY, 2016

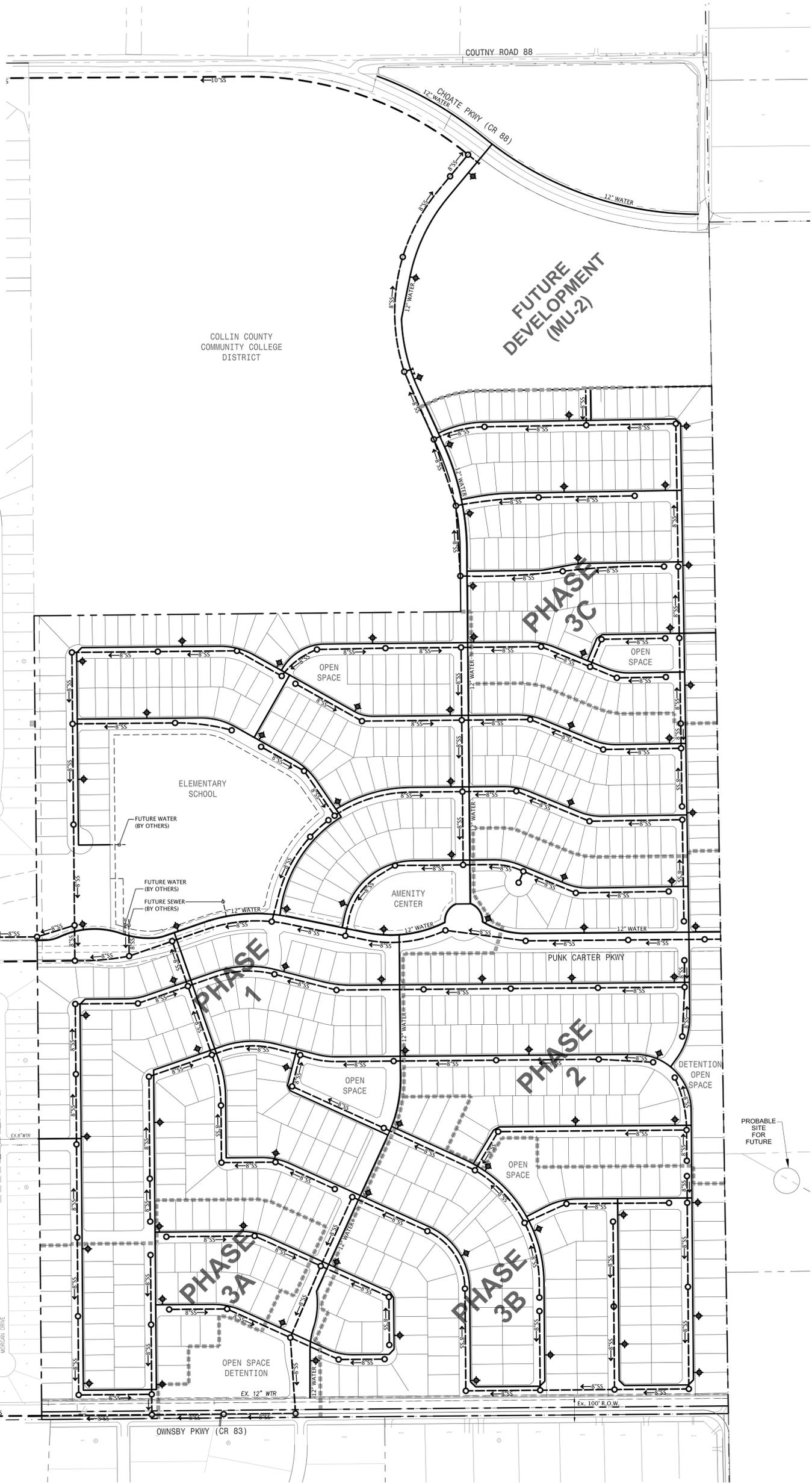
GENERAL DEVELOPMENT PLAN

WELLS NORTH TRACT - CITY OF CELINA, TEXAS

PRELIMINARY DRAINAGE & STORM DRAIN LAYOUT



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



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

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

HILLWOOD COMMUNITIES

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

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



0 200'
Scale: 1" = 200'

MAY, 2016

GENERAL DEVELOPMENT PLAN

WELLS NORTH TRACT - CITY OF CELINA, TEXAS

PRELIMINARY WATER & SANITARY SEWER LAYOUT



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Helen-Eve Liebman, AICP, Interim City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: July 19, 2016
Re: Wellspring Estates Phase 1 Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Wellspring Estates Phase 1, approximately 43.710 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 129 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road).

