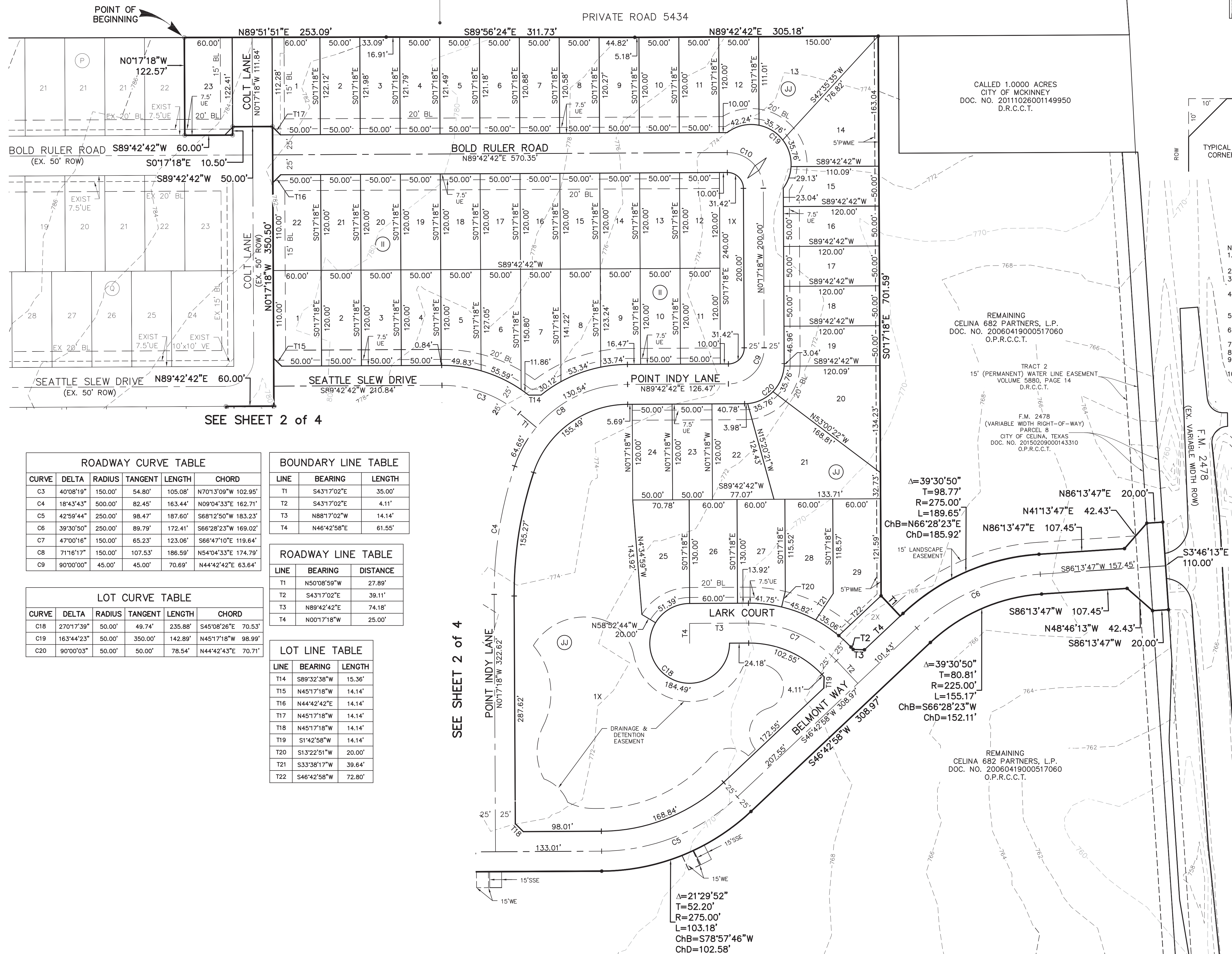
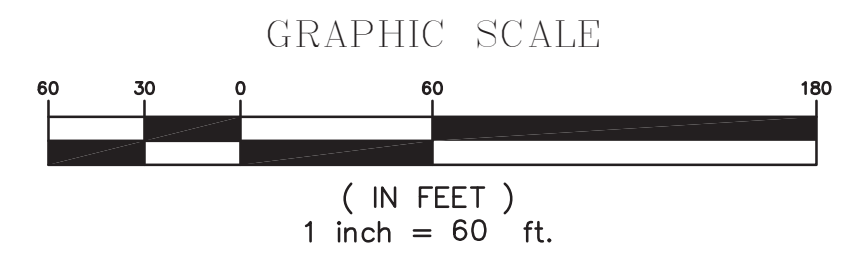


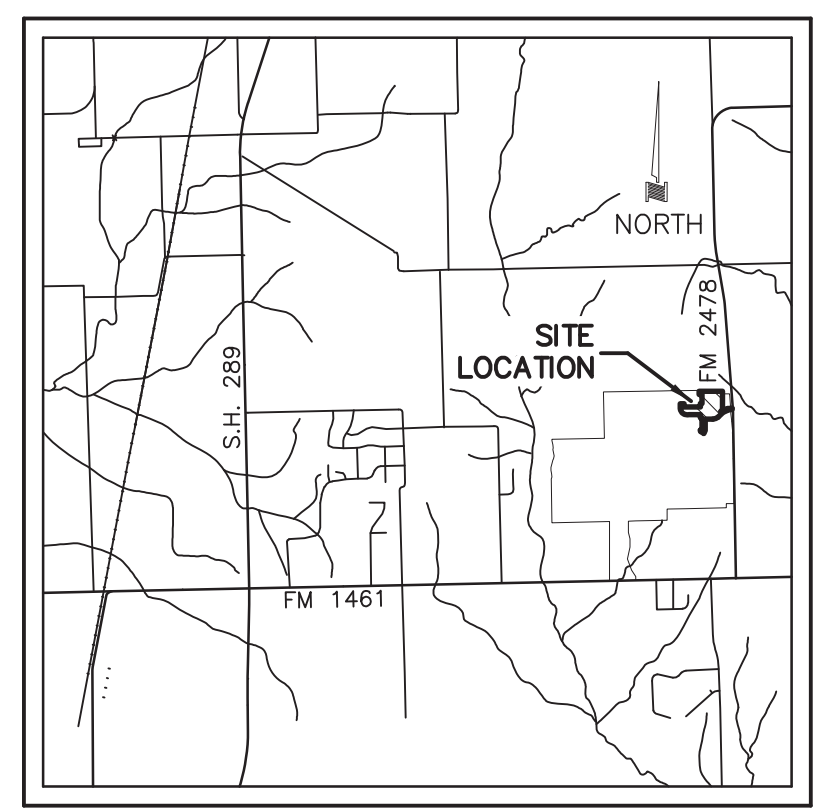
BRINKMANN RANCHES OF COLLIN COUNTY, L.P.
VOL. 6067, PG. 1313
D.R.C.C.T.

TRACT 9
CALLED 5.384 ACRES
BRINKMANN RANCHES OF COLLIN COUNTY, L.P.
VOL. 6067, PG. 1306
D.R.C.C.T.



- LEGEND**
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - WE = WATER EASEMENT
 - BL = BUILDING LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - DSSE = DRAINAGE & SANITARY SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - VE = VISIBILITY EASEMENT
 - PfWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
 - PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
 - <CM> = CONTROL MONUMENT
 - ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - ◇ = DENOTES STREET NAME CHANGE

- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202)
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 5. ALL X-LOTS ARE UNBUILDABLE EXCEPT LOTS 1X BLOCK CC AND 4X BLOCK BB, AS THESE SHALL BE BUILDABLE LOTS.
 6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
 7. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 8. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
 9. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
 10. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.



ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C3	40°08'19"	150.00'	54.80'	105.08'	N70°13'09"W 102.95'
C4	18°43'43"	500.00'	82.45'	163.44'	N09°04'33"E 162.71'
C5	42°59'44"	250.00'	98.47'	187.60'	S88°12'50"W 183.23'
C6	39°30'50"	250.00'	89.79'	172.41'	S66°28'23"W 169.02'
C7	47°00'16"	150.00'	65.23'	123.06'	S66°47'10"E 119.64'
C8	71°16'17"	150.00'	107.53'	186.59'	N54°04'33"E 174.79'
C9	90°00'00"	45.00'	45.00'	70.69'	N44°42'42"E 63.64'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T1	S43°17'02"E	35.00'
T2	S43°17'02"E	4.11'
T3	N88°17'02"W	14.14'
T4	N46°42'58"E	61.55'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	N50°08'59"W	27.89'
T2	S43°17'02"E	39.11'
T3	N89°42'42"E	74.18'
T4	N00°17'18"W	25.00'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C18	27°01'73"	50.00'	49.74'	235.88'	S45°08'26"E 70.53'
C19	163°44'23"	50.00'	350.00'	142.89'	N45°17'18"W 98.99'
C20	90°00'03"	50.00'	50.00'	78.54'	N44°42'43"E 70.71'

LOT LINE TABLE

LINE	BEARING	LENGTH
T14	S89°32'38"W	15.36'
T15	N45°17'18"W	14.14'
T16	N44°42'42"E	14.14'
T17	N45°17'18"W	14.14'
T18	N45°17'18"W	14.14'
T19	S1°42'58"W	14.14'
T20	S13°22'51"W	20.00'
T21	S33°38'17"W	39.64'
T22	S46°42'58"W	72.80'

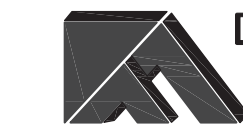
CONSTRUCTION PLAT
25.670 ACRES
109 RESIDENTIAL LOTS
7 HOA LOTS
MUSTANG LAKES
PHASE 3B

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

OCTOBER 2017 SCALE: 1"=60'
OWNER: CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
SITE: 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER: THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

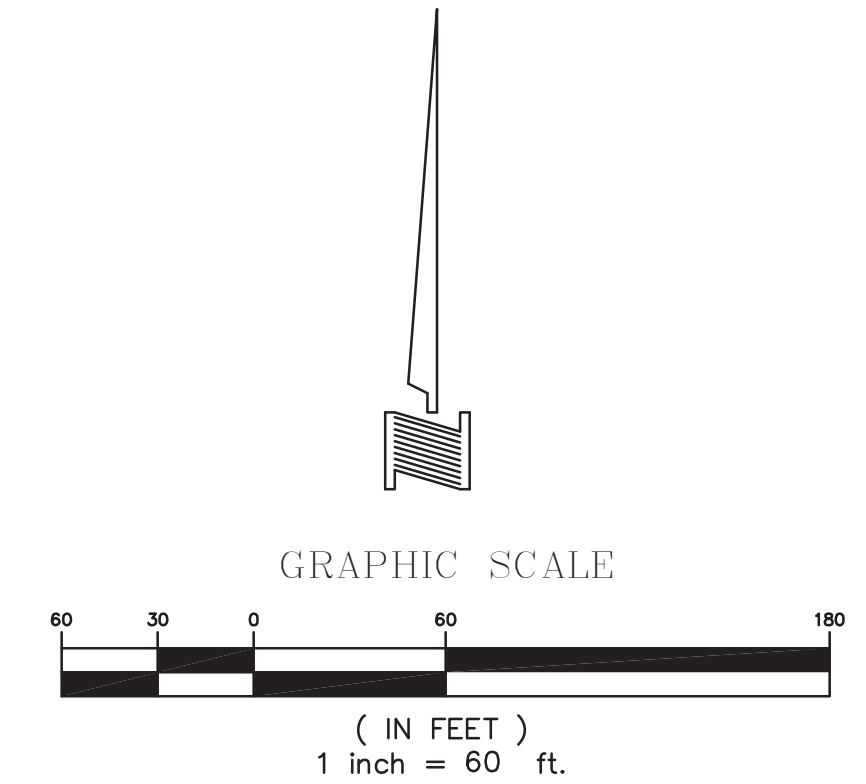
DEVELOPER: CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
SITE: 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISION P.E.
ENGINEER/SURVEYOR: DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFRICH, P.E.