Background Information:

Staff has reviewed the proposed Construction Plat for Wellspring Estates Phase 1, and has deemed it acceptable subject to the applicant addressing staff's comments prior to being heard by the City Council. Planning items still outstanding are:

1. Change the name of Warm Springs Lane – it is too close to Hot Springs, already in use in the City
2. Designate all HOA lots with an "X" following the lot number, as in Lot 1X, Block H, Lot 13X, Block A and Lot 9X, Block C, etc.
3. Add Lot 14X, Block A and Lot 1X, Block H to the lot summary table
4. Some of the 7.5' utility easements appear to be labeled as "BL" (building lines)
5. Match lines should coincide with property lines and not cut through lots.
6. Submit a comprehensive list of street names for the entire subdivision for City, 911 and Post Office review and approval.

The applicant must provide street landscaping plans and screening plans prior to the project going vertical.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Legal Review:

N/A

Staff Recommendation:

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

LEGAL DESCRIPTION

WHEREAS, SUNSHINE DEVELOPMENT GROUP, LTD., is the owner of a tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and being part of a 112.274 acre tract, as described in Document No. 20150731000953760, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of said 112.274 acre tract, being in the north line of F.M. 1461 (Variable R.O.W.);

THENCE, North 89°20'52" West, along the north line of said F.M. 1461 and the south line of said 112.274 acre tract, for a distance of 1836.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southwest corner of said 112.274 acre tract;

THENCE, North 02°54'32" East, departing the north line of said F.M. 1461 and along the west line of said 112.274 acre tract, for a distance of 136.88 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 32°24'58" West, continuing along said west line, for a distance of 288.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 18°12'48" West, continuing along said west line, for a distance of 32.45 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 51°37'58" East, departing said west line, for a distance of 328.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 86°35'14" East, for a distance of 107.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 03°24'48" East, for a distance of 87.81 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 32°55'20" East, for a distance of 131.83 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 71°18'25" East, for a distance of 111.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 89°13'52" East, for a distance of 118.64 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 42°45'15" East, for a distance of 229.86 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 00°49'37" West, for a distance of 323.34 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 14°17'49" East, for a distance of 234.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 24°34'08" East, for a distance of 110.29 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 850.00 feet, a central angle of 04°37'08", and a tangent of 34.28 feet

THENCE, along said curve to the left for an arc distance of 68.52 feet (Chord Bearing South 61°26'10" East - 68.50 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 26°15'16" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 800.00 feet, a central angle of 02°43'29", and a tangent of 19.03 feet

THENCE, along said curve to the left for an arc distance of 38.04 feet (Chord Bearing South 65°08'29" East - 38.04 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 23°31'47" East, for a distance of 130.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 66°58'53" East, for a distance of 11.95 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 670.00 feet, a central angle of 21°51'19", and a tangent of 129.36 feet

THENCE, along said curve to the left for an arc distance of 255.57 feet (Chord Bearing South 78°25'13" East - 254.02 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency

THENCE, South 89°20'52" East, for a distance of 711.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 112.274 acre tract

THENCE, South 01°40'24" West, along said east line, for a distance of 1285.30 feet, to the POINT OF BEGINNING and containing 43.710 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That SUNSHINE DEVELOPMENT GROUP, LTD., acting herein by and through his/her/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as WELLSPRINGS ESTATES PHASE I addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any line procuring permission from anyone.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises. The area or areas shown on the plat as 75% VAM 1/2 (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Celina, Texas

WITNESS, my hand this _____ day of _____, 2016.

SUNSHINE DEVELOPMENT GROUP, LTD.

By: _____
Authorized Signature of Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas My Commission Expires On _____

This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Celina, Collin County, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS

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

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

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	29°34'54"	225.00'	116.17'	59.41'	114.88'	N15°30'17"E
2.	14°07'42"	225.00'	55.48'	27.88'	55.34'	N23°13'52"E
3.	14°29'37"	225.00'	56.92'	28.61'	56.76'	N09°55'13"E
4.	21°38'14"	250.00'	94.41'	47.77'	93.85'	N78°31'45"W
5.	28°30'29"	100.00'	49.76'	25.40'	49.24'	N13°36'07"W
6.	22°26'05"	100.00'	39.16'	19.83'	38.91'	N16°38'18"W
7.	33°50'22"	250.00'	147.65'	76.05'	145.52'	N17°34'19"E
8.	22°06'58"	275.00'	106.15'	53.74'	105.49'	N23°26'01"E
9.	11°43'24"	275.00'	56.27'	28.23'	56.17'	N08°30'50"E
10.	11°43'24"	250.00'	51.15'	25.67'	51.06'	N08°29'10"W
11.	23°55'00"	500.00'	208.71'	105.90'	207.20'	N12°36'38"E
12.	23°55'00"	345.00'	144.01'	73.07'	142.97'	N12°36'38"E
13.	01°41'00"	825.00'	24.27'	12.14'	24.27'	N64°35'18"W
14.	23°55'00"	825.00'	344.38'	174.73'	341.88'	N77°23'22"W
15.	16°45'40"	50.00'	143.78'	73.12'	143.78'	S43°50'14"E
16.	28°30'29"	100.00'	49.76'	25.40'	49.24'	N14°54'23"E