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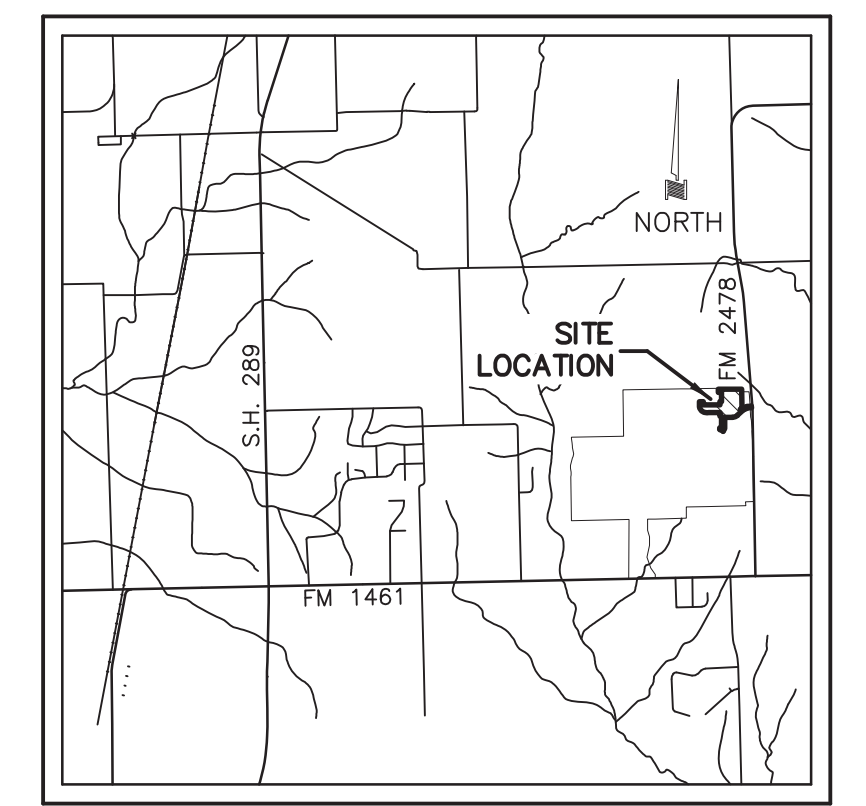
REVISED:

SEE SHEET 1 of 4



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 - ◊ = DENOTES STREET NAME CHANGE

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 25.670 ACRES
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MUSTANG LAKES PHASE 3B
 AN ADDITION TO THE CITY OF CELINA
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 COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

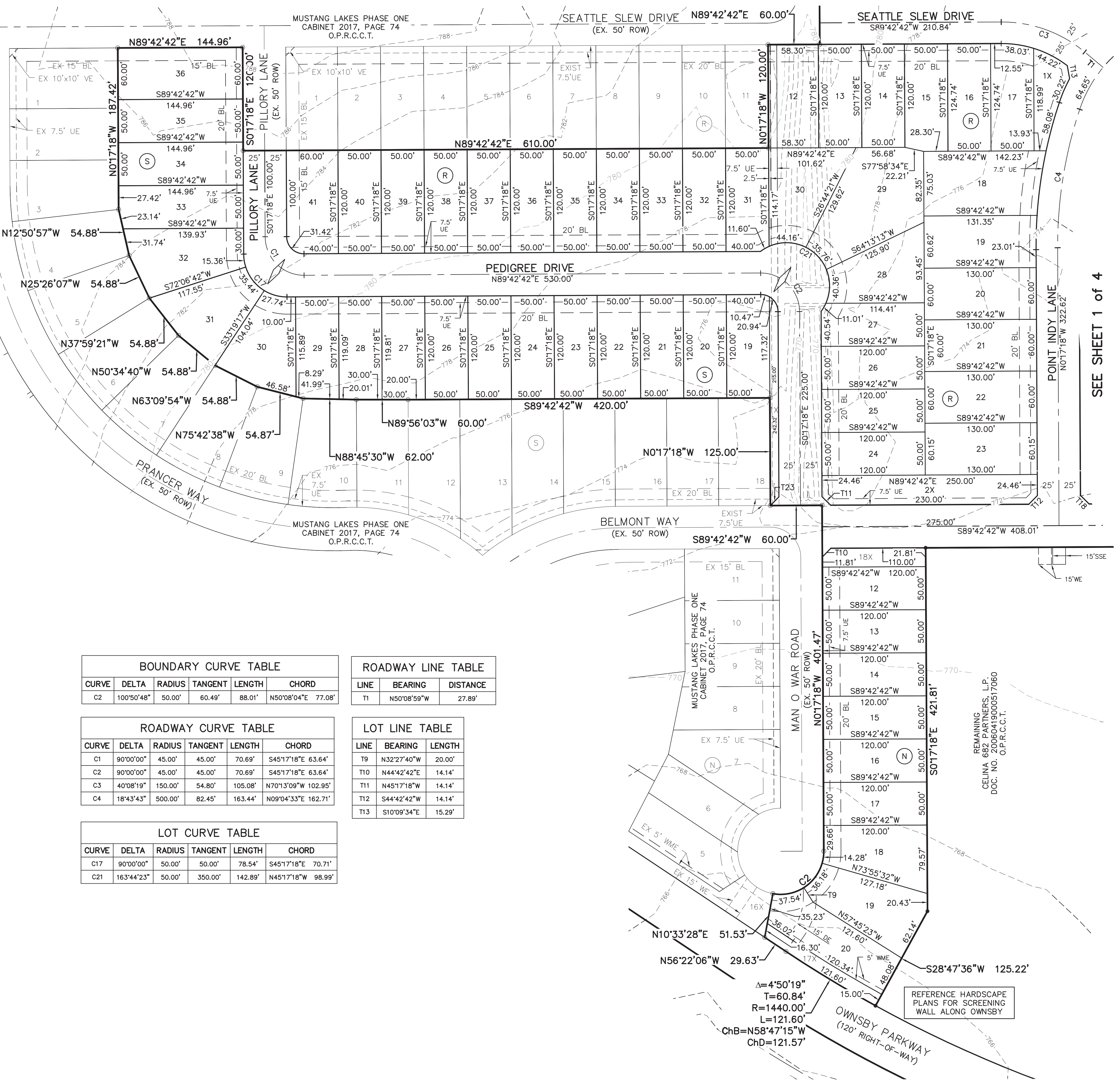
OWNER
CELINA 682 PARTNERS, L.P.
 8750 N. CENTRAL EXPRESSWAY
 STE. 1735
 DALLAS, TEXAS 75231
 214-691-2556
 CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
 142 NORTH OHIO STREET
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DEVELOPER
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 8750 N. CENTRAL EXPRESSWAY
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ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800
 CONTACT: COLIN W. HELFRICH, P.E.



BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	100°50'48"	50.00'	60.49'	88.01'	N50°08'04"E 77.08'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	N50°08'59"W	27.89'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	45.00'	45.00'	70.69'	S45°17'18"E 63.64'
C2	90°00'00"	45.00'	45.00'	70.69'	S45°17'18"E 63.64'
C3	40°08'19"	150.00'	54.80'	105.08'	N70°13'09"W 102.95'
C4	18°43'43"	500.00'	82.45'	163.44'	N09°04'33"E 162.71'

LOT LINE TABLE

LINE	BEARING	LENGTH
T9	N32°27'40"W	20.00'
T10	N44°42'42"E	14.14'
T11	N45°17'18"W	14.14'
T12	S44°42'42"W	14.14'
T13	S10°09'34"E	15.29'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C17	90°00'00"	50.00'	50.00'	78.54'	S45°17'18"E 70.71'
C21	163°44'23"	50.00'	350.00'	142.89'	N45°17'18"W 98.99'

A=4°50'19"
 T=60.84'
 R=1440.00'
 L=121.60'
 ChB=N58°47'15"W
 ChD=121.57'