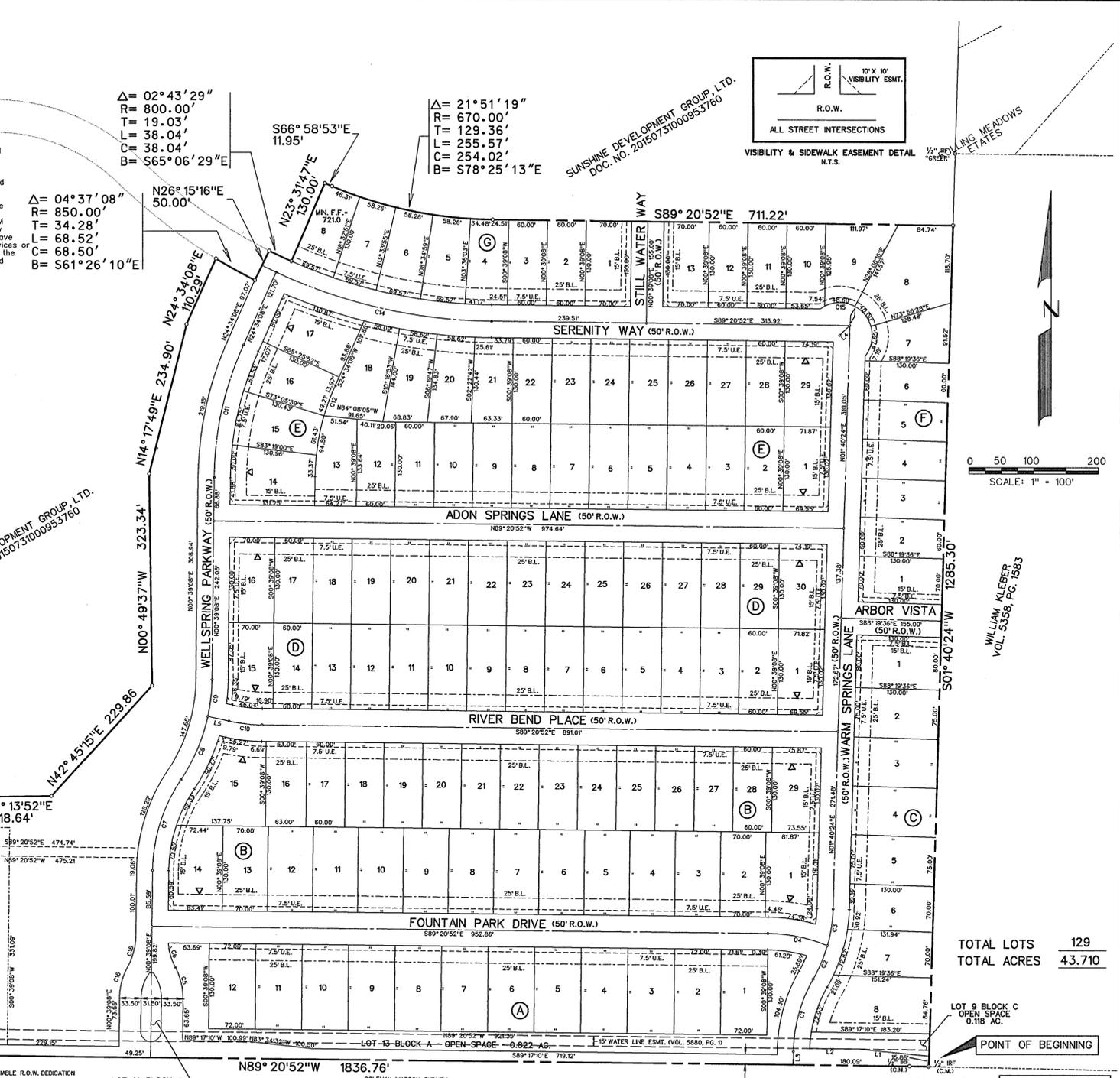
WELLSPRINGS ESTATES

Block A	Block B	Block D	Block E	Block F			
1	9334	1	10739	1	9192	1	9100
2	9360	2	9100	2	7800	2	7800
3	9360	3	9100	3	7800	3	7800
4	9360	4	9100	4	7800	4	7800
5	9360	5	9100	5	7800	5	7800
6	9360	6	9100	6	7800	6	7800
7	9360	7	9100	7	7800	7	8859
8	9360	8	9100	8	7800	8	16292
9	9360	9	9100	9	7800	9	7800
10	9360	10	9100	10	7800	10	7800
11	9360	11	9100	11	7800	11	7800
12	9360	12	9100	12	7800	12	7872
13	9360	13	9100	13	7800	13	9100
14	10591	14	10591	14	7800	14	11148
15	13914	15	13914	15	9015	15	9552
16	8150	16	8150	16	9100	16	9357
17	7800	17	7800	17	11082	3	7800
18	7800	18	7800	18	11097	4	8103
19	7800	19	7800	19	8815	5	8308
20	7800	20	7800	20	8355	6	8308
21	7800	21	7800	21	7981	7	8308
22	7800	22	7800	22	7800	8	8308
23	7800	23	7800	23	7800	23	7800
24	7800	24	7800	24	7800	25	7800
25	7800	25	7800	25	7800	26	7800
26	7800	26	7800	26	7800	27	7800
27	7800	27	7800	27	7800	28	7800
28	7800	28	7800	28	7800	29	7800
29	7800	29	7800	29	7800	30	9493

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 84°21'00" W	109.99'
2.	N 89°17'10" W	75.27'
3.	N 00°42'50" E	20.06'
4.	S 46°09'46" W	21.40'
5.	N 77°37'28" E	33.75'

* Indicates open space



TOTAL LOTS 129
TOTAL ACRES 43.710

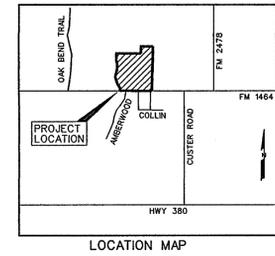
LOT 9 BLOCK C OPEN SPACE 0.118 AC.

STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83
Y 7146733.91 X 2505531.65

STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83
Y 7146738.56 X 2507470.08

NOTES

- Bearing are referenced to a 112.274 acre tract, as recorded in Doc. No. 20150731000953760, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- IRF - Iron Rod Found
C.M. - Controlling Monument
S.S.E. - Sanitary Sewer Easement
- Street Name Change
Δ - Indicates front yard
- All common areas to be owned and maintained by the HOA.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.



CONSTRUCTION PLAT
OF
**WELLSPRINGS ESTATES
PHASE I**
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
IN THE
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
SUNSHINE DEVELOPMENT GROUP, LTD.
3811 TURTLE CREEK BLVD., SUITE 850
DALLAS, TEXAS 75219

PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JUNE 2016 SCALE: 1"=100'



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Helen-Eve Liebman, AICP, Interim City Manager**
From: Ben Rodriguez, Planner
Meeting Date: July 19, 2016
Re: Zoning Ordinance Amendment – Façade Articulation

Action Requested:

Conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 3.07: "Development Regulations."

Background Information:

Staff is proposing an amendment to the Zoning Ordinance to add regulations for increased architectural articulation for commercial buildings within the City of Celina.

Staff has been working on the proposed revisions for several months, staff had anticipated having the proposed changes completed in preparation for approval this month however unexpected delays have precluded this from occurring at this time. Staff will make preparations for this item to be heard at the Commission meeting in August.

Legal Obligations and Review:

N/A

Public Notifications:

Notice of the public hearing was published in *The Celina Record* on July 1, 2016.

Supporting Documents:

- Proposed regulations

Staff Recommendation:

- Staff recommends approval of the item as presented.

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



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: **Helen-Eve Liebman, AICP, Interim City Manager**
From: Ben Rodriguez, Planner
Meeting Date: July 19, 2016
Re: Zoning Ordinance Amendment – Front Yard Fences

Action Requested:

Conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: "Development Standards and Use Regulations," Division 4, "Fencing, Wall and Screening Requirements," Section 14.05.123, "Fences in Residential Areas."

Background Information:

Staff is proposing an amendment to the Zoning Ordinance to add regulations for fences located within the City of Celina.

Staff has been working on the proposed revisions for several months, staff had anticipated having the proposed changes completed in preparation for approval this month however unexpected delays have precluded this from occurring at this time. Staff will make preparations for this item to be heard at the Commission meeting in August.

Legal Obligations and Review:

N/A

Public Notifications:

Notice of the public hearing was published in *The Celina Record* on July 1, 2016.

Supporting Documents:

- Proposed regulations.

Staff Recommendation:

- Staff recommends approval of the item as presented.

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