REFERENCE HARDSCAPE
 PLANS FOR SCREENING
 WALL ALONG OWNSBY

Y:\0502\05052-03FP-C.dwg, 2 ZC, 3/1/2018 9:23:30 PM, cking, Dowdey, Anderson & Associates, Inc., CEK

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, L.P., a Texas limited partnership, and THE CITY OF CELINA are the owners of a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document filed of record in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found in the north line of said Celina 682 Partners, L.P. tract, same being common with the south line of that tract of land described as Tract 9 as conveyed in Deed to Brinkmann Ranches of Collin County, L.P., according to the document filed of record in Volume 6067, Page 1306, Deed Records, Collin County, Texas, for the northeast corner of Lot 22, Block P of Amended Plat MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat filed in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas;

THENCE With said common line, the following three (3) courses and distances:

N 89° 51' 51" E, a distance of 253.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 89° 56' 24" E, a distance of 311.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

N 89° 42' 42" E, a distance of 305.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE Leaving the above mentioned common line, over and across the above mentioned Celina 682 Partners, L.P. tract, the following courses and distances:

S 00° 17' 18" E, a distance of 701.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 46° 42' 58" W, a distance of 72.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the right, having a central angle of 06° 51' 20", a radius of 175.00 feet and a chord bearing and distance of S 46° 42' 42" E, 20.93 feet;

With said curve to the right, an arc distance of 20.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 43° 17' 02" E, a distance of 4.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 88° 17' 02" E, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

N 46° 42' 58" E, a distance of 66.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right, having a central angle of 39° 30' 50", a radius of 275.00 feet and a chord bearing and distance of N 66° 28' 23" E, 185.92 feet;

With said curve to the right, an arc distance of 189.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

N 86° 13' 47" E, a distance of 107.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

N 41° 13' 47" E, a distance of 42.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

N 86° 13' 47" E, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the east line of the above mentioned Celina 682 Partners, L.P. tract, same being common with the west line of Farm to Market Road 2478, a variable width right-of-way;

THENCE S 03° 46' 13" E, with said common line, a distance of 110.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE Leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 86° 13' 47" W, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

N 48° 46' 13" W, a distance of 42.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 86° 13' 47" W, a distance of 107.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the left, having a central angle of 39° 30' 50", a radius of 225.00 feet and a chord bearing and distance of S 66° 28' 23" W, 152.11 feet;

With said curve to the left, an arc distance of 155.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 46° 42' 58" W, a distance of 308.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right, having a central angle of 42° 59' 44", a radius of 275.00 feet and a chord bearing and distance of S 68° 12' 50" W, 201.56 feet;

With said curve to the right, an arc distance of 206.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 89° 42' 42" W, a distance of 288.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 00° 17' 18" E, a distance of 421.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

S 28° 47' 36" W, a distance of 125.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the north line of Ownsby Parkway, a 120 foot right-of-way, same point being at the beginning of a non-tangent curve to the right, having a central angle of 04° 50' 19", a radius of 1,440.00 feet and a chord bearing and distance of N 58° 47' 15" W, 121.57 feet;

THENCE With said north line and said curve to the right, an arc distance of 121.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE N 56° 22' 06" W, continuing with said north line, a distance of 29.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for the most easterly southeast corner of Lot 16X, Block N of the above mentioned Addition;

THENCE N 10° 33' 28" E, leaving said north line and with the east line of said Lot 16X, a distance of 51.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for the most easterly northeast corner of said Lot 16X, same being at the beginning of a non-tangent curve to the left, having a central angle of 100° 50' 48", a radius of 50.00 feet and a chord bearing and distance of N 50° 08' 04" E, 77.08 feet;

THENCE With said curve to the left, an arc distance of 88.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the east line of Man O War Road, a 50 foot right-of-way;

THENCE N 00° 17' 18" W, with said east line, a distance of 401.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the north line of Belmont Way, a 50 foot right-of-way, for an interior ell corner of the above mentioned Celina 682 Partners, L.P. tract;

THENCE S 89° 42' 42" W, with said north line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for the southeast corner of Lot 18, Block S of the above mentioned Addition;

THENCE N 00° 17' 18" W, leaving said north line and with the east line of said Lot 18, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for an interior ell corner of said Celina 682 Partners, L.P. tract, same being common with the northeast corner of said Lot 18;

THENCE With said Addition, the following courses and distances:

S 89° 42' 42" W, a distance of 420.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 89° 56' 03" W, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 88° 45' 30" W, a distance of 62.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 75° 42' 38" W, a distance of 54.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 63° 09' 54" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 50° 34' 40" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 37° 59' 21" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 25° 26' 07" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 12° 50' 57" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

N 00° 17' 18" W, a distance of 187.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found in the south line of Seattle Slew Drive, a 50 foot right-of-way, for the northeast corner of Lot 1, Block S of the above mentioned Addition;

THENCE N 89° 42' 42" E, with said south line, a distance of 144.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the intersection of said south line and the west line of Pillory Lane, a 50 foot right-of-way;

THENCE S 00° 17' 18" E, with said west line, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE N 89° 42' 42" E, a distance of 610.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for the southeast corner of Lot 11, Block R of the above mentioned Addition;

THENCE N 00° 17' 18" W, with the east line of said Lot 11, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found in the above mentioned south line of Seattle Slew Drive, for the northeast corner of said Lot 11;

THENCE N 89° 42' 42" E, with said south line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the intersection of said south line and the east line of Colt Lane, a 50 foot right-of-way;

THENCE N 00° 17' 18" W, with said east line, a distance of 350.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE S 89° 42' 42" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the west line of the above mentioned Colt Lane;

THENCE S 00° 17' 18" E, with said west line, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the intersection of said west line and the north line of Bold Ruler Road, a 50 foot right-of-way;

THENCE S 89° 42' 42" W, with said north line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for the southeast corner of the above mentioned Lot 22;

THENCE N 00° 17' 18" W, with the east line of said Lot 22, a distance of 122.57 feet to the POINT OF BEGINNING, and containing 25.670 acres of land, more or less.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-22.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-20.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 21-29.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1X, 2X.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1X.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 12-31.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 32-41.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1X, 2X.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1X.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 19-36.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 12-20.

Table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 17X, 18X.

CONSTRUCTION PLAT
25.670 ACRES
109 RESIDENTIAL LOTS
7 HOA LOTS
MUSTANG LAKES PHASE 3B

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

OCTOBER 2017 SCALE: 1"=60'

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

OWNER THE CITY OF CELINA 142 NORTH OHIO STREET CELINA, TEXAS 75009 972-382-2882

DEVELOPER CELINA 682 PARTNERS, L.P. 8750 N. CENTRAL EXPRESSWAY STE. 1735 DALLAS, TEXAS 75231 214-691-2556 CONTACT: RANDY McCUISTION P.E. ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800 CONTACT: COLIN W. HELFRICH, P.E.

DOCUMENT NO.

(PLAN # P-201710-04)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, and THE CITY OF CELINA, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE 3B addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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 show 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.

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

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

WITNESS, my hand this the ____ day of _____, 2018.

CELINA 682 PARTNERS, L.P.

By: Celina 682 GP Partners, LLC,
its General Partner

By: LLC Manager, Inc.,
its Manager

By: _____
James J. Melino,
President

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 James J. Melino, President of LLC Manager, Inc., Manager of Celina 682 GP Partners, LLC, General Partner of Celina 682 Partners, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

THE CITY OF CELINA

By: _____

Name: _____
City Manager

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 _____, the City Manager of The City of Celina, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

Signature of the Registered Professional

Texas Registration No.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared John Melton, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

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

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

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary Date

Property Location Statement

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

CONSTRUCTION PLAT
25.670 ACRES
109 RESIDENTIAL LOTS
7 HOA LOTS
**MUSTANG LAKES
PHASE 3B**
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
OCTOBER 2017 SCALE: 1"=60'
OWNER: CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.
OWNER: THE CITY OF CELINA
142 NORTH OHIO STREET
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REVISED: