



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 16, 2023
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas Flags.

II. WORKSESSION

The Planning & Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

III. CONSENT AGENDA

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

A. Minutes Approval:

1. Minutes from the April 18, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Conveyance Plat for Mustang Park Addition, Lots 1-3, being approximately 6 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Addition – Conveyance Plat)

C. Consider and act upon a Preliminary Plat for the Mustang Park Apartments, Lots 1-7, being approximately 51 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Apartments – Preliminary Plat)

D. Consider and act upon a Preliminary Plat for Green Meadows West, being approximately 385 acres; generally located at the northwest corner of McNabb Drive and Carey Road. (Green Meadows West – Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to rezone various tracts, totaling approximately 70 acres to Community Facilities District (CF), within the Legacy Hills Development; generally located east of Dallas North Tollway, north of future J Fred Smith Parkway, south of Marilee Road, and west of Celina Parkway, within the City Limits. (Legacy Hills Land Donations (CF Tracts) – Rezoning)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 387 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), or Multi-Family, Urban Living District (MF-3), and Commercial, Retail, & Office District (C) base zoning; generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Planned Development)
- C. Conduct a public hearing to consider and act upon a request to amend approximately 10 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTO) base zoning, in order to modify development standards; generally located at the northwest corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Hotel/Conference Center) – PD Amendment)
- D. Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres of land; generally located west of FM 455 and approximately 410 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Avondale Townhomes/MF-0 – Development Agreement)
- E. Conduct a public hearing to consider and act upon an amendment to the Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and future Marilee Road (CR 107), within the City Limits. (Serenade (Huffines Bray) – DA Amendment)
- F. Conduct a public hearing to consider and act upon an amendment to the Development Agreement for LaUna (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and future Carl Darnall Parkway (CR 135), within the Extraterritorial Jurisdiction (ETJ). (LaUna (Huffines Carter) – DA Amendment)

V. ADJOURNMENT

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

“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: _____ at ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina Council Chambers 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.



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 18, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	
Michael Dawson	City of Celina	Commissioner	Absent	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Absent	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Kari White	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Bella Lopez	City of Celina	Senior Planner	Present	

Chair Bain called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the February 21, 2023, Planning & Zoning Commission meeting.
2. Minutes from the March 21, 2023, Planning & Zoning Commission meeting.

Minutes Acceptance: Minutes of Apr 18, 2023 5:30 PM (Minutes Approval)

- B. Consider and act upon a Conveyance Plat for Tollway 10 Addition, being approximately 8 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition/Light Farms Veterinarian – Conveyance Plat)
- C. Consider and act upon a Preliminary Plat for Lily Estates, being approximately 102 acres; generally located north of Parvin Road and approximately 1,800 feet west of Smiley Road. (Lily Estates – Preliminary Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brandon Grumbles, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Grumbles, Trigo, Bain, Poché
ABSENT:	Dawson, Rojas

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 114 acres to Community Facilities District (CF), generally located at the southwest corner of Smiley Road and future Carey Road, within the City Limits. (Earthman Park – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.
 Chair Bain opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice Chair Poché motioned to approve the item as proposed.
 Commissioner Trigo seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Grumbles, Trigo, Bain, Poché
ABSENT:	Dawson, Rojas

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Community Facilities District (CF), generally located approximately 500 feet west of Oklahoma Drive and approximately 2,100 feet south of Ash Street, within the City Limits. (Sunset Lift Station – Rezoning)

Mr. Pollard presented the staff report.
 Chair Bain opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item, including questions regarding screening, size, and landscaping of the development.
 Dusty McAfee, Executive Director of Development Services and Madhuri Mohan, Planning Director, addressed the Commission.
 Commissioner Trigo motioned to approve the item as proposed.
 Vice Chair Poché seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Daniel Trigo, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Boswell, Grumbles, Trigo, Bain, Poché
ABSENT:	Dawson, Rojas

- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center on approximately 2 acres, generally located east of Preston Road and approximately 1,400 feet north of Glendenning Parkway, within the the City Limits. (N4 Montessori Academy of Celina – SUP)

Kari White, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item, including questions regarding stop lights, cross access, traffic, and turning lanes.

Ms. White addressed the Commission.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

The motion was approved 4-1, with Commissioner Grumbles being the dissenting vote.

RESULT:	APPROVED [4 TO 1]
MOVER:	Russell Boswell, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Trigo, Bain, Poché
NAYS:	Grumbles
ABSENT:	Dawson, Rojas

- D. Conduct a public hearing to consider and act upon a request to zone approximately 256 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Collin County Outer Loop District (CCOLO), and Commercial, Retail, & Office District (C) base zoning, generally located south of the Collin County Outer Loop and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Ten Mile Creek – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item, including questions regarding ETJ, annexation, and floodplain in the area.

Ms. Lopez addressed the Commission.

Commissioner Grumbles motioned to approve the item as proposed.

Vice Chair Poché seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Grumbles, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Boswell, Grumbles, Trigo, Bain, Poché
ABSENT:	Dawson, Rojas

V. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:03 p.m.

Minutes Acceptance: Minutes of Apr 18, 2023 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 16, 2023
 Re: Mustang Park Addition - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for Mustang Park Addition, Lots 1–3, being approximately 6 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Addition – Conveyance Plat)

Owner/Developer:

Claymoore Engineering
 1903 Central Dr., Ste. 406
 Bedford, TX 76021

Background Information:

The Conveyance Plat is for three lots generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place, and is in conformance with Celina's subdivision regulations.

Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed.

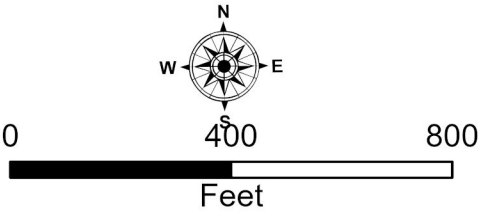


Legend

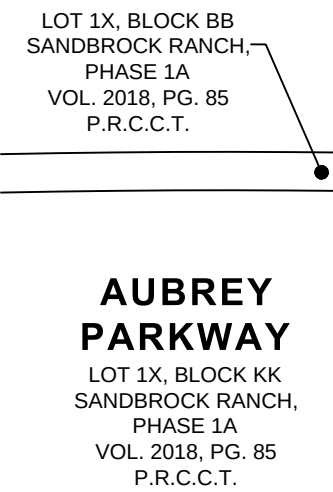
- Subject Property
- City Limits
- Roads
- Parcels

**Freeman Wilkerson Office
Leasing Varun (Mustang)
Location Map**

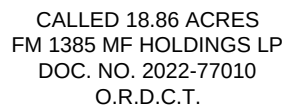
4/24/2023



Attachment: Location Map (Mustang Park Addition - Conveyance Plat)



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.98'	250.00'	37°21'09"	S 69°53'58" E	160.11'
C2	61.30'	250.00'	14°02'52"	S 58°14'50" E	61.14'



WHEREAS, **1385 MUSTANG PARK, L.P.** is the owner of 5.59 acres out of the Freeman Wilkerson Survey, Abstract Number 1411 situated in the City of Celina, Denton County, Texas, being a part of a called 19.623 acre tract of land conveyed to 1385 Mustang Park, L.P. by Special Warranty Deed with Vendor's Lien of record in Document Number 2021-48629 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Farm-to-Market Road 1385 (FM 1385) at the Northwest corner of a called 2.00 acre tract of land conveyed to MRMS FM 1385 Investments, LLC by deed of record in Document Number 2020-92753 of said Official Records, being the Southwest corner of said 19.623 acre tract;

THENCE, along the East right-of-way line of FM 1385, being the common West line of said 19.623 acre tract the following two courses and distances:

1. N01°28'22"E, a distance of 294.11 feet to a 1/2" iron rod found;

2. N01°26'11"E, a distance of 135.33 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of a called 19.86 acre tract of land conveyed to FM 1385 MF Holdings, LP by deed of record in Document Number 2022-77010 of said Official Records, also being the Northwest corner hereof;

THENCE, along the South line of said 18.86 acre tract, the following four courses and distances:

1. S88°34'33"E, a distance of 197.05 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
2. Along said tangent curve to the right, having a radius of 250.00 feet, a chord bearing of S69°53'58"E, a chord length of 160.11 feet, a delta angle of 37°21'09", an arc length of 162.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

3. S51°13'24"E, a distance of 147.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the left;
4. Along said tangent curve to the left, having a radius of 250.00 feet, a chord bearing of S58°14'50"E, a chord length of 61.14 feet, a delta angle of 14°02'52", an arc length of 61.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°24'24"E, over and across said 19.623 acre tract, along the East line hereof, a distance of 105.45 feet to a 1/2" iron rod found in the irregular South line of said 19.623 acre tract at an angle point in the irregular North line of a tract of land conveyed to Anna Liz Hong by deed of record in Document Number 2014-15601 of said Official Records;

THENCE, along the irregular North line of said Hong tract, being the common irregular South line of said 19.623 acre tract, the following two courses and distances:

1. S01°43'52"W, a distance of 398.53 feet to a 5/8" iron rod with cap stamped "BRENNAN 5560" found at the Southeast corner hereof;

2. N88°50'30"W, a distance of 170.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said 2.00 acre tract;

THENCE, N01°28'15"E, along the East line of said 2.00 acre tract, being the common irregular South line of said 19.623 acre tract, a distance of 248.74 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 2.00 acre tract;

THENCE, N88°50'30"W, along the North line of said 2.00 acre tract, being the common irregular South line of said 19.623 acre tract, a distance of 350.24 feet to the **POINT OF BEGINNING** and containing an area of 5.59 Acres, or (243,381 Square Feet) of land, more or less.

THAT 1385 MUSTANG PARK, L.P., acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the herein above described property as **MUSTANG PARK ADDITION**, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby covenants and conditions that the owner of the property shall not in any way defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall not maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

BY: _____ Date _____

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____,
20__.

Notary Public in and for the State of Texas

CONVEYANCE PLAT
MUSTANG PARK
ADDITION
LOTS 1-3, BLOCK A

BEING 5.59 ACRES
OUT OF THE FREEMAN WILKERSON SURVEY,
ABSTRACT NO. 1411,
IN DENTON COUNTY, TEXAS

PREPARED: APRIL 27, 2023

Packet Pg. 10

LOT 71X, BLOCK D
SANDBROCK RANCH, PHASE 7
VOL. 2020, PG. 160
P.R.C.C.T.

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Celina, Collin County, Texas.

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1385 Mustang Park, L.P.
1061 N Coleman Street, Suite 90
Prosper, TX 75078

LEGEND	
POB	Point of Beginning
CIRF	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
VOL.	Volume
PG.	Page
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas
M.S.U.D.	Mustang Special Utility District

CERTIFICATE OF PLAT APPROVAL	
APPROVED	
_____ City Development Official City of Celina, Texas	_____ Date
Witness by hand this ____ day of _____, 20__	



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 16, 2023
 Re: Mustang Park Apartments - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for the Mustang Park Apartments, Lots 1-7, being approximately 51 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Apartments – Preliminary Plat)

Owner/Developer:

Claymoore Engineering
 1903 Central Dr., Ste. 406
 Bedford, TX 76021

Background Information:

The Preliminary Plat shows seven lots for a commercial development, and is in conformance with Celina's subdivision regulations and the associated Development Agreement and zoning.

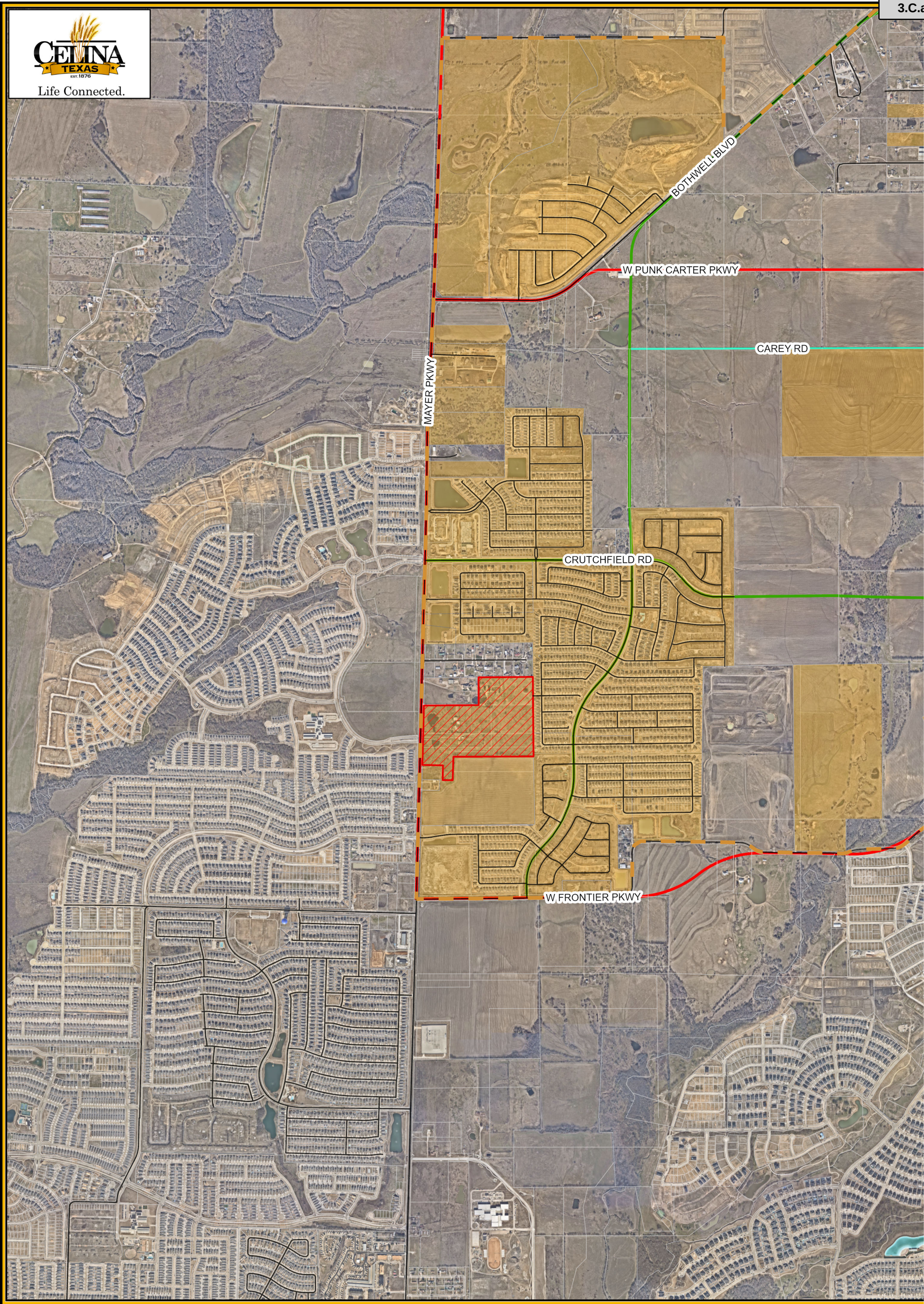
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed.



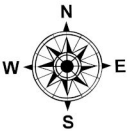
Attachment: Location Map (Mustang Park Apartments – Preliminary Plat)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Mustang Park Apartments
City of Celina

2/27/2023



0 1,250 2,500
Feet

OWNER'S CERTIFICATE & DEDICATION

WHEREAS, **1385 MUSTANG PARK, L.P.**, is the owner of a 50.20 acre tract of land situated in the Freeman Wilkerson Survey, Abstract Number 1411, Denton County, Texas and being all of a called 10.00 acre tract of land conveyed to 1385 Mustang Park, LP by deed of record in Document Number 2021-48627 of the Official Records of Denton County, Texas, all of a called 20.050 acre tract of land conveyed to 1385 Mustang Park, LP by deed of record in Document Number 2021-48628 of said Official Records, and all of a called 19.623 acre tract of land conveyed to 1385 Mustang Park, LP by deed of record in Document Number 2021-48629 of said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch metal fence post found at the Northwest corner of said 20.50 acre tract and the common Southwest corner of a tract of land described in deed to Larry G. Blythe and Mary C. Blythe, recorded in Document Number 2014-3602 of the Official Records of Denton County, Texas and also being in the East line of F.M. Highway 1385;

THENCE N 89°35'04" E with the North line of said 20.50 acre tract and the common South line of said Blythe tract, a distance of 929.74 feet to a 1/2" iron rod found at the Southeast corner of said Blythe tract and the common Southwest corner of said 10.00 acre tract;

THENCE N 00°14'30" W, with the West line of said 10.00 acre tract and the common East line of said Blythe tract, a distance of 472.08 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 10.00 acre tract and the common Northeast corner of said Blythe tract and in the South line of Countryview Addition, recorded in Cabinet F, Page 267 of the Plat Records of Denton County, Texas;

THENCE N 89°34'47" E with the North line of said 10.00 acre tract and the common South line of said Countryview Addition, a distance of 922.28 feet to a 1/2" iron rod found at the Northeast corner of said 10.00 acre tract and the common Southeast corner of said Countryview Addition and in the West line of Sutton Fields, Phase 1A, recorded in Document Number 2017-395 of the Plat Records of Denton County, Texas;

THENCE S 00°24'09" E with the East line of said 10.00 acre tract, and the East line of said 20.50 acre tract with the common West line of said Sutton Fields, Phase 1A, and the common West line of Tract 1, Sutton Fields, Phase 2A, recorded in Document Number 2019-268 of the Plat Records of Denton County, Texas, a distance of 952.16 feet to Southeast corner of said 20.50 acre tract and the common Northeast corner of said 19.623 acre tract, from which 1/2" iron rod with cap stamped "RPLS 4087" found bears S 49°53'11" W, a distance of 1.04 feet;

THENCE S 00°43'38" E with the East line of said 19.623 acre tract and the common West line of said Tract 1, Sutton Fields, Phase 2A and the common West line of a tract of land described in deed to CADG Sutton Fields, LLC, recorded in Document Number 2015-30387 of the Official Records of Denton County, Texas, a distance of 397.52 feet to a 1/2" iron rod found at the Southeast corner of said 19.623 acre tract and the common Northeast corner of a tract of land described in deed to Anna Liz Hong, recorded in Document Number 2014-15601 of the Official Records of Denton County, Texas;

THENCE N 89°46'02" W with the South line of said 19.623 acre tract and the common North line of said Hong tract, a distance of 1360.92 feet to a 1/2" iron rod found at the Northwest corner of said Hong tract;

THENCE continuing with the South line of said 19.623 acre tract and the common West line of said Hong tract the following two courses and distances;

- S 01°43'52" W, a distance of 398.53 feet to a 5/8" iron rod with cap stamped "BRENNAN 5560" found;
- N 88°50'30" W, a distance of 170.50 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of a called 2.00 acre Save and Except tract, recorded in 2020-99377 of the Official Records of Denton County, Texas, from which a 1/2" iron rod found at an angle point in the West line of said Hong tract bears N 88°50'30" W, a distance of 49.13 feet;

THENCE N 01°28'15" E, with the East line of said Save and Except tract, being the common South line of said 19.623 acre tract, a distance of 248.74 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Save and Except tract;

THENCE N 88°50'30" W with the North line of said Save and Except tract, being the common South line of said 19.623 acre tract, a distance of 350.24 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Save and Except tract, being the Southwest corner of said 19.623 acre tract, being in the East line of said F.M. Highway 1385;

THENCE S 01°28'22" W with the West line of said 19.623 acretract and the common East line of said F.M. Highway 1385, a distance of 294.11 feet to a 1/2" iron rod found;

THENCE N 01°28'11" E with the West line of said 19.623 acre tract, the West line of said 20.50 acre tract, and the common East line of said F.M. Highway 1385, a distance of 714.94 feet to the **POINT OF BEGINNING** and containing 50.20 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT **1385 MUSTANG PARK, L.P.**, acting herein by and through its duly authorized officer, does hereby adopt this preliminary plat designating the herein above described property as **MUSTANG PARK ADDITION**, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

OWNER: **1385 MUSTANG PARK, L.P.**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

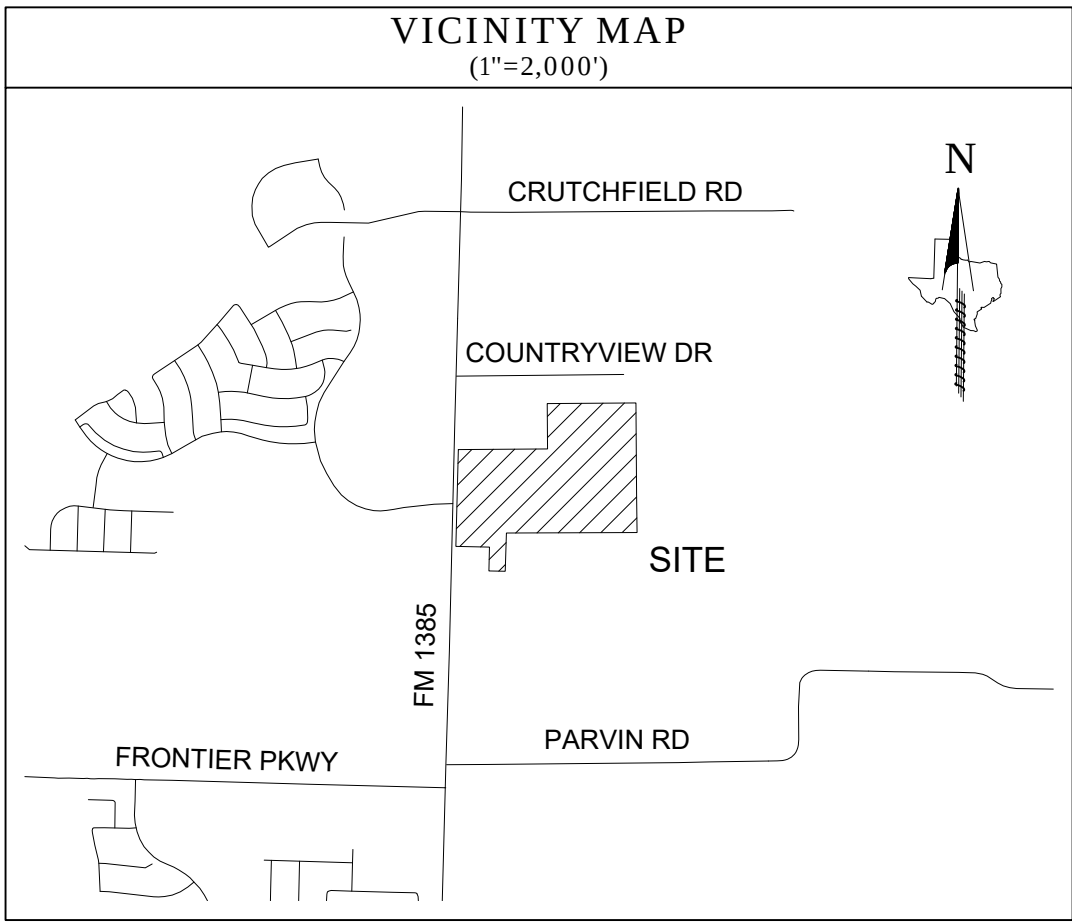
Notary Public in and for the State of Texas

CITY PROJECT NO. PLAT-23-1844

PRELIMINARY PLAT
MUSTANG PARK
ADDITION
LOTS 1-7, BLOCK A

BEING 50.20 ACRES
OUT OF THE FREEMAN WILKERSON SURVEY,
ABSTRACT NO. 1411,
IN DENTON COUNTY, TEXAS

PREPARED: APRIL 27, 2023



GENERAL NOTES

- The purpose of this plat is to create seven lots of record and dedicate easements and right-of-way.
- The subject property does not lie within a 100-year flood plain according to Community Panel No. 48085C0120J, dated June 02, 2009, of the National Flood Insurance Rate Maps for Denton or Collin County, Texas
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).
- Notice - 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/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
- All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent.
- No overhead utilities are permitted on the subject property.
- Development of Lot 5 shown hereon will require a replat to accommodate required cross access and 2 points of access and proper placement of fire lanes.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Celina, Collin County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402 Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Project

2008.044-02

Date

04/21/2023

Drafter

CHM / TAR / BE



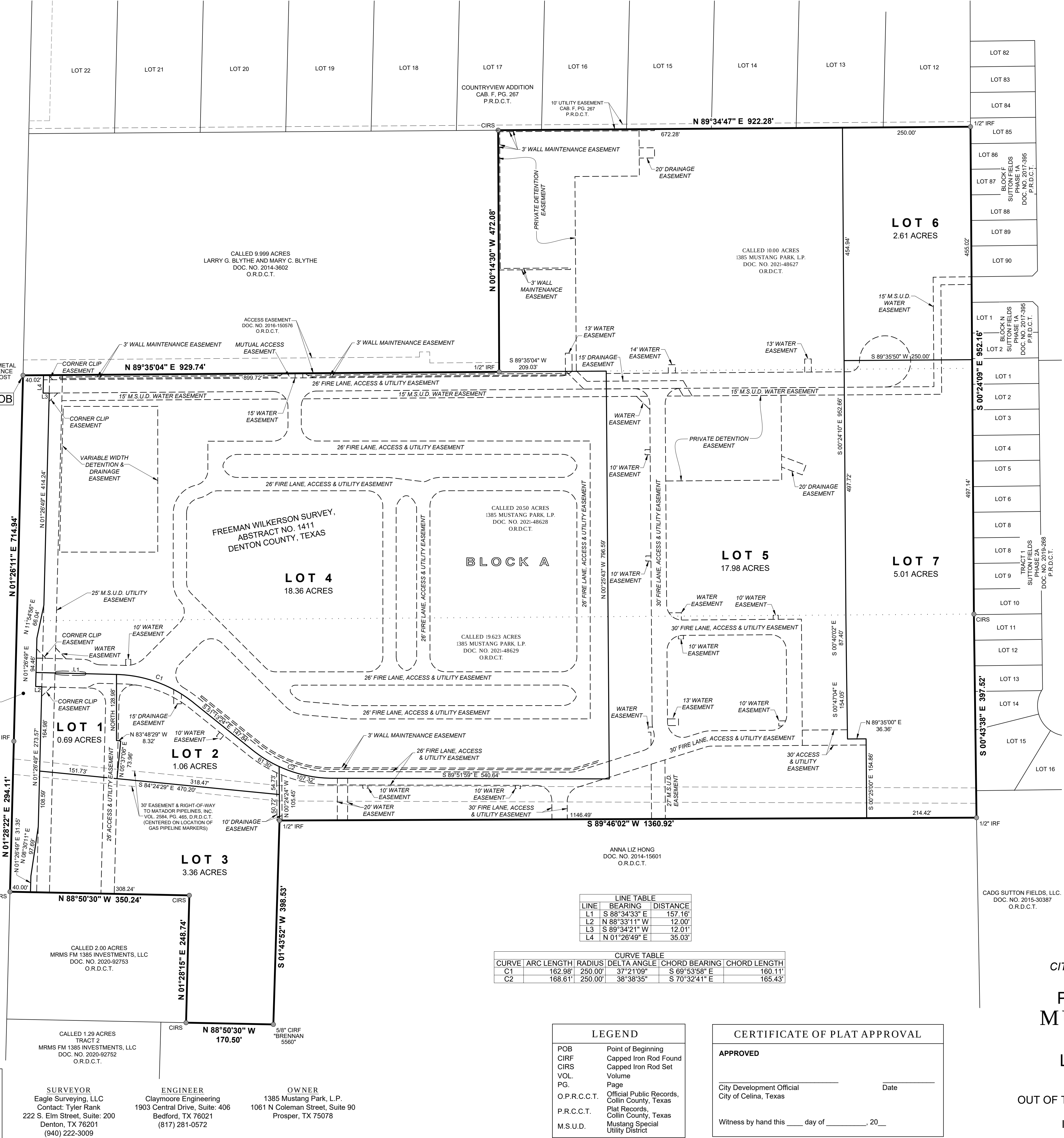
EAGLE SURVEYING, LLC

222 S. Elm Street, Suite: 200

Denton, TX 76201

(940) 222-3009

TX Firm #10194177



LEGEND				
POB	Point of Beginning			
CIRF	Capped Iron Rod Found			
CIRS	Capped Iron Rod Set			
VOL.	Volume			
PG.	Page			
O.P.R.C.C.T.	Official Public Records, Collin County, Texas			
P.R.C.C.T.	Plat Records, Collin County, Texas			
M.S.U.D.	Mustang Special Utility District			

CERTIFICATE OF PLAT APPROVAL	
APPROVED	
City Development Official City of Celina, Texas	Date _____
Witness by hand this ____ day of _____, 20____	

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 88°34'33" E	157.16'	
L2	N 88°33'11" W	12.00'	
L3	S 89°34'21" W	12.01'	
L4	N 01°26'49" E	35.03'	

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	162.98'	250.00'	37°21'09"	S 69°53'58" E
C2	168.61'	250.00'	38°38'35"	S 70°32'41" E

FARM TO MARKET ROAD 1385

RIGHT-OF-WAY DEDICATION 1.14 ACRES

N 01°28'22" E 294.11'

Project	2008.044-02
Date	04/21/2023
Drafter	CHM / TAR / BE



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1385 Mustang Park, L.P.
1061 N Coleman Street, Suite 90
Prosper, TX 75078

CALLLED 9.999 ACRES
LARRY G. BLYTHE AND MARY C. BLYTHE
DOC. NO. 2014-3602
O.R.D.C.T.

MATCH LINE
SEE PAGE 3

N 00°14'30" W 472.08'

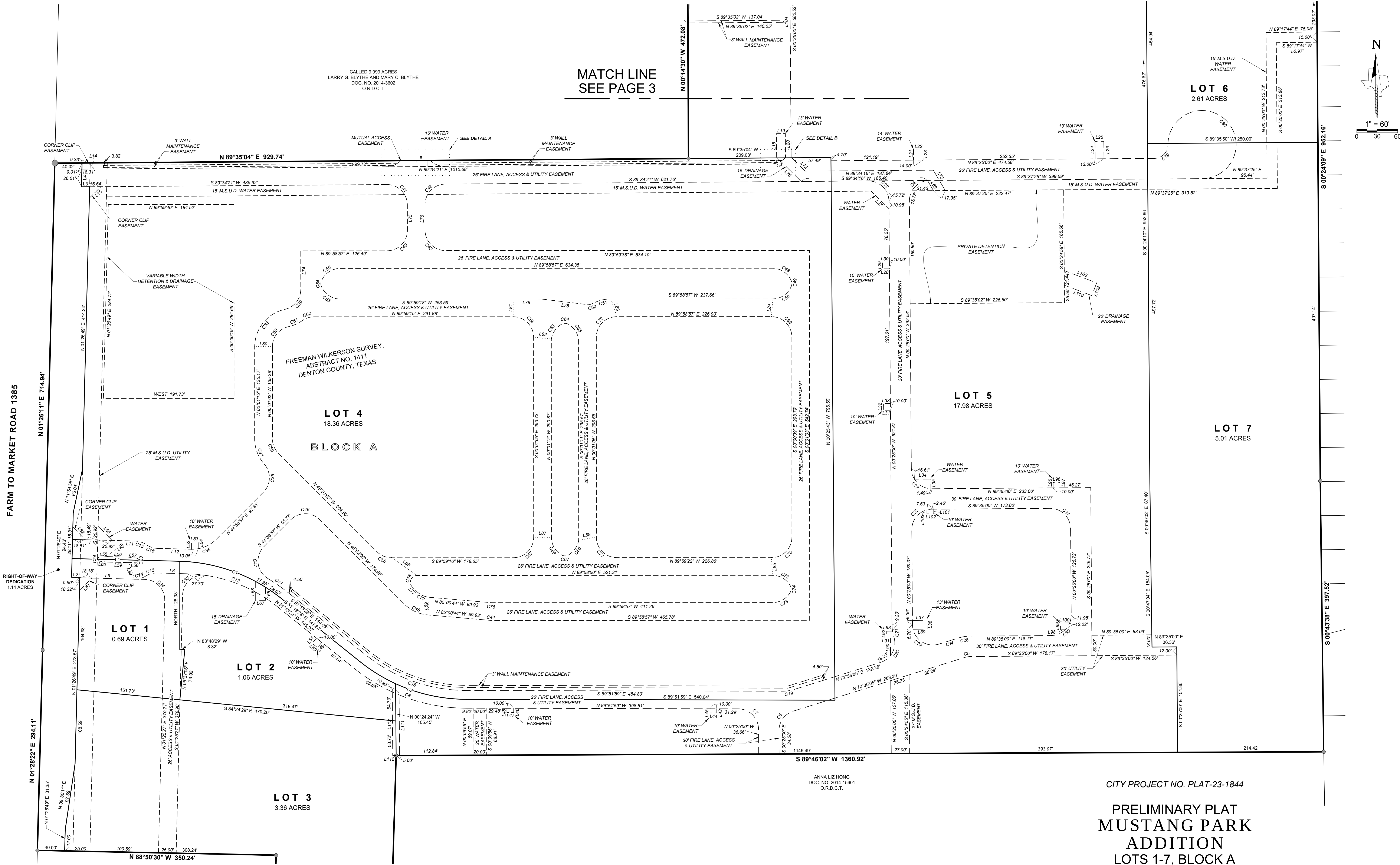
ANNA LIZ HONG
DOC. NO. 2014-15601
O.R.D.C.T.

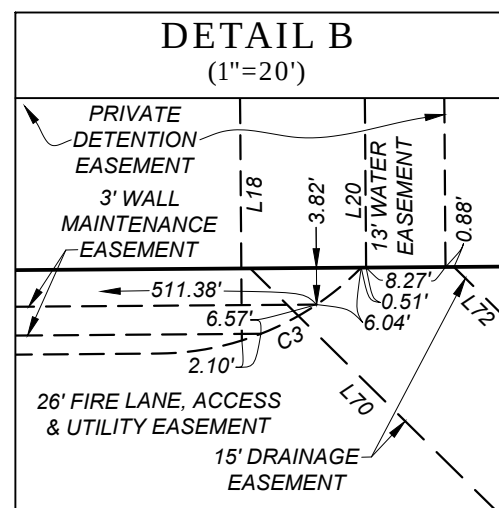
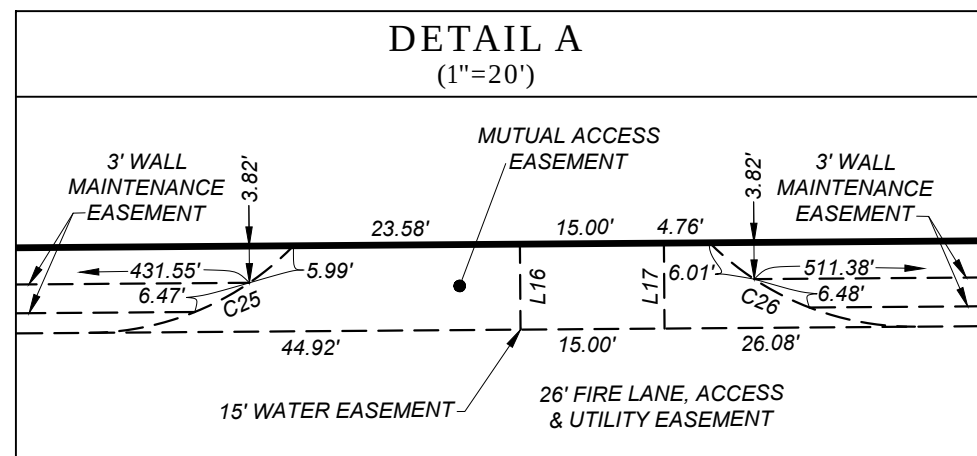
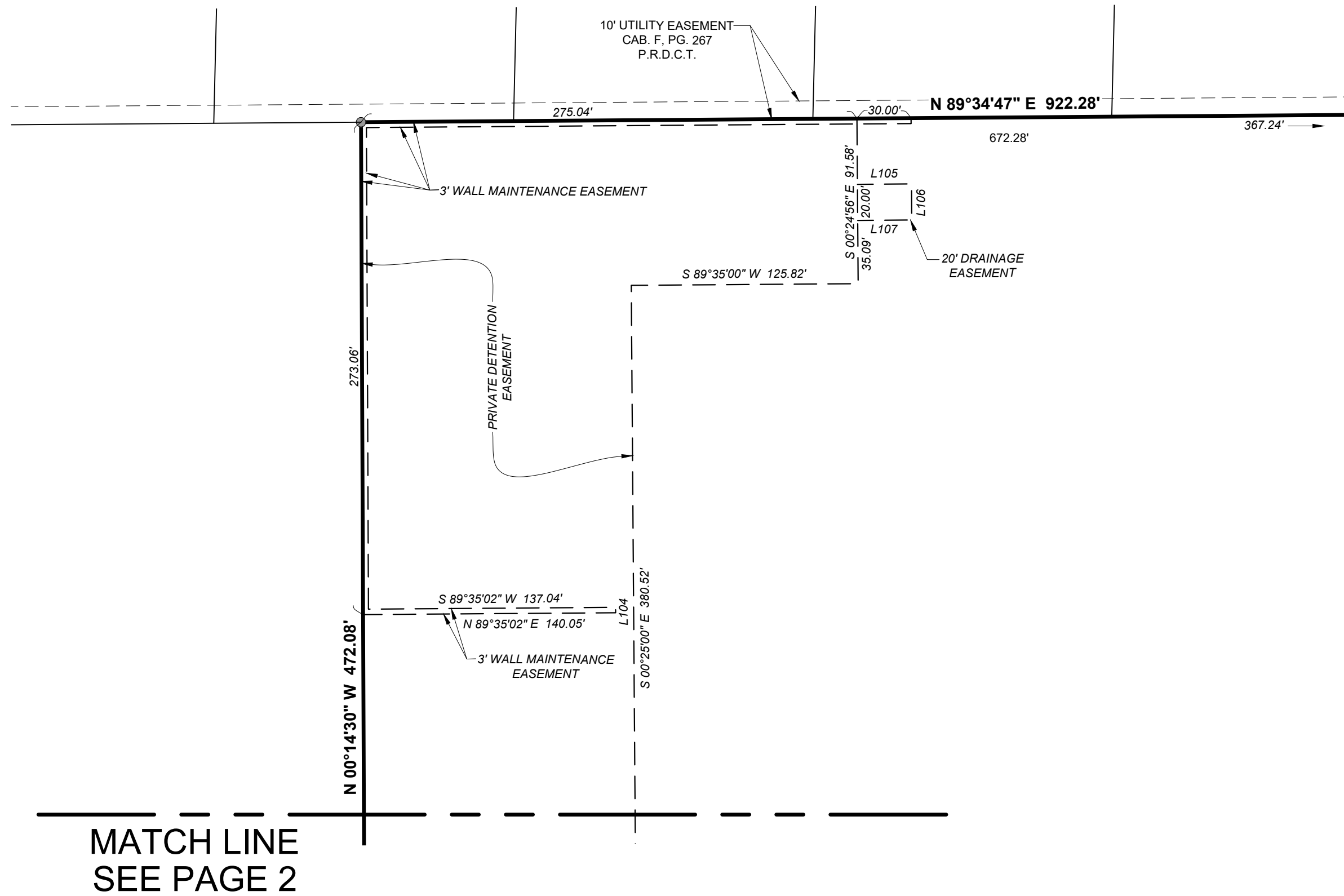
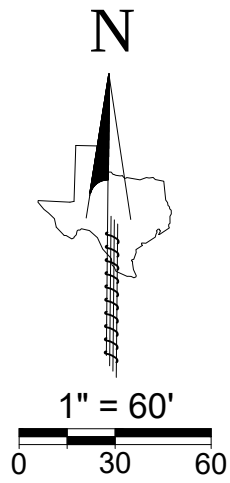
CITY PROJECT NO. PLAT-23-1844

PRELIMINARY PLAT MUSTANG PARK ADDITION LOTS 1-7, BLOCK A

BEING 50.20 ACRES
OUT OF THE FREEMAN WILKERSON SURVEY,
ABSTRACT NO. 1411,
IN DENTON COUNTY, TEXAS

PREPARED: APRIL 27, 2023





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°34'33" E	157.16'
L2	N 88°33'11" W	12.00'
L3	N 01°26'49" E	35.03'
L3	S 89°34'21" W	12.01'
L4	N 01°26'49" E	35.03'
L5	N 88°35'29" W	44.48'
L9	N 88°34'04" W	80.23'
L10	S 88°34'33" E	76.85'
L11	S 87°51'12" E	15.70'
L12	S 88°33'55" E	12.96'
L14	N 44°23'25" W	12.50'
L15	S 45°30'01" W	23.91'
L16	N 00°25'50" W	8.90'
L17	N 00°25'50" E	8.90'
L18	N 00°25'50" W	43.14'
L19	N 89°34'10" E	13.00'
L20	S 00°25'50" E	35.65'
L21	N 00°22'01" W	16.28'
L22	N 89°37'59" E	14.00'
L23	S 00°22'01" E	16.27'
L24	N 00°25'50" W	25.58'
L25	N 89°34'10" E	13.00'
L26	S 00°25'50" E	25.59'
L27	N 45°25'00" W	36.76'
L28	S 89°59'16" W	10.00'
L29	N 00°25'00" W	10.00'
L30	N 89°59'16" E	10.00'
L31	S 89°59'16" W	10.00'
L32	N 00°25'00" W	10.00'
L33	N 89°59'16" E	10.00'
L34	N 89°35'49" E	24.04'
L35	S 00°24'11" E	14.18'
L37	N 89°35'49" E	21.25'
L38	S 00°24'11" E	13.00'
L39	S 89°35'49" W	16.22'
L43	S 00°09'56" W	6.19'
L44	N 89°51'59" W	10.00'
L45	N 00°09'56" E	6.19'
L46	S 00°09'56" W	6.19'
L47	N 89°51'59" W	10.00'
L48	N 00°09'56" E	6.19'
L49	S 38°47'20" W	10.00'
L50	N 51°13'24" W	10.00'
L51	N 38°47'20" E	10.00'
L52	NORTH	14.13'
L53	EAST	10.00'
L54	SOUTH	15.80'
L55	N 86°20'17" E	11.60'
L56	S 88°34'33" E	30.81'
L57	S 83°19'48" E	12.52'
L58	S 86°53'00" W	11.59'
L59	N 88°33'56" W	31.70'
L60	N 83°29'22" W	11.60'
L61	S 46°13'37" W	25.82'
L62	S 43°52'05" E	26.03'
L63	N 47°55'43" E	34.77'
L64	S 18°50'10" E	25.65'
L65	S 43°34'33" E	29.58'
L66	SOUTH	19.14'
L67	WEST	15.00'
L68	NORTH	27.84'
L69	N 30°25'44" W	17.38'
L70	N 45°25'22" W	49.11'
L72	S 45°25'22" E	27.90'
L73	S 30°25'44" E	34.70'
L74	N 00°01'03" W	56.65'
L75	N 00°08'08" W	37.26'
L76	S 00°01'03" E	37.60'
L77	N 45°02'00" W	8.91'
L78	N 83°04'26" W	68.85'
L79	N 89°48'45" W	42.55'
L80	S 89°59'50" W	25.99'
L81	N 00°03'37" W	26.00'
L82	N 83°19'55" W	26.16'
L83	N 18°08'42" W	27.36'
L84	S 04°55'11" W	26.10'
L85	N 03°23'36" W	25.97'
L86	N 55°26'29" W	45.81'
L87	S 89°37'03" E	26.00'
L88	N 79°10'52" E	26.48'
L89	N 04°59'16" E	26.00'
L90	N 00°25'00" W	25.66'
L91	S 89°35'00" W	5.41'
L92	NORTH	10.00'
L93	N 89°35'00" E	8.55'
L94	N 72°36'05" E	5.00'
L95	NORTH	8.00'
L96	N 89°35'00" E	9.94'
L97	SOUTH	8.00'
L98	S 89°35'00" W	6.47'
L99	N 00°25'00" W	10.00'
L100	N 89°35'00" E	13.35'
L101	SOUTH	6.89'
L102	WEST	10.00'
L103	NORTH	5.85'
L104	N 00°24'58" W	3.00'
L105	N 89°32'52" E	29.99'
L106	S 00°27'08" E	20.00'
L107	S 89°32'52" W	30.01'
L108	S 69°17'35" E	50.80'
L109	S 20°42'25" W	20.00'
L110	N 69°17'35" W	43.08'
L111	S 00°24'24" E	89.02'
L112	S 89°35'36" W	5.00'
L113	N 00°24'24" W	93.44'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	23.57'	30.00'	45°00'34"	N 67°04'04" E	22.97'
C4	47.12'	30.00'	89°59'09"	N 44°34'35" E	42.42'
C5	8.89'	30.00'	16°58'55"	N 81°05'33" E	8.86'
C6	23.56'	30.00'	45°00'00"	N 67°05'00" E	22.96'
C7	44.52'	56.00'	45°33'01"	N 67°21'31" E	43.36'
C8	33.60'	263.00'	7°19'13"	S 86°12'22" E	33.58'
C12	143.42'	220.00'	37°21'09"	S 69°53'58" E	140.90'
C13	16.99'	30.00'	32°27'26"	N 75°11'08" E	16.77'
C14	17.79'	30.06'	33°54'18"	N 74°27'57" E	17.53'
C15	17.03'	30.00'	32°31'30"	N 71°35'28" W	16.80'
C16	17.40'	30.00'	33°14'12"	N 71°56'49" W	17.16'
C17	195.20'	300.79'	37°10'57"	N 69°55'23" W	191.79'
C18	159.84'	237.00'	38°38'35"	N 70°32'41" W	156.83'
C19	23.85'	30.00'	45°33'01"	S 67°21'31" W	23.23'
C20	47.12'	30.00'	90°00'00"	N 27°36'05" E	42.43'
C21	17.77'	60.00'	16°58'20"	N 08°54'38" W	17.71'
C22	47.13'	30.00'	90°00'40"	S 45°25'00" E	42.43'
C23	8.60'	3.00'	164°12'10"	S 01°35'04" W	5.94'
C24	8.60'	3.00'	164°12'10"	N 01°25'27" E	5.94'
C25	23.73'	30.00'	45°19'44"	N 66°54'29" E	23.12'
C26	23.72'	30.00'	45°18'16"	S 67°46'31" E	23.11'
C27	47.12'	30.00'	90°00'00"	S 45°25'00" E	42.43'
C28	47.18'	30.00'	90°06'15"	S 44°31'53" W	42.46'
C29	47.12'	30.00'	90°00'00"	S 45°25'00" E	42.43'
C29	56.01'	30.00'	106°59'51"	S 53°54'45" E	48.22'
C30	47.12'	30.00'	90°00'00"	N 44°35'00" E	42.43'
C31	47.12'	30.00'	90°00'00"	N 45°25'00" W	42.43'
C32	47.12'	30.00'	90°00'00"	S 44°35'00" W	42.43'
C33	50.90'	30.00'	97°12'48"	S 50°01'51" W	45.01'
C34	47.12'	30.00'	89°59'31"	S 43°34'18" E	42.42'
C35	40.54'	50.00'	46°27'08"	N 68°12'31" E	39.44'
C36	45.39'	30.29'	85°52'28"	N 01°49'18" E	41.26'
C37	40.72'	56.00'	41°39'44"	N 20°48'37" W	39.83'
C38	75.81'	56.43'	76°58'32"	N 38°49'26" E	70.23'
C39	40.68'	30.00'	77°41'09"	N 38°49'25" E	37.63'
C40	47.19'	30.00'	90°07'05"	N 44°55'24" E	42.47'
C41	47.28'	30.00'	90°17'31"	N 45°16'54" W	42.53'
C42	45.77'	30.00'	87°25'03"	S 43°41'15" W	41.46'
C43	47.12'	30.00'	89°59'18"	S 45°00'43" E	42.42'
C44	4.89'	56.00'	5°00'20"	N 87°30'53" W	4.89'
C45	39.07'	56.00'	39°58'44"	N 65°01'22" W	38.29'
C46	47.12'	30.00'	89°59'04"	S 89°58'28" W	42.42'
C47	54.26'	30.00'	103°36'41"	S 06°49'34" E	47.16'
C48	35.22'	30.01'	67°14'58"	S 55°40'09" E	33.23'
C49	7.71'	9.74'	45°19'15"	SOUTH	7.51'
C50	34.86'	29.81'	67°00'11"	S 55°15'17" W	32.90'
C51	26.08'	54.99'	27°10'37"	S 76°46'46" W	25.84'
C52	7.92'	30.00'	15°07'31"	S 70°45'14" W	7.90'
C53	35.59'	30.00'	67°58'32"	N 58°01'47" W	35.54'
C54	7.70'	9.89'	44°37'23"	N 00°08'40" E	7.51'
C55	35.57'	29.95'	68°03'08"	N 55°59'16" E	33.52'
C56	47.12'	30.00'	89°59'15"	S 45°00'43" E	42.42'
C57	47.13'	30.00'	90°00'22"	S 44°59'06" W	42.43'
C58	23.56'	30.00'	44°59'40"	N 67°30'53" W	22.96'
C59	23.56'	30.00'	44°59'58"	N 22°31'04" W	22.96'
C60	40.32'	29.98'	77°04'42"	N 38°30'15" E	37.35'
C61	22.82'	56.00'	23°21'00"	N 66°19'57" E	22.66'
C62	18.50'	30.00'	35°19'29"	N 72°19'12" E	18.20'
C63	27.53'	31.33'	50°20'53"	N 34°15'26" E	26.65'
C64	10.50'	10.05'	59°51'01"	S 89°59'28" E	10.03'
C65	27.52'	31.16'	50°35'32"	S 34°12'22" E	26.83'
C66	26.61'	32.45'	46°58'25"	S 35°17'19" W	25.87'
C67	10.45'	10.16'	58°55'50"	S 89°51'00" W	10.00'
C68	31.29'	30.13'	59°30'17"	N 30°13'51" W	29.90'
C69	47.13'	30.00'	90°00'24"	S 45°00'51" E	42.43'
C70	47.14'	30.00'	90°01'16"	S 45°00'00" W	42.43'
C71	47.11'	30.00'	89°58'17"	N 45°00'14" W	42.42'
C72	47.12'	30.00'	90°00'02"	N 44°58'56" E	42.43'
C73	31.47'	29.74'	60°36'59"	S 59°52'35" E	30.02'
C74	10.49'	9.86'	60°57'37"	S 00°00'44" E	10.00'
C75	31.40'	29.86'	60°15'08"	S 60°04'30" W	29.97'
C76	2.62'	30.00'	5°00'20"	N 87°30'53" W	2.62'
C77	20.93'	30.00'	39°58'44"	N 65°01'22" W	20.51'
C78	23.56'	10.00'	135°00'56"	N 22°28'28" E	18.48'
C79	31.02'	20.00'	88°52'36"	N 45°08'42" E	28.01'
C80	236.11'	50.00'	270°33'48"	S 45°16'54" E	70.36'

CITY PROJECT NO. PLAT-23-1844

PRELIMINARY PLAT
MUSTANG PARK
ADDITION
LOTS 1-7, BLOCK A

BEING 50.20 ACRES
OUT OF THE FREEMAN WILKERSON SURVEY,
ABSTRACT NO. 1411,
IN DENTON COUNTY, TEXAS

PREPARED: APRIL 27, 2023

Project

2008.044-02

Date

04/21/2023

Drafter

CHM / TAR / BE



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR

Eagle Surveying, LLC
Contact: Tyler Rank
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ENGINEER

Claymoore Engineering
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER

1385 Mustang Park, L.P.
1061 N Coleman Street, Suite 90
Prosper, TX 75078



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Kari White, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 16, 2023
 Re: Green Meadows West - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Green Meadows West, being approximately 385 acres; generally located at the northwest corner of McNabb Drive and Carey Road. (Green Meadows West – Preliminary Plat)

Owner/Developer:

Green Meadows Community, Inc.
 4265 Kellway Circle
 Addison, TX 75001

Background Information:

The Preliminary Plat shows 1,138 single-family lots and 39 HOA/Open Space lots for a new neighborhood, and is in conformance with Celina's subdivision regulations and the associated Development Agreement.

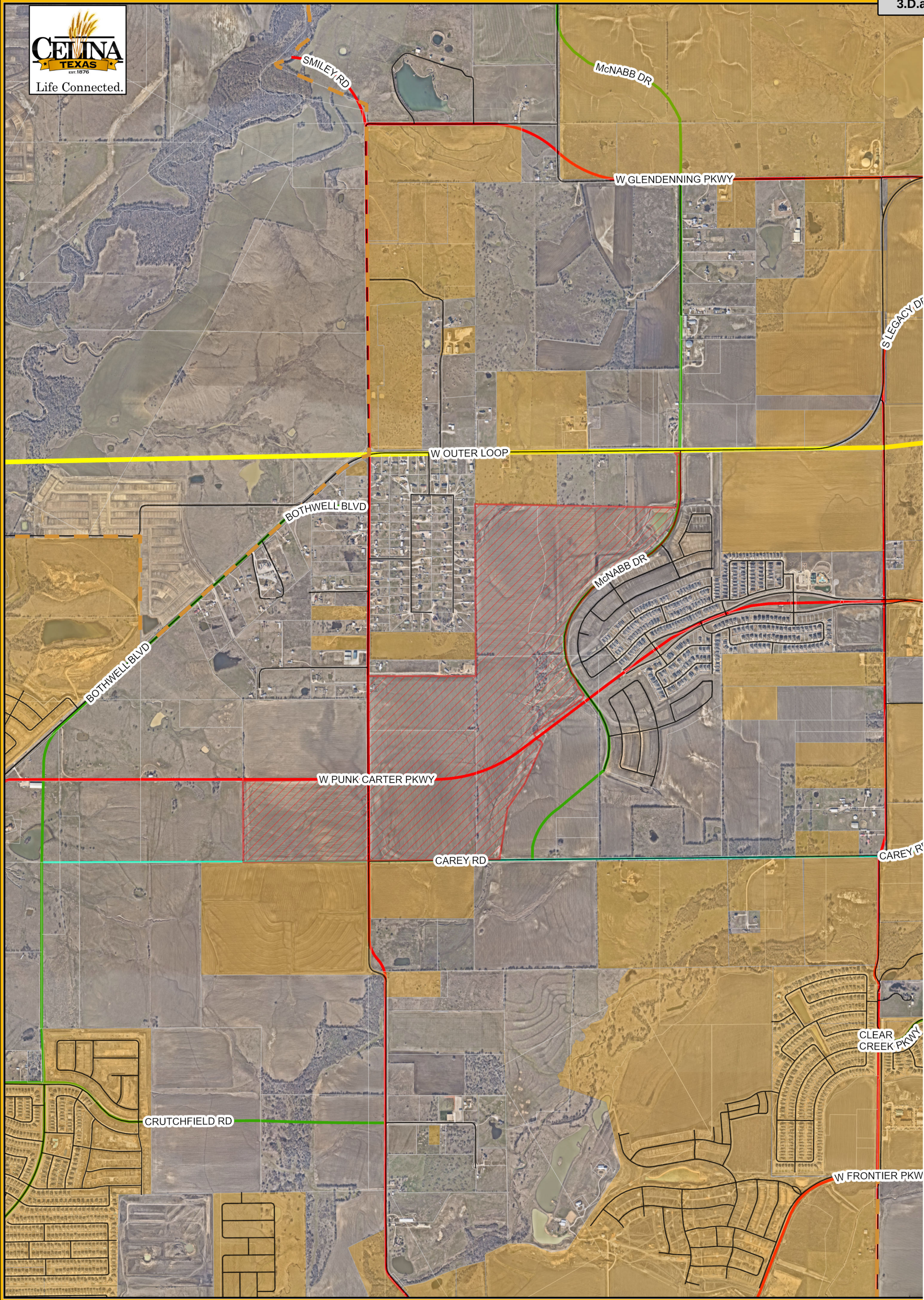
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed.



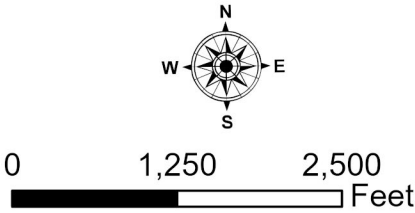
Attachment: Location Map (Green Meadows West – Preliminary Plat)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

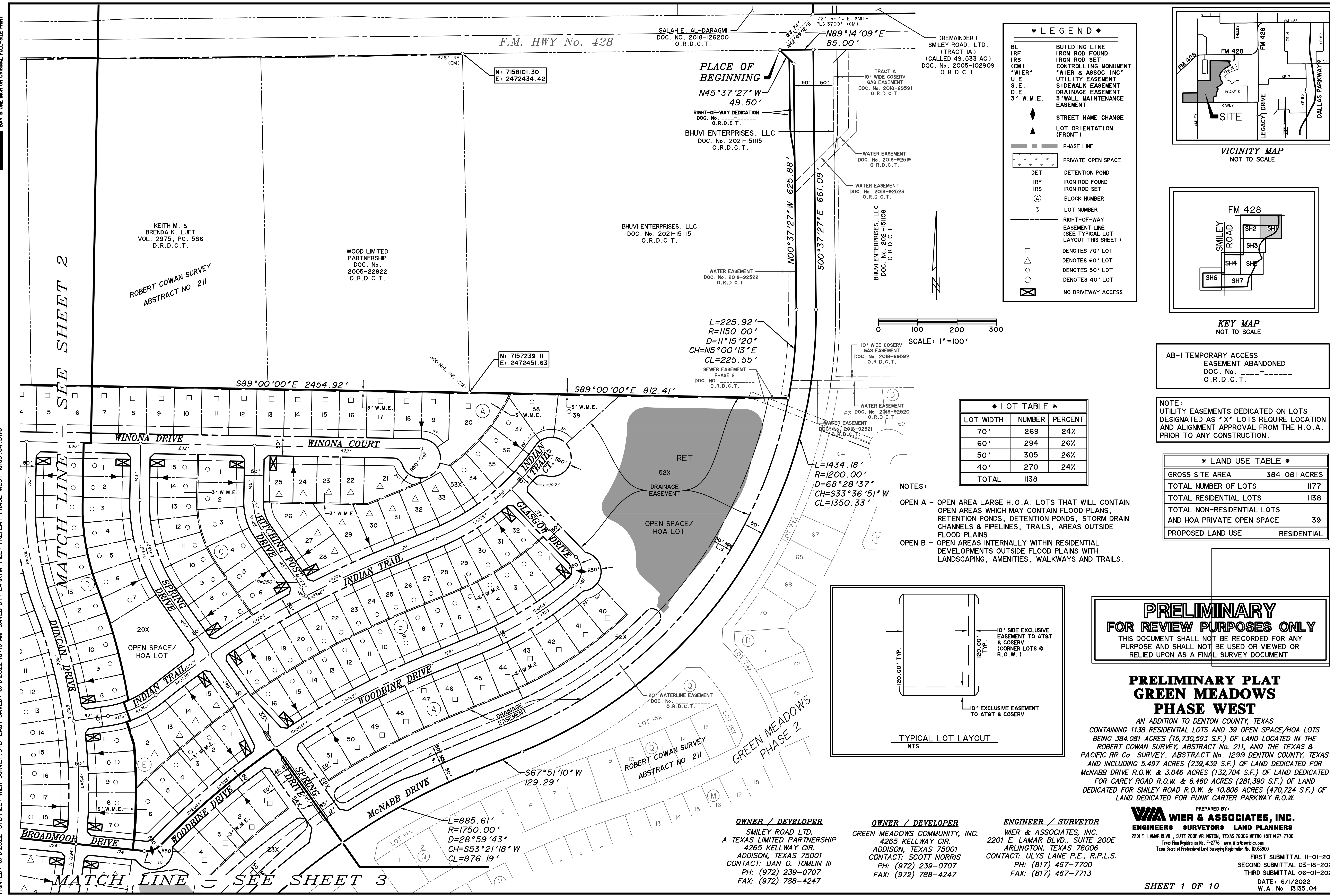
**Green Meadows West
Location Map
City of Celina**

5/4/2023



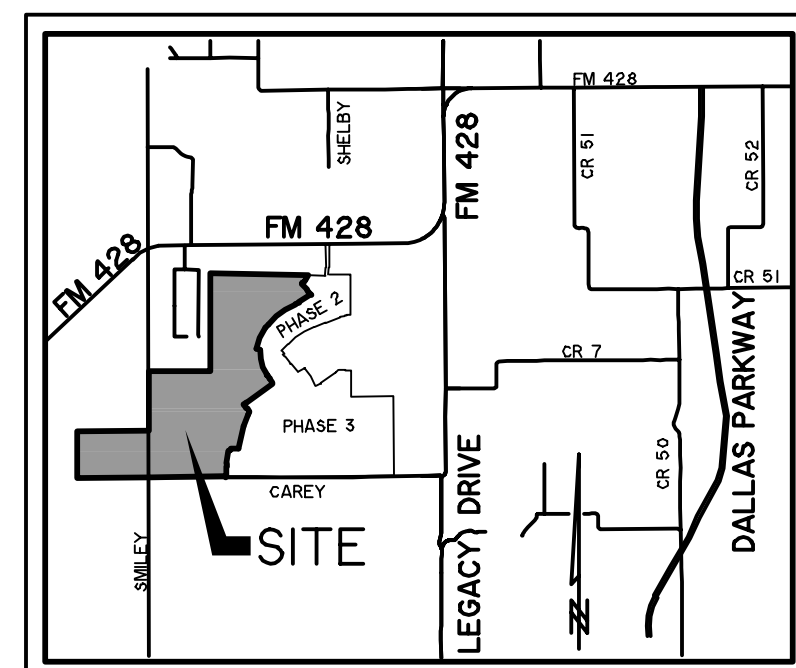
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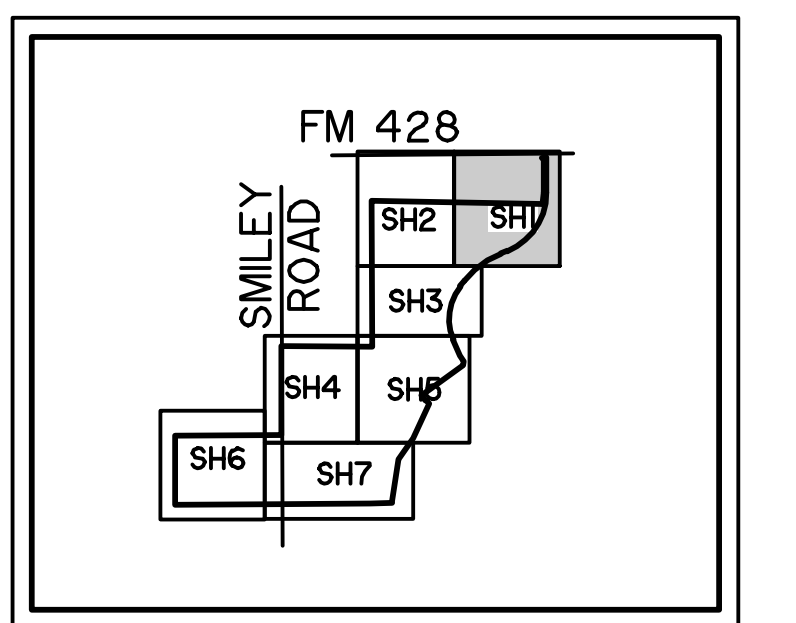


*** LEGEND ***

BL	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
WIER	*WIER & ASSOC. INC.*
U.E.	UTILITY EASEMENT
S.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
3' W.M.E.	3' WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE
▲	LOT ORIENTATION (FRONT)
---	PHASE LINE
+	PRIVATE OPEN SPACE
DET	DETENTION POND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(A)	BLOCK NUMBER
3	LOT NUMBER
---	RIGHT-OF-WAY EASEMENT LINE (SEE TYPICAL LOT LAYOUT THIS SHEET)
□	DENOTES 70' LOT
△	DENOTES 60' LOT
○	DENOTES 50' LOT
○	DENOTES 40' LOT
⊠	NO DRIVEWAY ACCESS



VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

AB-I TEMPORARY ACCESS
EASEMENT ABANDONED
DOC. No. _____
O.R.D.C.T.

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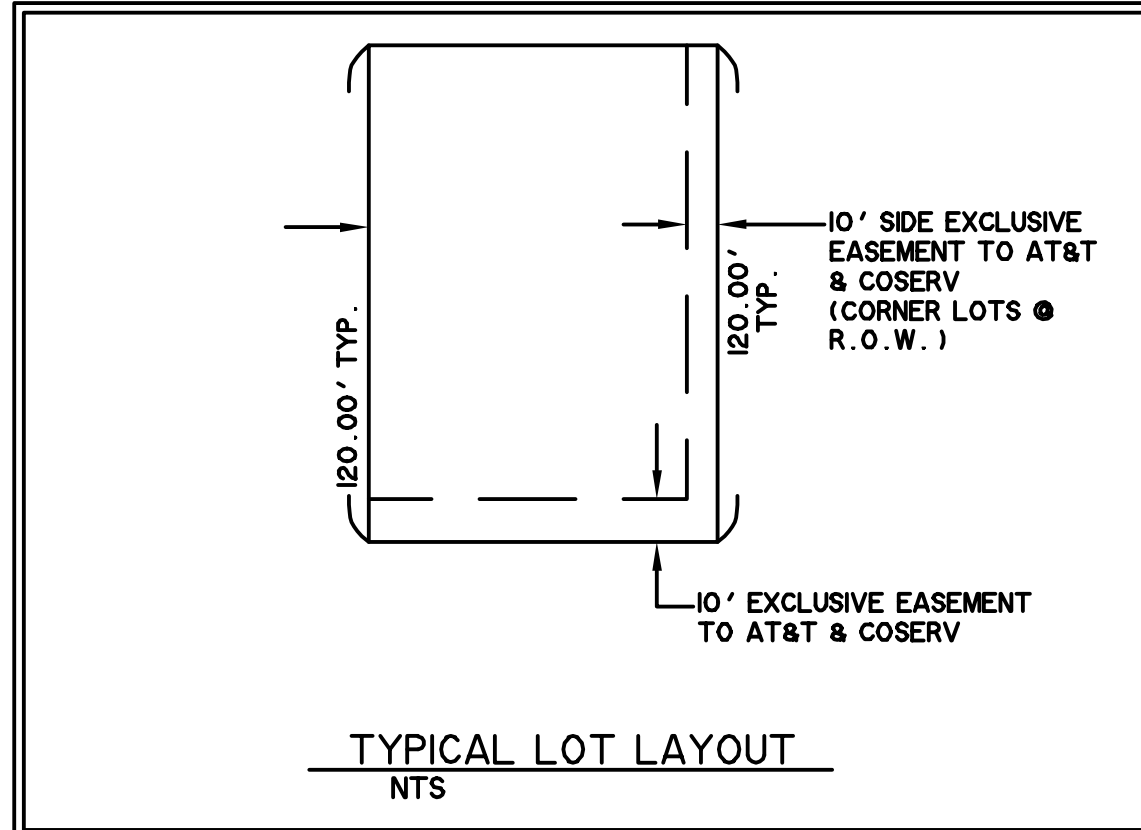
*** LOT TABLE ***

LOT WIDTH	NUMBER	PERCENT
70'	269	24%
60'	294	26%
50'	305	26%
40'	270	24%
TOTAL	1138	

*** LAND USE TABLE ***

GROSS SITE AREA	384.081 ACRES
TOTAL NUMBER OF LOTS	1177
TOTAL RESIDENTIAL LOTS	1138
TOTAL NON-RESIDENTIAL LOTS AND HOA PRIVATE OPEN SPACE	39
PROPOSED LAND USE	RESIDENTIAL

- NOTES:
- OPEN A - OPEN AREA LARGE H.O.A. LOTS THAT WILL CONTAIN OPEN AREAS WHICH MAY CONTAIN FLOOD PLANS, RETENTION PONDS, DETENTION PONDS, STORM DRAIN CHANNELS & PIPELINES, TRAILS, AREAS OUTSIDE FLOOD PLANS.
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**PRELIMINARY PLAT
GREEN MEADOWS
PHASE WEST**

AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 1138 RESIDENTIAL LOTS AND 39 OPEN SPACE/HOA LOTS
BEING 384.081 ACRES (16,730,593 S.F.) OF LAND LOCATED IN THE
ROBERT COWAN SURVEY, ABSTRACT No. 211, AND THE TEXAS &
PACIFIC RR Co. SURVEY, ABSTRACT No. 1299 DENTON COUNTY, TEXAS
AND INCLUDING 5.497 ACRES (239,439 S.F.) OF LAND DEDICATED FOR
McNABB DRIVE R.O.W. & 3.046 ACRES (132,704 S.F.) OF LAND DEDICATED
FOR CAREY ROAD R.O.W. & 6.460 ACRES (281,390 S.F.) OF LAND
DEDICATED FOR SMILEY ROAD R.O.W. & 10.806 ACRES (470,724 S.F.) OF
LAND DEDICATED FOR PUNK CARTER PARKWAY R.O.W.

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033300

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THIRD SUBMITTAL 06-01-2022
DATE: 6/1/2022
W.A. No. 13135_04

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A TEXAS LIMITED PARTNERSHIP
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
CONTACT: DAN O. TOMLIN III
PH: (972) 239-0707
FAX: (972) 788-4247

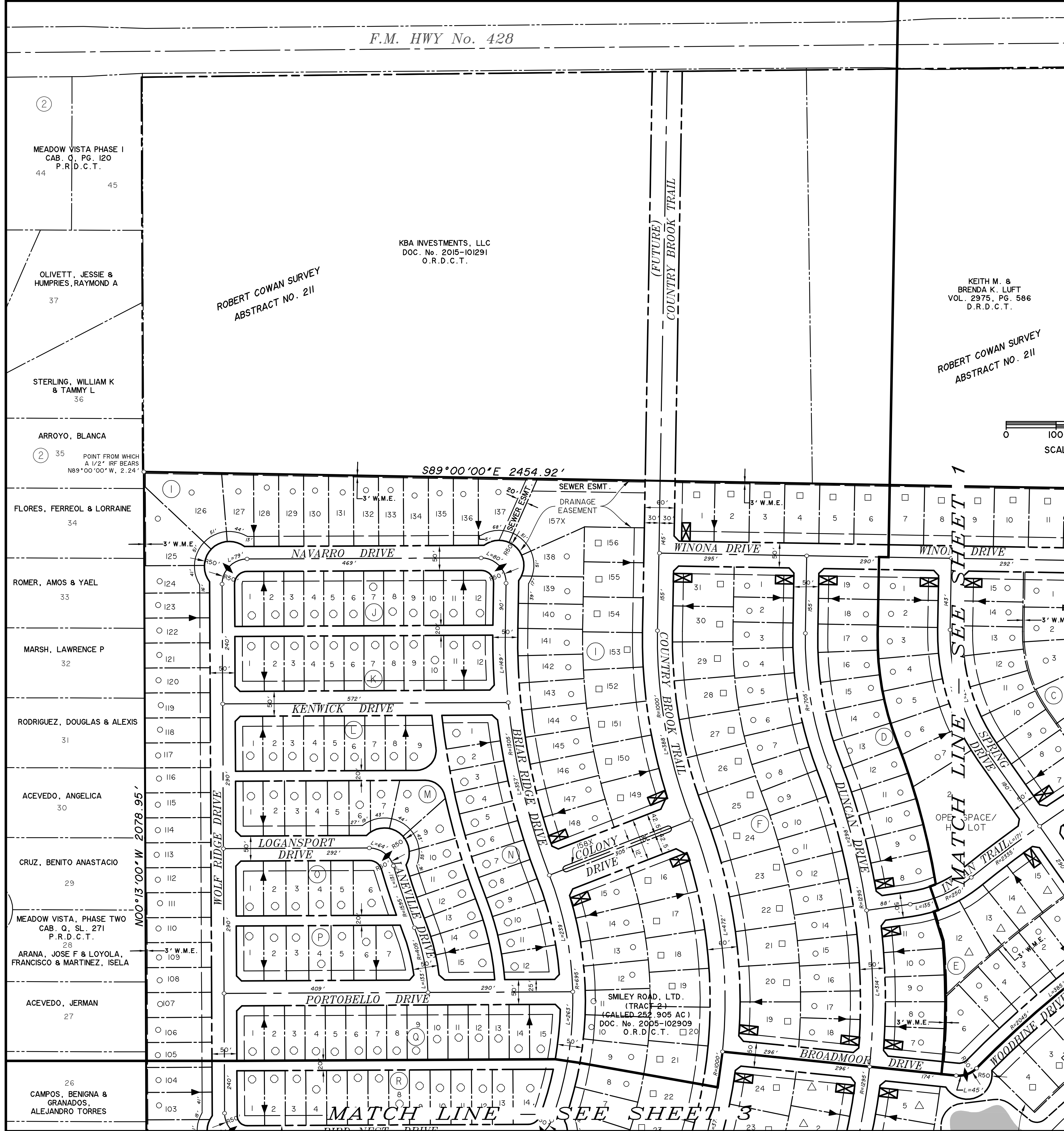
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Attachment: Preliminary Plat (Green Meadows West - Preliminary Plat)

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IRS IRON ROD SET
(CM) CONTROLLING MONUMENT
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U.E. UTILITY EASEMENT
S.E. SIDEWALK EASEMENT
D.E. DRAINAGE EASEMENT
3' W.M.E. 3' WALL MAINTENANCE EASEMENT

◆ STREET NAME CHANGE
▲ LOT ORIENTATION (FRONT)

--- PHASE LINE

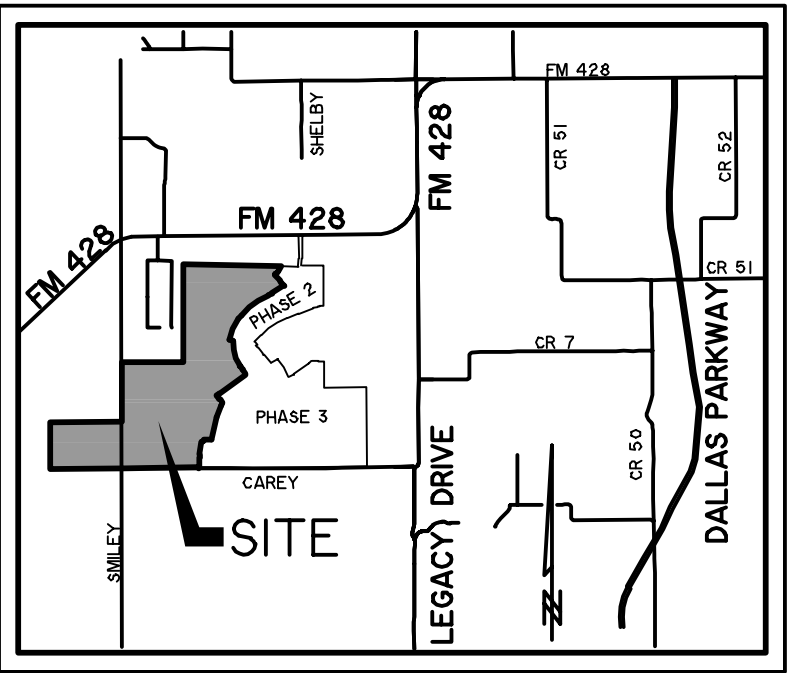
Private Open Space

DET DETENTION POND
IRF IRON ROD FOUND
IRS IRON ROD SET
Ⓐ BLOCK NUMBER
3 LOT NUMBER

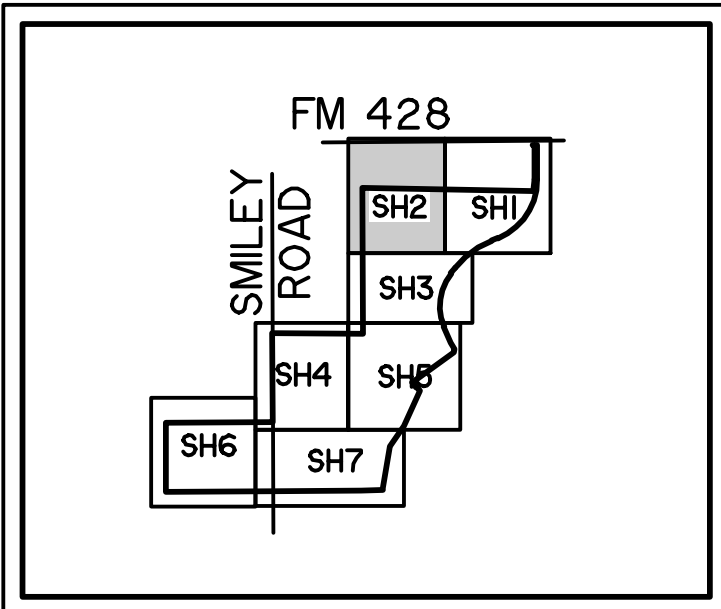
--- RIGHT-OF-WAY EASEMENT LINE (SEE TYPICAL LOT LAYOUT THIS SHEET)

□ DENOTES 70' LOT
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○ DENOTES 50' LOT
○ DENOTES 40' LOT

⊠ NO DRIVEWAY ACCESS



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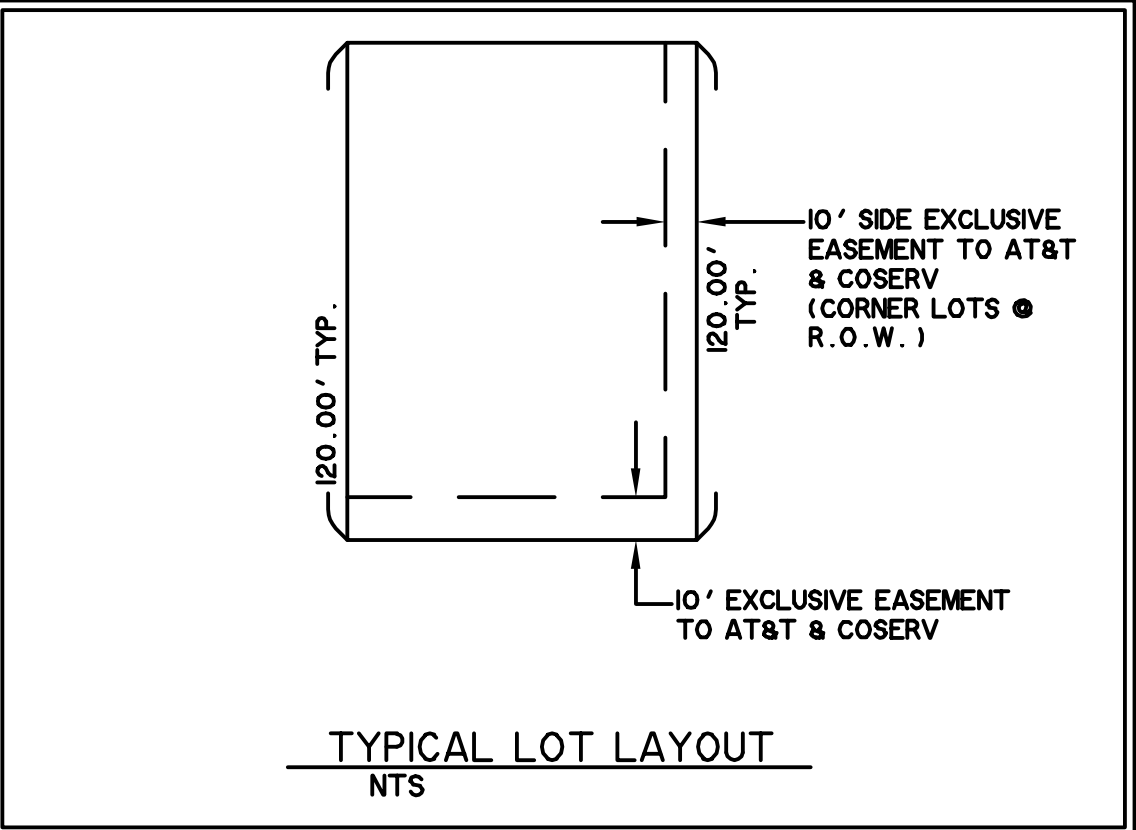


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TYPICAL LOT LAYOUT
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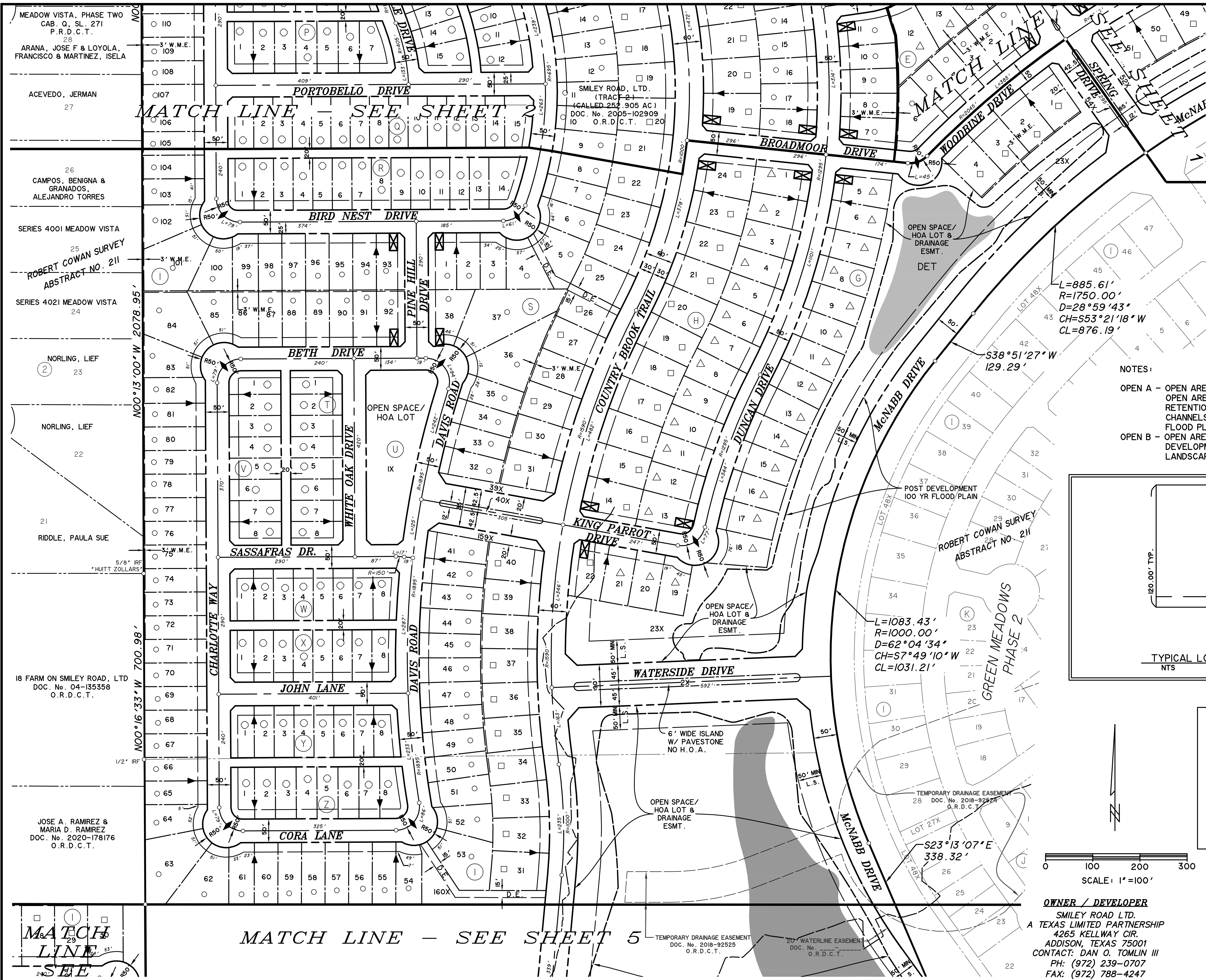
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IRS IRON ROD SET
ICW CONTROLLING MONUMENT
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STREET NAME CHANGE
LOT ORIENTATION (FRONT)

PHASE LINE

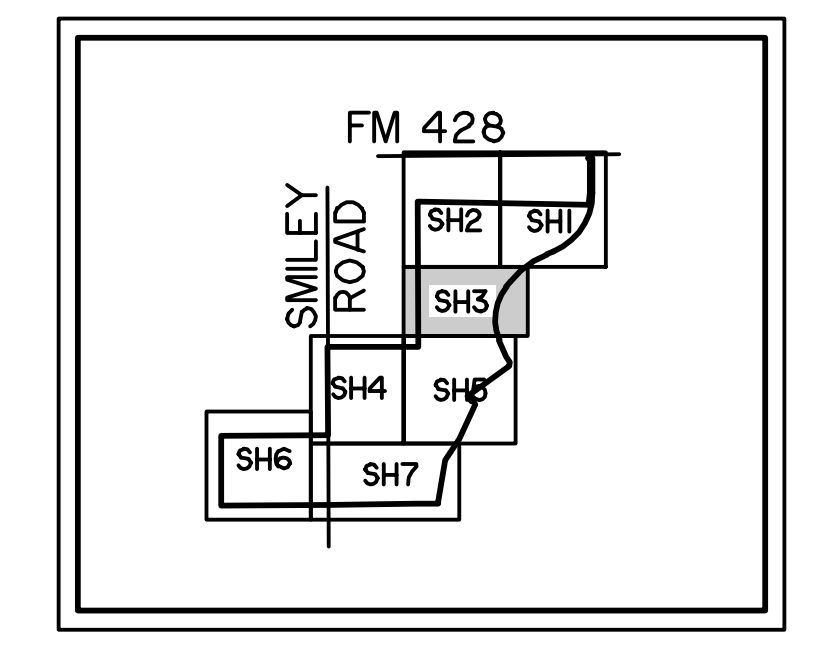
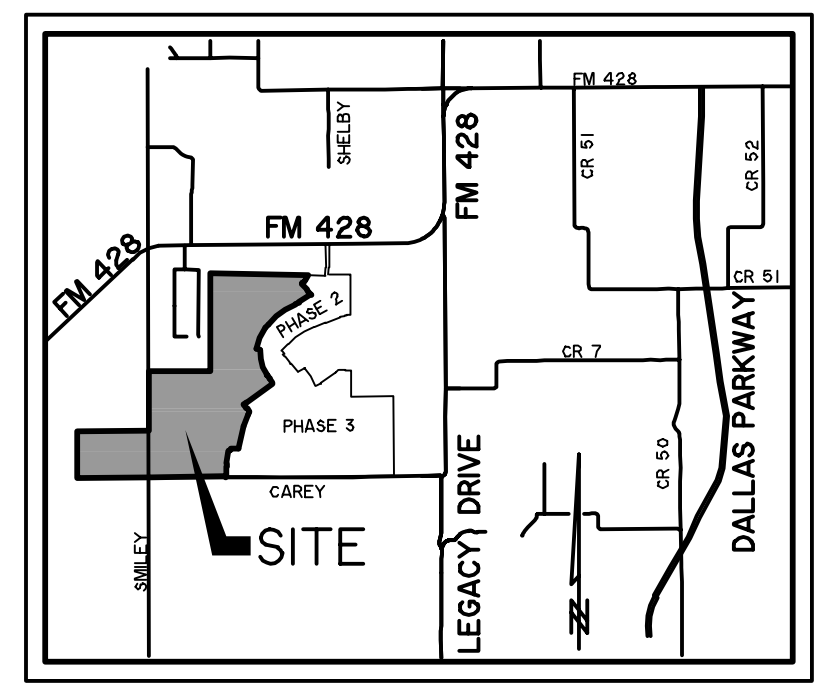
PRIVATE OPEN SPACE

DET DETENTION POND
IRF IRON ROD FOUND
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(A) BLOCK NUMBER
3 LOT NUMBER

RIGHT-OF-WAY
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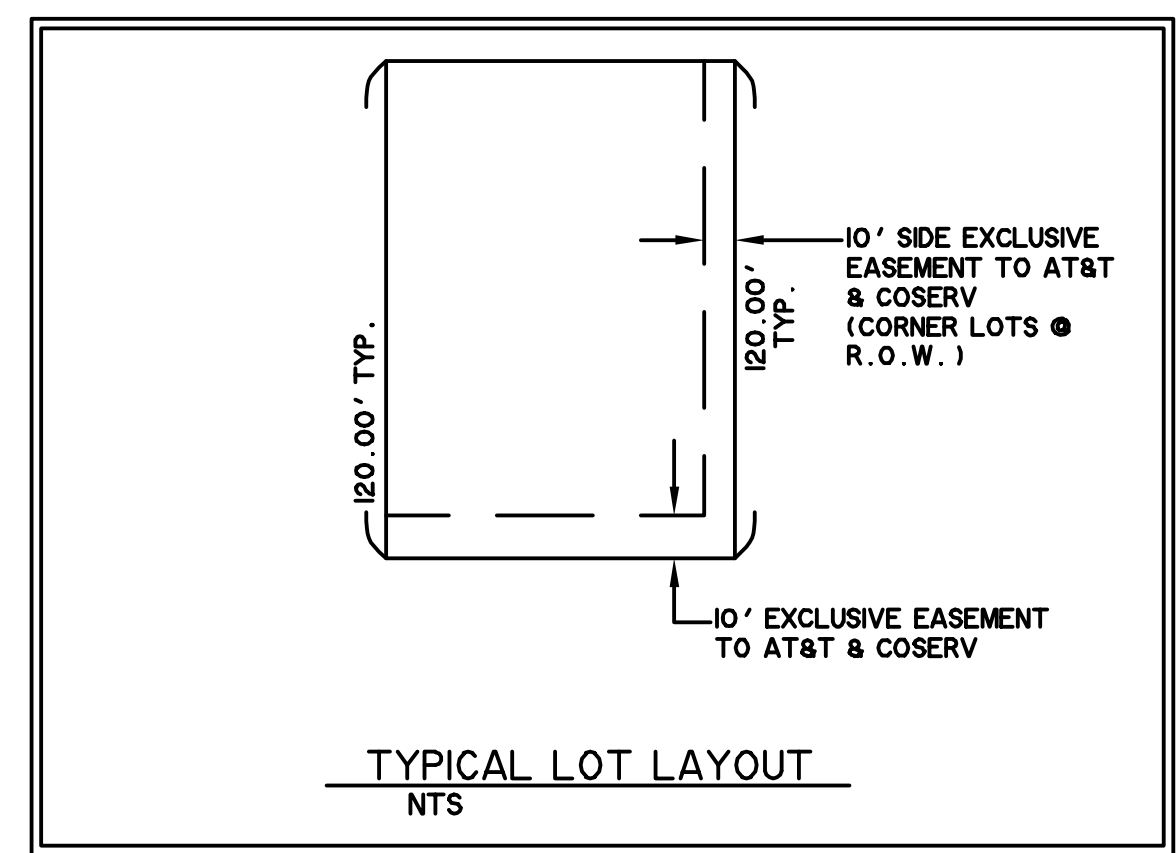
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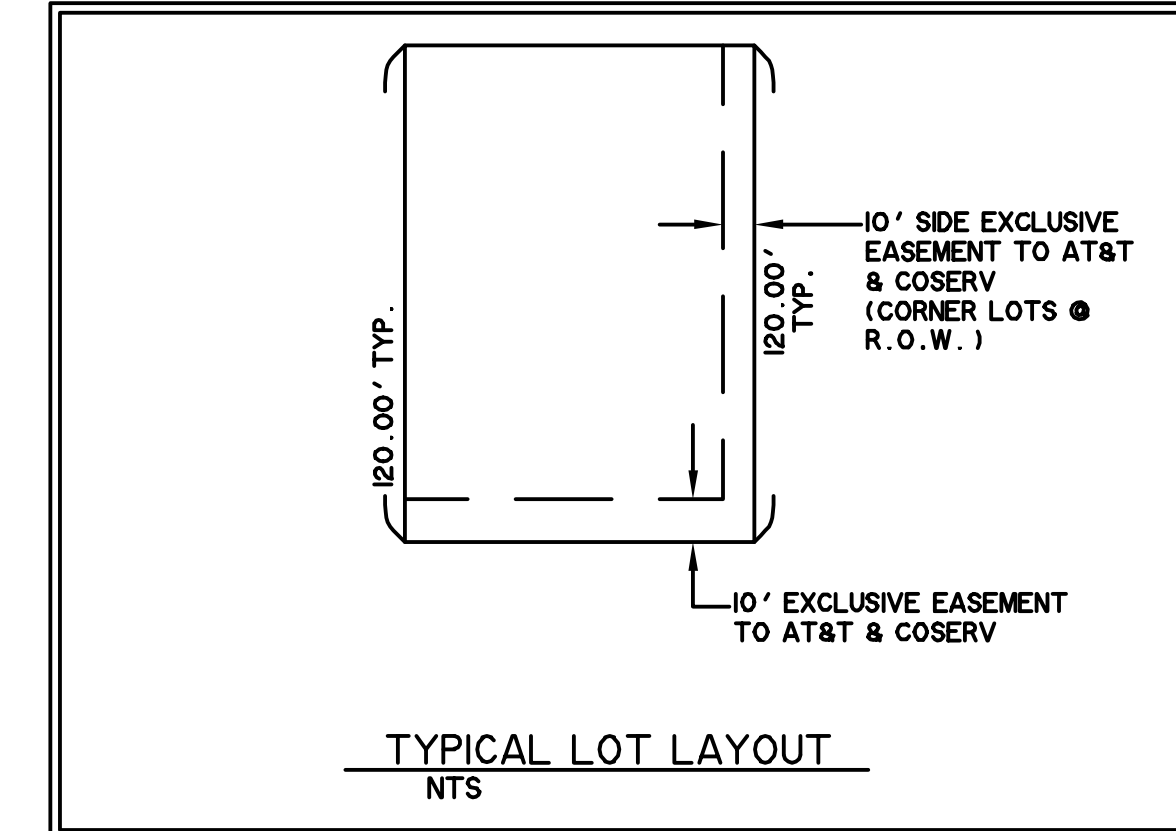
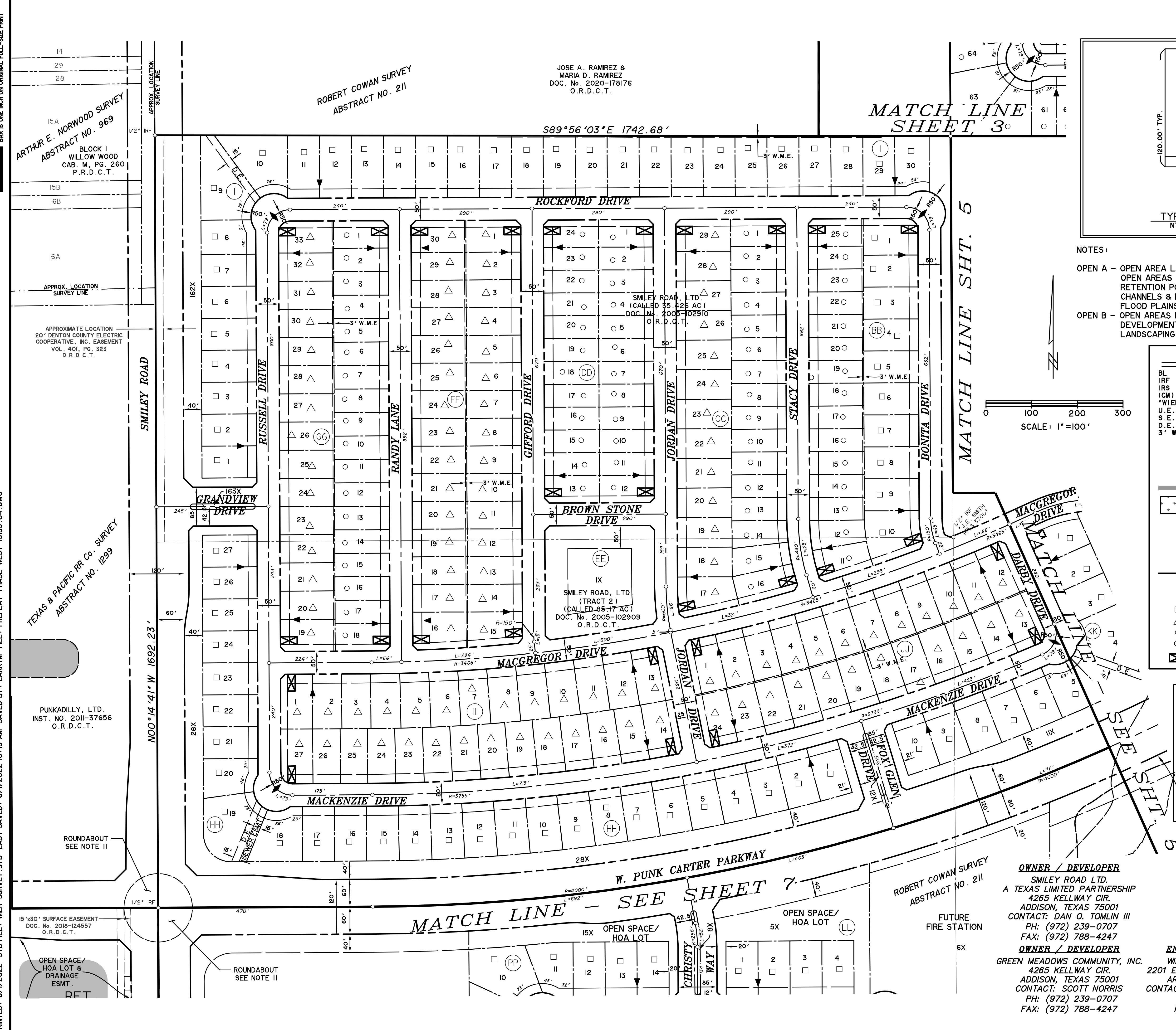
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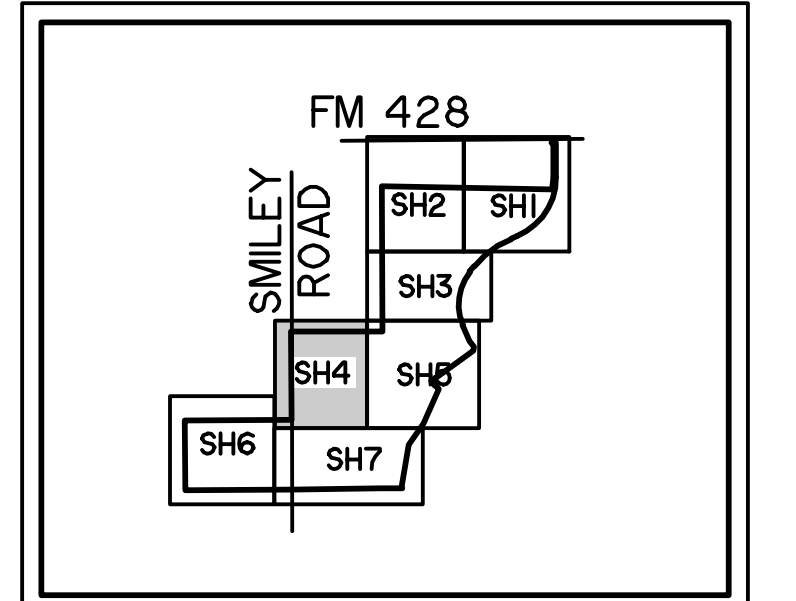
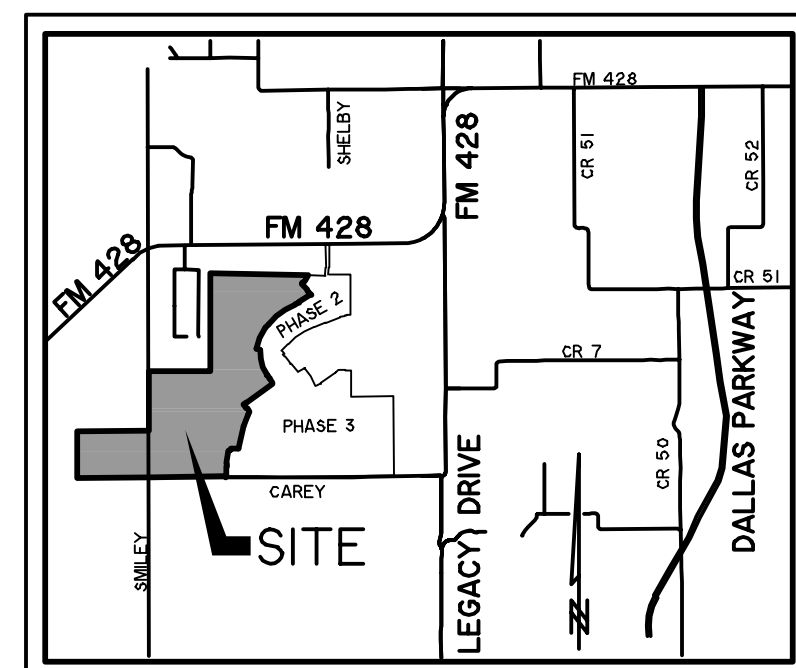
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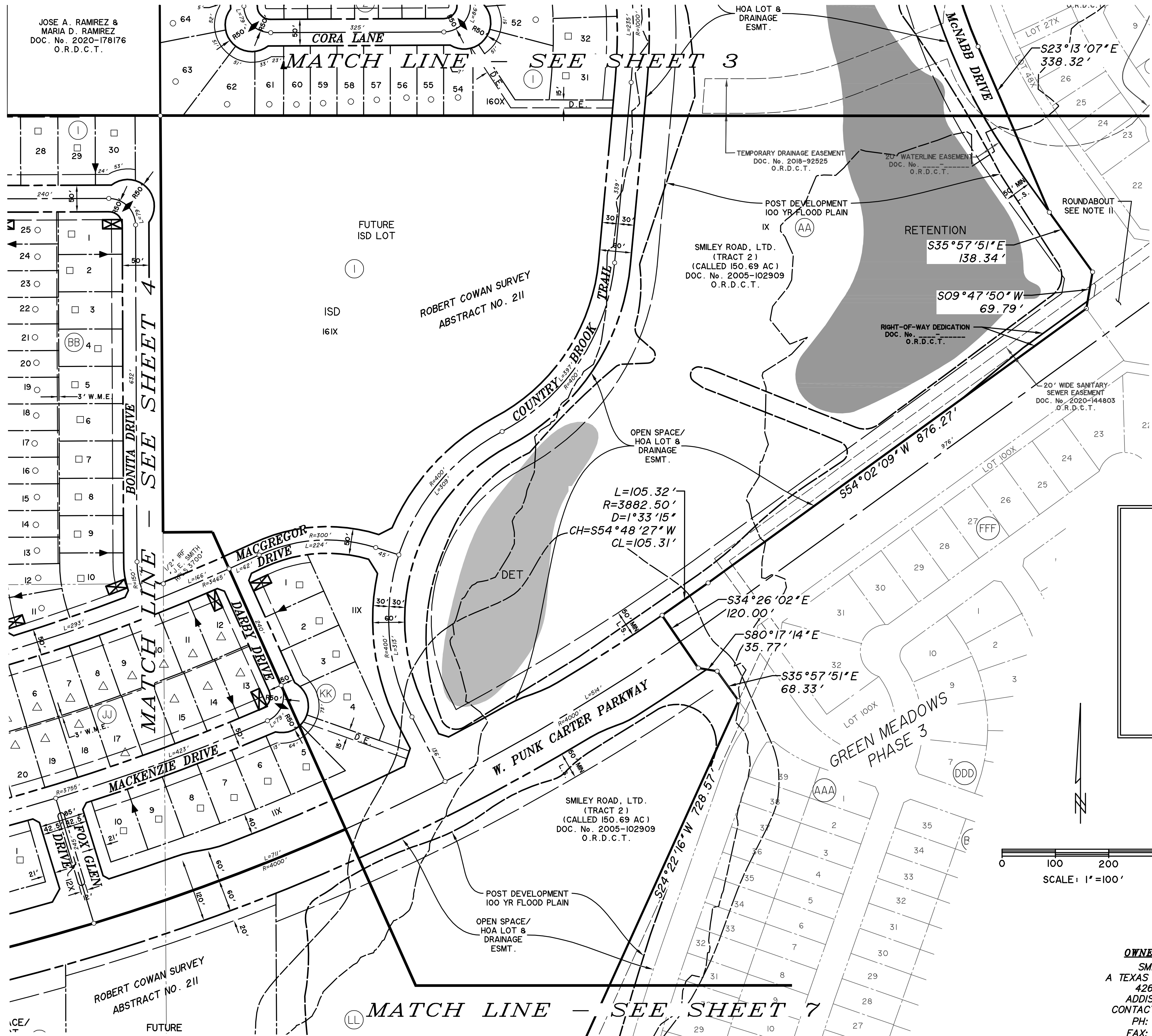
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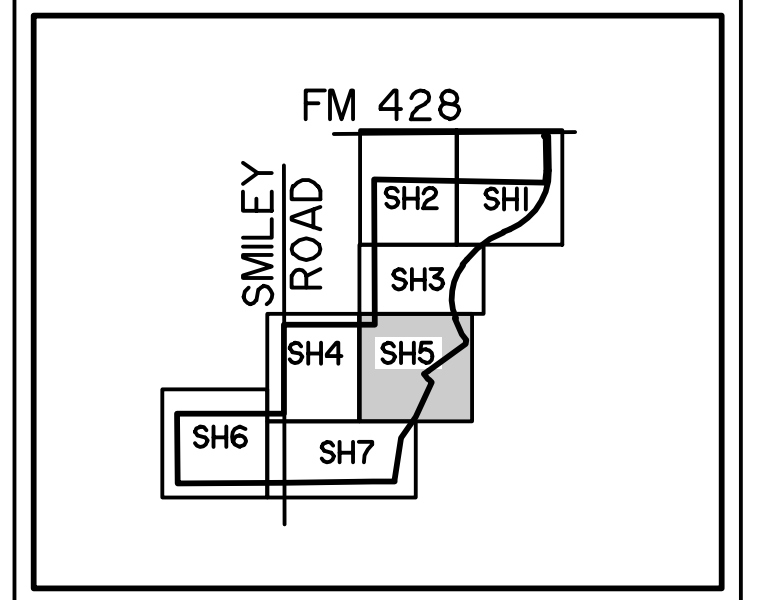
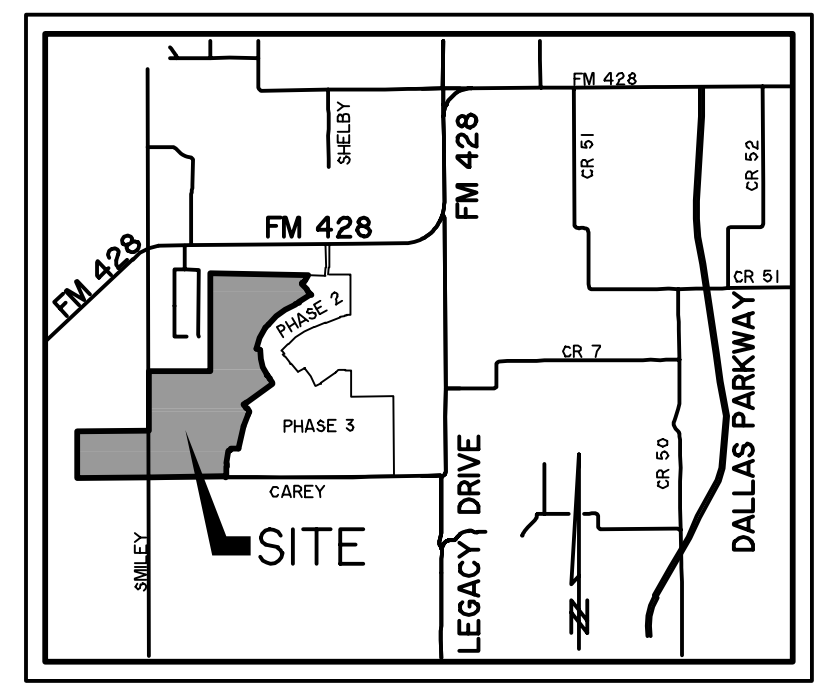
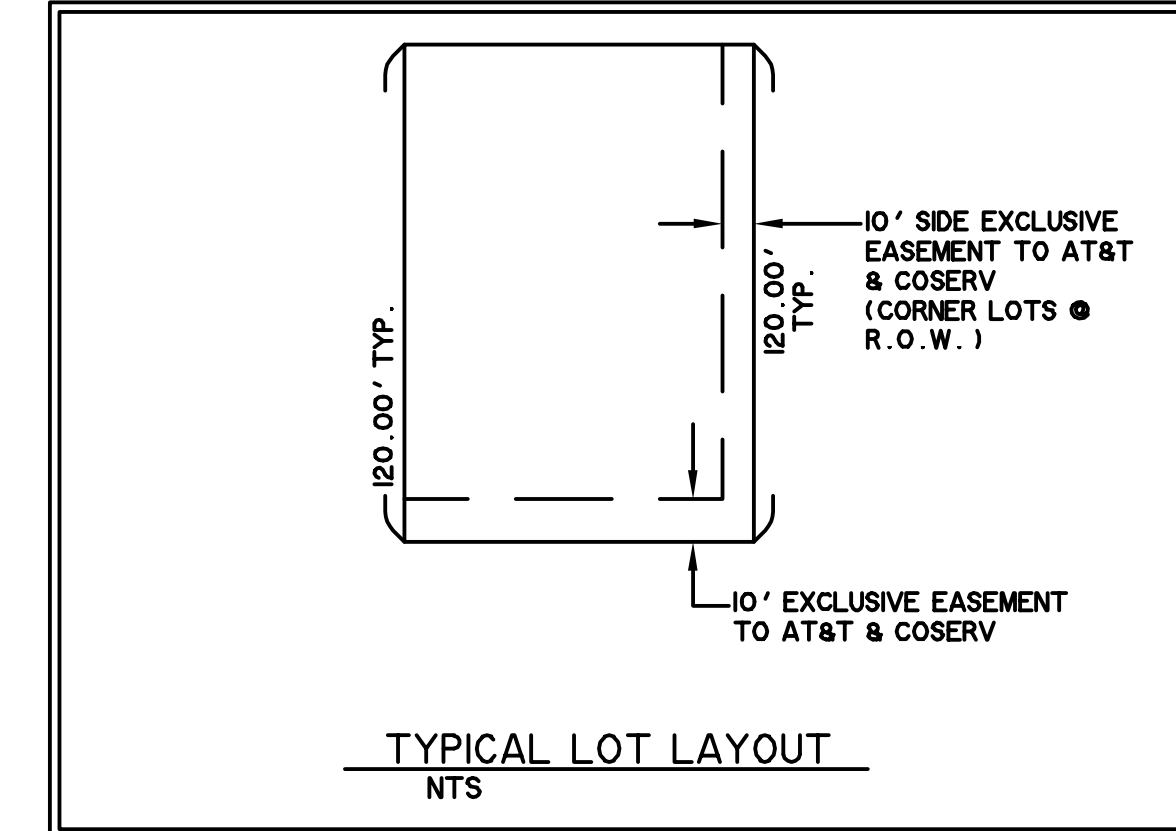
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PRELIMINARY PLAT
GREEN MEADOWS
PHASE WEST

AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 1138 RESIDENTIAL LOTS AND 39 OPEN SPACE/HOA LOTS BEING 384.081 ACRES (16,730,593 S.F.) OF LAND LOCATED IN THE ROBERT COWAN SURVEY, ABSTRACT No. 211, AND THE TEXAS & PACIFIC RR Co. SURVEY, ABSTRACT No. 1299 DENTON COUNTY, TEXAS AND INCLUDING 5.497 ACRES (239,439 S.F.) OF LAND DEDICATED FOR McNABB DRIVE R.O.W. & 3.046 ACRES (132,704 S.F.) OF LAND DEDICATED FOR CAREY ROAD R.O.W. & 6.460 ACRES (281,390 S.F.) OF LAND DEDICATED FOR SMILEY ROAD R.O.W. & 10.806 ACRES (470,724 S.F.) OF LAND DEDICATED FOR PUNK CARTER PARKWAY R.O.W.

OWNER / DEVELOPER
SMILEY ROAD LTD.
A TEXAS LIMITED PARTNERSHIP
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
CONTACT: DAN O. TOMLIN III
PH: (972) 239-0707
FAX: (972) 788-4247

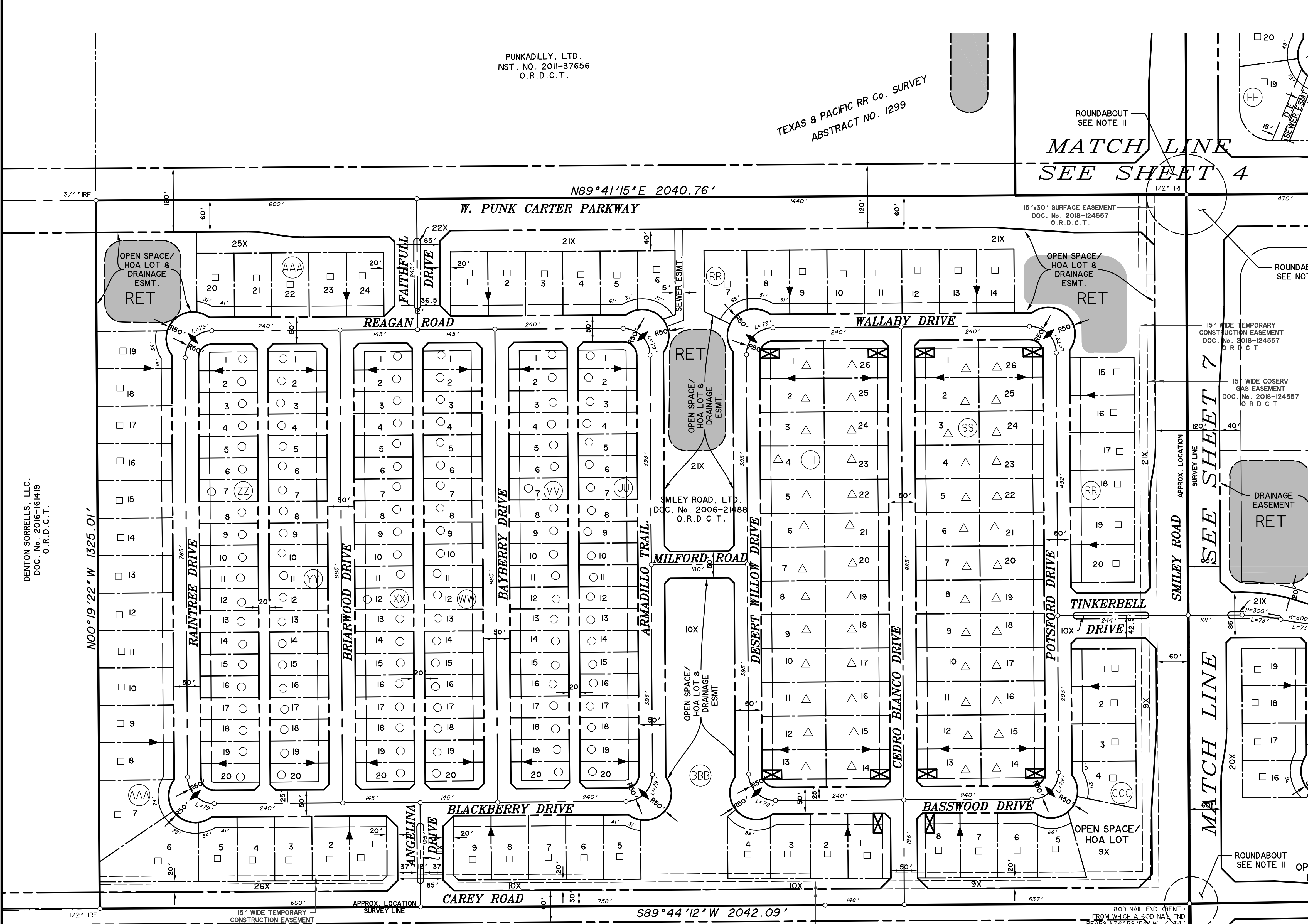
OWNER / DEVELOPER
GREEN MEADOWS COMMUNITY, INC.
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
CONTACT: SCOTT NORRIS
PH: (972) 239-0707
FAX: (972) 788-4247

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: ULYS LANE P.E., R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

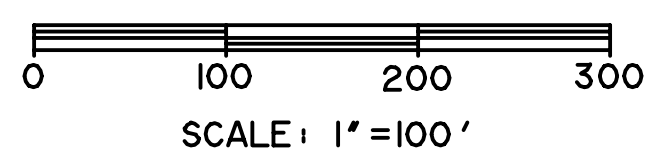
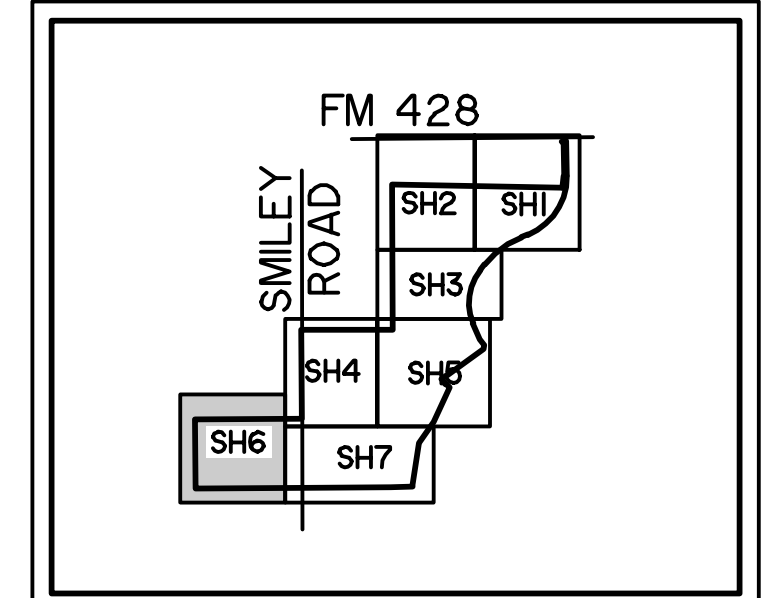
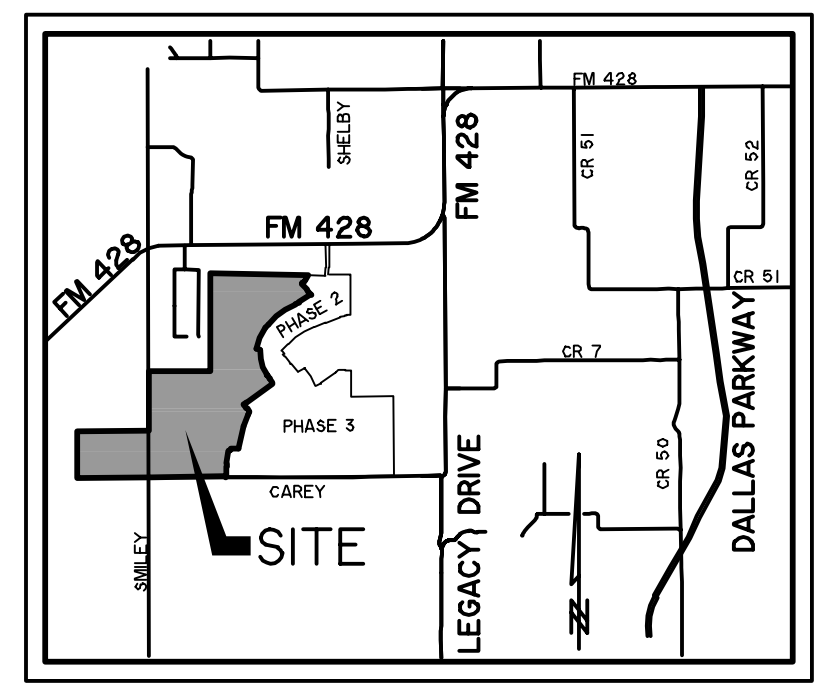
FIRST SUBMITTAL II-01-2021
SECOND SUBMITTAL 03-18-2022
THIRD SUBMITTAL 06-01-2022
DATE: 6/1/2022
W.A. No. 13135_04

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*** LEGEND ***

BL	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
WIER	*WIER & ASSOC INC*
U.E.	UTILITY EASEMENT
S.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
3' W.M.E.	3' WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE
▲	LOT ORIENTATION (FRONT)
---	PHASE LINE
+	PRIVATE OPEN SPACE
DET	DETENTION POND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(A)	BLOCK NUMBER
3	LOT NUMBER
---	RIGHT-OF-WAY EASEMENT LINE (SEE TYPICAL LOT LAYOUT THIS SHEET)
□	DENOTES 70' LOT
△	DENOTES 60' LOT
○	DENOTES 50' LOT
○	DENOTES 40' LOT
⊗	NO DRIVEWAY ACCESS



AB-1 TEMPORARY ACCESS EASEMENT ABANDONED
DOC. No. _____
O.R.D.C.T.

NOTE:
UTILITY EASEMENTS DEDICATED ON LOTS DESIGNATED AS *X* LOTS REQUIRE LOCATION AND ALIGNMENT APPROVAL FROM THE H.O.A. PRIOR TO ANY CONSTRUCTION.

* LAND USE TABLE *	
GROSS SITE AREA	384.081 ACRES
TOTAL NUMBER OF LOTS	1177
TOTAL RESIDENTIAL LOTS	1138
TOTAL NON-RESIDENTIAL LOTS AND HOA PRIVATE OPEN SPACE	39
PROPOSED LAND USE	RESIDENTIAL

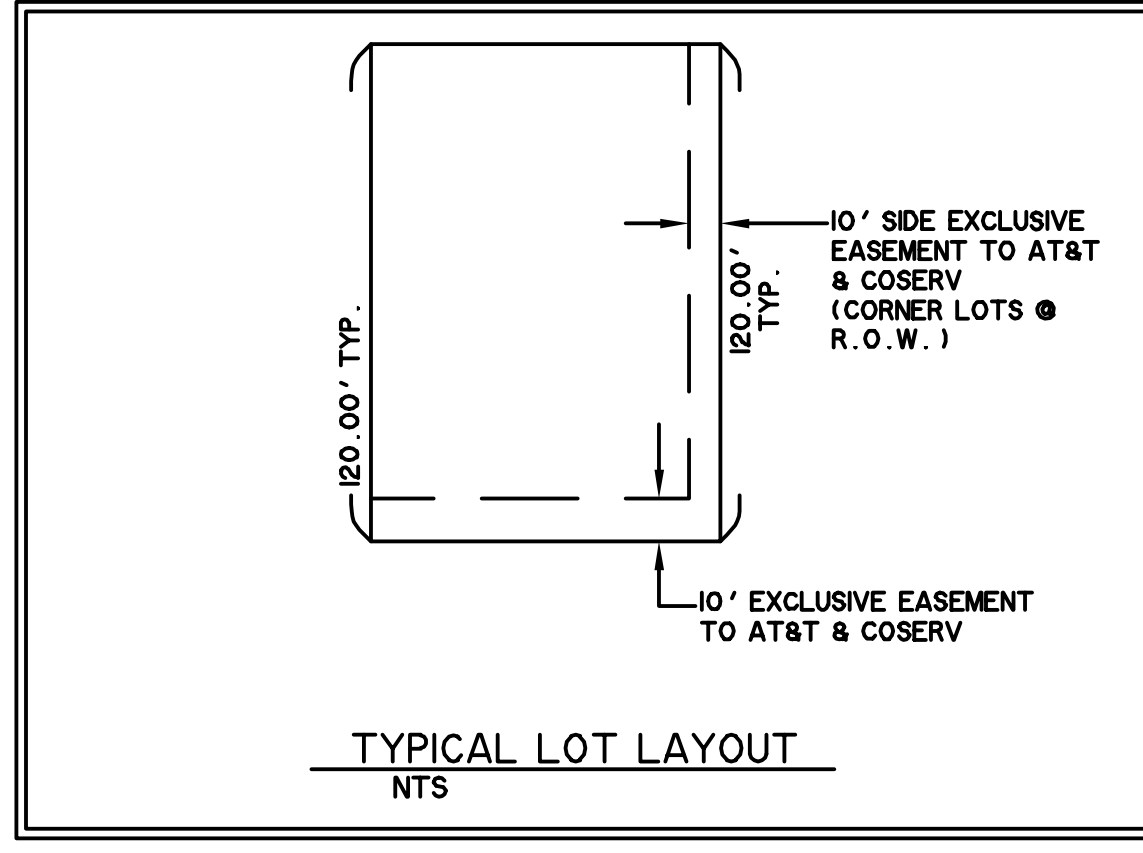
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AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 1138 RESIDENTIAL LOTS AND 39 OPEN SPACE/HOA LOTS BEING 384.081 ACRES (16,730,593 S.F.) OF LAND LOCATED IN THE ROBERT COWAN SURVEY, ABSTRACT No. 211, AND THE TEXAS & PACIFIC RR Co. SURVEY, ABSTRACT No. 1299 DENTON COUNTY, TEXAS AND INCLUDING 5.497 ACRES (239,439 S.F.) OF LAND DEDICATED FOR McNABB DRIVE R.O.W. & 3.046 ACRES (132,704 S.F.) OF LAND DEDICATED FOR CAREY ROAD R.O.W. & 6.460 ACRES (281,390 S.F.) OF LAND DEDICATED FOR SMILEY ROAD R.O.W. & 10.806 ACRES (470,724 S.F.) OF LAND DEDICATED FOR PUNK CARTER PARKWAY R.O.W.

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Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

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SECOND SUBMITTAL 03-18-2022
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DATE: 6/1/2022
W.A. No. 13135.04



- NOTES:
- OPEN A - OPEN AREA LARGE H.O.A. LOTS THAT WILL CONTAIN OPEN AREAS WHICH MAY CONTAIN FLOOD PLANS. RETENTION PONDS, DETENTION PONDS, STORM DRAIN CHANNELS & PIPELINES, TRAILS, AREAS OUTSIDE FLOOD PLAINS.
 - OPEN B - OPEN AREAS INTERNALLY WITHIN RESIDENTIAL DEVELOPMENTS OUTSIDE FLOOD PLAINS WITH LANDSCAPING, AMENITIES, WALKWAYS AND TRAILS.

ALL RETENTION & DETENTION PONDS SHALL REQUIRE PERIMETER TRAILS, IRRIGATION SYSTEMS, LANDSCAPING TREES, SHRUBS, AND FOUNTAIN/AERATION. TO BE APPROVED BY CITY.

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FAX: (817) 467-7713

PEGGY EARTHMAN & EARTHMAN ESTATES LP
DOC. No. 2017-75188
O.R.D.C.T.

THOMAS B. COX SURVEY
ABSTRACT NO. 309

DENTON SORRELLS, LLC.
DOC. No. 2016-161419
O.R.D.C.T.



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BLOCK A		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.219	9,545
2	0.193	8,395
3	0.193	8,395
4	0.193	8,395
5	0.193	8,395
6	0.193	8,395
7	0.193	8,395
8	0.193	8,395
9	0.193	8,396
10	0.193	8,396
11	0.193	8,396
12	0.193	8,396
13	0.193	8,396
14	0.193	8,396
15	0.193	8,396
16	0.193	8,396
17	0.193	8,396
18	0.193	8,396
19	0.206	8,957
20	0.435	18,953
21	0.262	11,398
22	0.165	7,200
23	0.165	7,200
24	0.165	7,200
25	0.205	8,950
26	0.203	8,822
27	0.165	7,200
28	0.210	9,133
29	0.256	11,133
30	0.173	7,520
31	0.165	7,194
32	0.169	7,383
33	0.179	7,808
34	0.156	6,776
35	0.149	6,493
36	0.149	6,493
37	0.179	7,785
38	0.223	9,715
39	0.269	11,696
40	0.194	8,450
41	0.201	8,756
42	0.201	8,756
43	0.201	8,756
44	0.201	8,756
45	0.193	8,399
46	0.193	8,416
47	0.197	8,575
48	0.197	8,575
49	0.197	8,575
50	0.197	8,575
51	0.203	8,863
52X	7.747	337,470
53X	0.111	4,819
54X	0.054	2,334

BLOCK B		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.174	7,576
2	0.145	6,305
3	0.145	6,303
4	0.145	6,301
5	0.145	6,299
6	0.139	6,047
7	0.138	5,994
8	0.138	6,027
9	0.140	6,115
10	0.140	6,115
11	0.140	6,115
12	0.137	5,974
13	0.144	6,256
14	0.140	6,115
15	0.140	6,115
16	0.186	8,111
17	0.170	7,406
18	0.139	6,043
19	0.139	6,053
20	0.139	6,053
21	0.139	6,053
22	0.139	6,053
23	0.139	6,053
24	0.139	6,053

BLOCK B		
AREA TABLE		
LOT	ACRES	SQ. FT.
25	0.139	6,053
26	0.138	6,018
27	0.138	6,006
28	0.140	6,113
29	0.146	6,376
30	0.146	6,373
31	0.146	6,370
32	0.178	7,773
33X	0.004	184

BLOCK C		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.192	8,349
2	0.180	7,839
3	0.213	9,257
4	0.192	8,347
5	0.166	7,228
6	0.201	8,772
7	0.168	7,338
8	0.138	6,000
9	0.140	6,079
10	0.143	6,227
11	0.147	6,425
12	0.147	6,425
13	0.144	6,284
14	0.138	6,000
15	0.164	7,150

BLOCK D		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.164	7,150
2	0.149	6,480
3	0.161	7,030
4	0.165	7,169
5	0.167	7,260
6	0.169	7,358
7	0.179	7,798
8	0.193	8,407
9	0.142	6,179
10	0.142	6,179
11	0.142	6,179
12	0.146	6,340
13	0.151	6,556
14	0.151	6,583
15	0.151	6,583
16	0.151	6,583
17	0.147	6,425
18	0.141	6,155
19	0.164	7,150
20X	0.734	31,955

BLOCK E		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.185	8,049
2	0.143	6,213
3	0.143	6,213
4	0.143	6,213
5	0.143	6,213
6	0.248	10,786
7	0.171	7,455
8	0.142	6,178
9	0.142	6,179
10	0.142	6,179
11	0.179	7,792
12	0.255	11,109
13	0.188	8,197
14	0.166	7,249
15	0.196	8,540

BLOCK F		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.164	7,150
2	0.138	6,000
3	0.142	6,190
4	0.151	6,566
5	0.151	6,574
6	0.151	6,574
7	0.151	6,574
8	0.148	6,321
9	0.148	6,456
10	0.149	6,491
11	0.149	6,491
12	0.149	6,491
13	0.149	6,491
14	0.149	6,491
15	0.149	6,491
16	0.149	6,491
17	0.150	6,551
18	0.172	7,500
19	0.233	10,146
20	0.208	9,056
21	0.208	9,055
22	0.208	9,053
23	0.208	9,051
24	0.208	9,048
25	0.199	8,648
26	0.204	8,879
27	0.204	8,881
28	0.204	8,884
29	0.204	8,885
30	0.197	8,599
31	0.222	9,650

BLOCK G		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.202	8,799
2	0.197	8,575
3	0.197	8,575
4	0.199	8,659
5	0.200	8,693
6	0.171	7,432
7	0.170	7,416
8	0.170	7,416
9	0.170	7,416
10	0.170	7,416
11	0.170	7,416
12	0.169	7,353
13	0.171	7,447
14	0.171	7,447
15	0.171	7,447
16	0.171	7,447
17	0.171	7,447
18	0.176	7,686
19	0.159	6,926
20	0.165	7,200
21	0.165	7,200
22	0.198	8,637
23X	5.491	239,202

BLOCK H		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.201	8,741
2	0.171	7,447
3	0.171	7,447
4	0.171	7,447
5	0.171	7,447
6	0.171	7,447
7	0.166	7,223
8	0.170	7,416
9	0.170	7,416
10	0.170	7,416
11	0.170	7,416
12	0.169	7,364
13	0.200	8,714
14	0.230	10,005
15	0.200	8,724
16	0.200	8,723
17	0.200	8,722
18	0.200	8,721
19	0.198	8,622
20	0.202	8,814
21	0.202	8,815
22	0.202	8,817
23	0.202	8,818
24	0.233	10,146

BLOCK I		
AREA TABLE		
LOT	ACRES	SQ. FT.
1	0.193	8,400
2	0.193	8,400
3	0.193	8,400
4	0.193	8,400
5	0.193	8,400
6	0.193	8,400
7	0.193	8,400
8	0.203	8,864
9	0.379	16,522
10	0.338	14,725
11	0.221	9,629
12	0.220	9,602
13	0.220	9,576
14	0.219	9,549
15	0.219	9,523
16	0.218	9,496
17	0.217	9,470
18	0.217	9,443
19	0.216	9,417
20	0.216	9,390
21	0.215	9,364
22	0.214	9,337
23	0.214	9,311
24	0.213	9,284
25	0.213	9,258
26	0.212	9,231
27	0.211	9,205
28	0.211	9,178
29	0.210	9,152
30	0.216	9,423
31	0.226	9,832
32	0.202	8,789
33	0.202	8,789
34	0.193	8,418
35	0.198	8,606
36	0.198	8,606
37	0.198	8,606
38	0.198	8,606
39	0.198	8,605
40	0.204	8,883
41	0.160	6,971
42	0.153	6,666
43	0.153	6,666
44	0.153	6,666
45	0.153	6,666
46	0.153	6,666
47	0.153	6,666
48	0.153	6,666
49	0.153	6,666
50	0.153	6,666
51	0.171	7,466
52	0.174	7,559
53	0.285	12,411
54	0.161	6,997
55	0.152	6,608
56	0.151	6,593
57	0.151	6,577
58	0.151	6,562
59	0.150	6,546
60	0.150	6,531
61	0.158	6,876
62	0.248	10,787
63	0.332	14,465
64	0.182	7,934
65	0.152	6,639
66	0.152	6,639
67	0.152	6,639
68	0.152	6,639
69	0.152	6,639
70	0.152	6,639
71	0.152	6,640
72	0.152	6,640
73	0.152	6,640
74	0.152	6,640
75	0.152	6,638
76	0.152	6,636
77	0.152	6,633
78	0.152	6,631
79	0.152	6,629
80	0.152	6,626
81	0.152	6,624
82	0.166	7,221

BLOCK I		
AREA TABLE		
LOT	ACRES	SQ. FT.
83	0.194	8,439
84	0.328	14,305
85	0.179	7,790
86	0.151	6,558
87	0.138	6,000
88	0.138	6,000
89	0.138	6,000
90	0.138	6,000
91	0.138	6,000
92	0.164	7,150
93	0.164	7,150
94	0.138	6,000
95	0.138	6,000
96	0.138	6,000
97	0.138	6,000
98	0.138	6,000
99	0.151	6,558
100	0.174	7,581
101	0.328	14,275
102	0.196	8,522
103	0.166	7,241
104	0.151	6,598
105	0.151	6,596
106	0.151	6,593
107	0.151	6,591
108	0.151	6,588
109	0.151	6,586
110	0.151	6,584
111	0.151	6,581
112	0.151	6,579
113	0.151	6,576
114	0.151	6,574
115	0.151	6,571
116	0.151	6,569
117	0.151	6,566
118	0.151	6,564
119	0.151	6,562
120	0.151	6,559
121	0.151	6,557
122	0.150	6,554
123	0.150	6,552
124	0.160	6,967
125	0.290	12,639
126	0.367	15,965
127	0.191	8,301
128	0.167	7,256
129	0.165	7,201
130	0.164	7,145
131	0.163	7,089
132	0.161	7,034
133	0.160	6,978
134	0.159	6,923
135	0.158	6,867
136	0.156	6,812
137	0.266	11,605
138	0.200	8,708
139	0.163	7,121
140	0.149	6,495
141	0.156	6,806
142	0.155	6,751
143	0.155	6,751
144	0.155	6,751
145	0.155	6,751
146	0.155	6,751
147	0.155	6,751
148	0.192	8,363
149	0.229	9,965
150	0.200	8,723
151	0.200	8,723
152	0.200	8,723
153	0.200	8,722
154	0.193	8,421
155	0.193	8,421
157X	0.618	26,930
158X	0.063	2,755
159X	0.106	4,600
160X	0.288	12,529
161X	13.544	589,967
162X	13.577	591,968
163X	0.038	1,673

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BLOCK AA			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1X	22.503	980,218	
2X	0.186	8,089	

BLOCK BB			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.217	9,466	
2	0.193	8,400	
3	0.193	8,400	
4	0.193	8,400	
5	0.193	8,400	
6	0.193	8,400	
7	0.193	8,400	
8	0.193	8,400	
9	0.193	8,400	
10	0.281	12,258	
11	0.178	7,751	
12	0.155	6,769	
13	0.139	6,045	
14	0.138	6,000	
15	0.138	6,000	
16	0.138	6,000	
17	0.138	6,000	
18	0.138	6,000	
19	0.138	6,000	
20	0.138	6,000	
21	0.138	6,000	
22	0.138	6,000	
23	0.138	6,000	
24	0.138	6,000	
25	0.164	7,147	

BLOCK CC			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.164	7,148	
2	0.138	6,000	
3	0.138	6,000	
4	0.138	6,000	
5	0.138	6,000	
6	0.138	6,000	
7	0.138	6,000	
8	0.138	6,000	
9	0.138	6,000	
10	0.138	6,000	
11	0.138	6,000	
12	0.138	6,000	
13	0.138	6,029	
14	0.151	6,572	
15	0.160	6,979	
16	0.189	8,212	
17	0.227	9,881	
18	0.180	7,822	
19	0.179	7,776	
20	0.179	7,776	
21	0.179	7,776	
22	0.179	7,776	
23	0.179	7,776	
24	0.179	7,776	
25	0.179	7,776	
26	0.179	7,776	
27	0.179	7,776	
28	0.179	7,776	
29	0.192	8,350	

BLOCK DD			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.164	7,150	
2	0.138	6,000	
3	0.138	6,000	
4	0.138	6,000	
5	0.138	6,000	
6	0.138	6,000	
7	0.138	6,000	
8	0.138	6,000	
9	0.138	6,000	
10	0.138	6,000	
11	0.138	6,000	
12	0.164	7,150	
13	0.164	7,150	
14	0.138	6,000	
15	0.138	6,000	
16	0.138	6,000	
17	0.138	6,000	
18	0.138	6,000	
19	0.138	6,000	
20	0.138	6,000	
21	0.138	6,000	
22	0.138	6,000	
23	0.138	6,000	
24	0.164	7,147	

BLOCK EE			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1X	1.290	56,179	

BLOCK FF			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.192	8,357	
2	0.167	7,283	
3	0.167	7,283	
4	0.167	7,283	
5	0.167	7,283	
6	0.167	7,283	
7	0.167	7,283	
8	0.167	7,283	
9	0.167	7,283	
10	0.167	7,283	
11	0.167	7,283	
12	0.167	7,283	
13	0.167	7,283	
14	0.167	7,283	
15	0.201	8,775	
16	0.222	9,659	
17	0.167	7,272	
18	0.167	7,272	
19	0.167	7,272	
20	0.167	7,272	
21	0.167	7,272	
22	0.167	7,272	
23	0.167	7,272	
24	0.167	7,272	
25	0.167	7,272	
26	0.167	7,272	
27	0.167	7,272	
28	0.167	7,272	
29	0.167	7,272	
30	0.192	8,345	

BLOCK GG			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.164	7,148	
2	0.142	6,168	
3	0.142	6,168	
4	0.142	6,168	
5	0.142	6,168	
6	0.141	6,162	
7	0.142	6,174	
8	0.142	6,168	
9	0.142	6,168	
10	0.142	6,168	
11	0.142	6,168	
12	0.142	6,168	
13	0.142	6,168	
14	0.142	6,168	
15	0.142	6,168	
16	0.142	6,168	
17	0.141	6,164	
18	0.164	7,147	
19	0.192	8,350	
20	0.171	7,452	
21	0.170	7,404	
22	0.170	7,404	
23	0.170	7,404	
24	0.170	7,404	
25	0.170	7,404	
26	0.170	7,404	
27	0.170	7,404	
28	0.170	7,398	
29	0.170	7,410	
30	0.170	7,404	
31	0.170	7,404	
32	0.170	7,404	
33	0.190	8,266	

BLOCK HH			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.195	8,489	
2	0.195	8,489	
3	0.195	8,489	
4	0.195	8,489	
5	0.195	8,489	
6	0.195	8,489	
7	0.195	8,489	
8	0.195	8,489	
9	0.195	8,489	
10	0.195	8,489	
11	0.195	8,489	
12	0.195	8,489	
13	0.195	8,489	
14	0.195	8,489	
15	0.194	8,472	
16	0.193	8,400	
17	0.193	8,400	
18	0.262	11,430	
19	0.378	16,464	
20	0.211	9,204	
21	0.193	8,400	
22	0.193	8,400	
23	0.193	8,400	
24	0.193	8,400	
25	0.193	8,400	
26	0.193	8,400	
27	0.193	8,400	
28	0.193	8,400	
29	0.193	8,400	
28X	2.123	92,495	

BLOCK II			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.191	8,342	
2	0.176	7,657	
3	0.176	7,668	
4	0.178	7,753	
5	0.178	7,755	
6	0.178	7,755	
7	0.178	7,755	
8	0.178	7,755	
9	0.178	7,755	
10	0.178	7,755	
11	0.178	7,755	
12	0.178	7,755	
13	0.195	8,480	
14	0.199	8,664	
15	0.167	7,279	
16	0.167	7,279	
17	0.169	7,352	
18	0.169	7,352	
19	0.169	7,352	
20	0.169	7,352	
21	0.169	7,351	
22	0.169	7,349	
23	0.169	7,348	
24	0.167	7,272	
25	0.165	7,192	
26	0.165	7,200	
27	0.190	8,274	

BLOCK JJ			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.195	8,480	
2	0.167	7,282	
3	0.167	7,282	
4	0.167	7,282	
5	0.167	7,282	
6	0.167	7,282	
7	0.167	7,282	
8	0.167	7,282	
9	0.167	7,282	
10	0.167	7,282	
11	0.167	7,282	
12	0.195	8,480	
13	0.193	8,389	
14	0.175	7,607	
15	0.175	7,607	
16	0.175	7,607	
17	0.175	7,607	
18	0.175	7,607	
19	0.175	7,607	
20	0.175	7,607	
21	0.175	7,607	
22	0.175	7,607	
23	0.175	7,607	
24	0.195	8,476	

BLOCK KK			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.229	9,985	
2	0.193	8,400	
3	0.206	8,965	
4	0.299	13,045	
5	0.234	10,196	
6	0.195	8,489	
7	0.195	8,489	
8	0.195	8,489	
9	0.195	8,489	
10	0.199	8,669	
11X	1.260	55,759	
12X	0.038	1,673	

BLOCK LL			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.195	8,486	
2	0.195	8,491	
3	0.195	8,497	
4	0.195	8,503	
5	1.135	49,439	
6	3.698	161,086	
7	23.291	1,014,540	

BLOCK MM			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.190	8,266	
2	0.165	7,200	
3	0.165	7,200	
4	0.165	7,200	
5	0.165	7,200	
6	0.165	7,200	
7	0.165	7,200	
8	0.165	7,200	
9	0.165	7,200	
10	0.165	7,200	
11	0.190	8,266	
12	0.192	8,350	
13	0.165	7,200	
14	0.165	7,200	
15	0.165	7,200	
16	0.165	7,200	
17	0.165	7,200	
18	0.165	7,200	
19	0.165	7,200	
20	0.165	7,200	
21	0.165	7,200	
22	0.192	8,350	
23X	0.220	9,600	

BLOCK NN			
AREA TABLE			
LOT	ACRES	SQ. FT.	
1	0.192	8,350	
2	0.165	7,200	
3	0.165	7,200	
4	0.165	7,200	
5	0.165	7,200	
6	0.165	7,200	
7	0.165	7,200	
8	0.165	7,200	
9	0.165	7,200	
10	0.165	7,200	
11	0.192	8,350	
12	0.192	8,349	
13	0.165	7,199	
14	0.165	7,199	
15	0.165	7,199	
16	0.165	7,199	
17	0.165	7,199	
18	0.165	7,199	
19	0.165	7,199	
20	0.165	7,199	
21	0.165	7,199	
22	0.175	7,607	
23	0.175	7,607	
24	0.195	8,476	

BLOCK PP			
AREA TABLE			

FIELD NOTE DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE ROBERT COWAN SURVEY, ABSTRACT NO. 211, AND THE TEXAS & PACIFIC RR CO. SURVEY, ABSTRACT NO. 1299, DENTON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO GREEN MEADOWS COMMUNITY, INC., RECORDED IN DOCUMENT NUMBER 2016-49254, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., (DENOTED AS TRACT 2, 252.905 ACRE TRACT) RECORDED IN DOCUMENT NUMBER 2005-102909, O.R.D.C.T., A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., (DENOTED AS TRACT 2, 150.69 ACRE TRACT) RECORDED IN DOCUMENT NUMBER 2005-102909, AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., RECORDED IN DOCUMENT NUMBER 2005-88401, O.R.D.C.T., AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., (DENOTED AS 35.426 ACRE) RECORDED IN DOCUMENT NUMBER 2005-102910, O.R.D.C.T., AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., RECORDED IN DOCUMENT NUMBER 2006-21488, O.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 429 (A VARIABLE WIDTH RIGHT-OF-WAY) AND IN THE MOST NORTHERLY NORTH LINE OF SAID 252.905 ACRE TRACT, SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID GREEN MEADOWS COMMUNITY TRACT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "J.E. SMITH PLS 3700" BEARS N 42°49'12" E, 123.74 FEET, SAID IRON ROD BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SALAH E. AL-DARAGM, RECORDED IN DOCUMENT NUMBER 2018-126200, O.R.D.C.T.,

THENCE N 89°14'09" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 429, A DISTANCE OF 85.00 FEET TO A POINT BEING THE MOST NORTHEASTERLY CORNER OF GREEN MEADOWS PHASE 2, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2020-322, O.R.D.C.T.;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. NO. 429, AND ALONG THE WEST LINE OF SAID GREEN MEADOWS PHASE 2 AS FOLLOWS:

- 1) S 00°37'27" E, A DISTANCE OF 661.09 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) SOUTHWESTERLY, AN ARC LENGTH OF 1434.18 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, A DELTA ANGLE OF 68°28'37", AND A CHORD BEARING OF S 33°36'51" W, 1350.33 FEET TO A POINT,
- 3) S 67°51'10" W, A DISTANCE OF 129.29 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
- 4) SOUTHWESTERLY, AN ARC LENGTH OF 885.61 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1750.00 FEET, A DELTA ANGLE OF 28°59'43", AND A CHORD BEARING OF S 53°21'18" W, 876.19 FEET TO A POINT,
- 5) S 38°51'27" W, A DISTANCE OF 129.29 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,
- 6) SOUTHWESTERLY, AN ARC LENGTH OF 1083.43 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 62°04'34", AND A CHORD BEARING OF S 07°49'10" W, 1031.21 FEET TO A POINT,
- 7) S 23°13'07" E, A DISTANCE OF 338.32 FEET TO A POINT,
- 8) S 35°57'51" E, A DISTANCE OF 138.34 FEET TO A POINT,
- 9) S 09°47'50" W, A DISTANCE OF 69.79 FEET TO A POINT,

THENCE ALONG THE WEST LINE OF GREEN MEADOWS PHASE 3 AS FOLLOWS:

- 1) S 54°02'09" W, A DISTANCE OF 876.27 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) SOUTHWESTERLY, AN ARC LENGTH OF 105.32 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3882.50 FEET, A DELTA ANGLE OF 01°3'15", AND A CHORD BEARING OF S 54°48'27" W, 105.31 FEET,
- 3) S 34°26'02" E, A DISTANCE OF 120.00 FEET TO A POINT,
- 4) S 80°17'14" E, A DISTANCE OF 35.77 FEET TO A POINT,
- 5) S 35°57'51" E, A DISTANCE OF 68.33 FEET TO A POINT,
- 6) S 24°22'16" W, A DISTANCE OF 728.57 FEET TO A POINT,
- 7) S 34°52'57" W, A DISTANCE OF 489.61 FEET TO A POINT,
- 8) S 09°02'20" W, A DISTANCE OF 803.14 FEET TO A POINT,
- 9) S 00°34'37" E, A DISTANCE OF 38.12 FEET TO A POINT IN CAREY ROAD (A PRESCRIPTIVE RIGHT-OF-WAY) AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T.,

THENCE ALONG SAID CAREY ROAD AS FOLLOWS:

- (1) S 89°24'49" W, ALONG THE SOUTH LINE OF SAID SMILEY ROAD TRACT 2, 150.69 ACRE TRACT AND THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., A DISTANCE OF 357.73 FEET TO A 1/2" IRON ROD FOUND (BENT) BEING THE SOUTHWEST CORNER OF SAID SMILEY ROAD TRACT 2 150.69 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID SMILEY ROAD TRACT 2, 85.17 ACRE TRACT,
- (2) S 89°22'32" W, ALONG THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., AND THE SOUTH LINE OF SAID SMILEY ROAD TRACT 2 85.17 ACRE TRACT, A DISTANCE OF 61.14 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173 AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DON F. KENDALL AND JULIA P. KENDALL, TRUSTEES OF THE KENDALL LIVING TRUST, RECORDED IN DOCUMENT No. 2012-134665, O.P.R.D.C.T.,
- (3) S 89°22'32" W, ALONG THE SOUTH LINE OF SAID SMILEY ROAD TRACT 2, 85.17 ACRE TRACT, AND THE NORTH LINE OF SAID KENDALL TRACT, A DISTANCE OF 1685.69 FEET TO A 80D NAIL FOUND (BENT) IN SMILEY ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 60D NAIL FOUND BEARS N76°58'54" W, 4.34", 80D NAIL BEING THE SOUTHWEST CORNER OF SAID SMILEY ROAD TRACT 2, 85.17 ACRE TRACT, THE NORTHWEST CORNER OF SAID KENDALL TRACT, THE SOUTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-21488, O.R.D.C.T., AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PEGGY EARTHMAN AND EARTHMAN ESTATES, LP., RECORDED IN INSTRUMENT No. 2017-75188, O.R.D.C.T.,
- (4) S 89°44'12" W, ALONG THE NORTH LINE OF SAID EARTHMAN TRACT AND THE SOUTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-21488, A DISTANCE OF 2042.09 FEET TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-21488, O.R.D.C.T., AND THE SOUTHEAST CORNER OF LAND DESCRIBED IN A DEED TO DENTON SORRELLS, LLC, RECORDED IN DOCUMENT No. 2016-16119, O.R.D.C.T.,

THENCE N 00°19'22" W, DEPARTING SAID CAREY ROAD, ALONG THE WEST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-21488, O.R.D.C.T., THE EAST LINE OF SAID SORRELLS TRACT, A DISTANCE OF 1325.01 FEET TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-21488, O.R.D.C.T., AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PUNKADILLY, LTD., RECORDED IN INSTRUMENT No. 2011-37656, O.R.D.C.T.,

THENCE N 89°41'15" E, DEPARTING THE EAST LINE OF SAID SORRELLS TRACT, ALONG THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-21488, O.R.D.C.T., AND THE SOUTH LINE OF SAID PUNKADILLY TRACT, A DISTANCE OF 2040.76 FEET TO A 1/2" IRON ROD FOUND IN SAID SMILEY ROAD, IN THE WEST LINE OF SAID SMILEY ROAD TRACT 2, 87.15 ACRES, SAID IRON ROAD BEING THE NORTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-21488, O.R.D.C.T., AND THE SOUTHEAST CORNER OF SAID PUNKADILLY TRACT,

THENCE N 00°14'41" W, ALONG SAID SMILEY ROAD, THE WEST LINE OF SAID SMILEY ROAD TRACT 2, 87.15 ACRES, AND THE EAST LINE OF SAID PUNKADILLY TRACT A DISTANCE OF 1692.23 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF WILLOW WOOD, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET M, PAGE 260, P.R.D.C.T., SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID SMILEY ROAD TRACT 2, 87.15 ACRES AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOSE A. RAMIREZ AND MARIA D. RAMIREZ RECORDED IN DOCUMENT No. 2020-178176, O.R.D.C.T.,

THENCE S 89°56'03" E, ALONG THE NORTH LINE OF SAID SMILEY ROAD TRACT 2, 87.15 ACRES, AND THE SOUTH LINE OF SAID RAMIREZ TRACT, A DISTANCE OF 1742.68 FEET TO A POINT IN THE WEST LINE OF SAID SAID SMILEY ROAD TRACT 2, 150.69 ACRES, SAID POINT BEING THE SOUTHEAST CORNER OF SAID RAMIREZ TRACT AND THE NORTHEAST CORNER OF SAID SMILEY ROAD TRACT 2 87.15 ACRES,

THENCE N 00°16'33" W, A DISTANCE OF 700.98 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "HUITT ZOLLARS" BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO I8 FARM ON SMILEY ROAD, LTD., RECORDED IN DOCUMENT No. 04-135358, O.R.D.C.T., AND THE SOUTHEAST CORNER OF LOT 21, BLOCK 2, MEADOW VISTA, PHASE TWO, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 271, P.R.D.C.T.,

THENCE N 00°13'00" W, ALONG THE EAST LINE OF SAID MEADOW VISTA, PHASE TWO AND THE WEST LINE OF SAID SMILEY ROAD TRACT 2 150.69 ACRES, A DISTANCE OF 1078.95 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS N 89°00'00" W, 2.24 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KBA INVESTMENTS, LLC., RECORDED IN DOCUMENT No. 2015-101291, O.R.D.C.T., AND THE NORTHWEST CORNER OF SAID SMILEY ROAD TRACT 2 150.69 ACRES,

THENCE S 89°00'00" E, DEPARTING THE EAST LINE OF SAID MEADOW VISTA, PHASE TWO, ALONG THE NORTH LINE OF SAID SMILEY ROAD TRACT 2, 150.69 ACRES, A DISTANCE OF 2454.92 FEET TO AN 80D NAIL FOUND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WOOD LIMITED PARTNERSHIP, RECORDED IN DOCUMENT No. 2006-22822, O.R.D.C.T., AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BHUVI ENTERPRISES, LLC., RECORDED IN DOCUMENT No. 2021-15115, O.P.R.D.C.T.,

THENCE S 89°00'00" E, ALONG THE SOUTH LINE OF SAID BHUVI ENTERPRISES TRACT, A DISTANCE OF 812.41 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID BHUVI TRACT AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

THENCE NORTHEASTERLY, AN ARC LENGTH OF 225.92 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1150.00 FEET, A DELTA ANGLE OF 11°15'20", AND A CHORD BEARING OF N 05°00'13" E, 225.55 FEET, TO A POINT,

THENCE N 00°37'27" W, A DISTANCE OF 625.88 FEET TO A POINT,

THENCE N 45°37'27" W, A DISTANCE OF 49.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 384.081 ACRES (16,730,593 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT GREEN MEADOWS COMMUNITY, INC., AND SMILEY ROAD, LTD., ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS GREEN MEADOWS PHASE 2, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKING SPACES, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES AND FACILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. 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 INSTALLED, IF APPROVED BY THE CITY OF CELINA, AT NO 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC" SHALL ANY OVERHEAD UTILITIES BE INSTALLED ON THE SUBJECT PROPERTY. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

BY: DAN TOMLIN, III, PRESIDENT, GREEN MEADOWS COMMUNITY, INC.

OWNER: _____

TITLE: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED DAN TOMLIN, III, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES: _____

BY: SCOTT NORRIS
SMILEY ROAD, LTD.

OWNER: _____

TITLE: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED DAN TOMLIN, III, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

* THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON June 1, 2022. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

SIGNATURE OF THE REGISTERED PROFESSIONAL
AARON L. STRINGFELLOW
TEXAS REGISTRATION NO. 6373

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
TARRANT COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

OWNER / DEVELOPER

SMILEY ROAD LTD.
A TEXAS LIMITED PARTNERSHIP
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
CONTACT: DAN O. TOMLIN III
PH: (972) 239-0707
FAX: (972) 788-4247

OWNER / DEVELOPER

GREEN MEADOWS COMMUNITY, INC.
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
CONTACT: SCOTT NORRIS
PH: (972) 239-0707
FAX: (972) 788-4247

NOTES

1. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
2. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE REQUIRED TO BE AN HOA "X" LOT.
3. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
4. NOTICE - 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.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. PORTIONS OF THE SUBJECT PROPERTY DO LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 480774 0290 G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON OR COLLIN COUNTY, TEXAS.
8. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83).
9. NO OVERHEAD UTILITIES ARE ALLOWED ON SUBJECT PROPERTY.
10. DETENTION & RETENTION PONDS SHALL REQUIRE A LOOPED SIDEWALK, PERIMETER TREES, AND AMENITIZATION, RETENTION PONDS REQUIRE AERATION/ A FOUNTAIN.
11. ROUNDABOUT RIGHT-OF-WAY TO BE DETERMINED AT CIVIL DESIGN PHASE.

CERTIFICATE OF PLAT APPROVAL	
APPROVED	_____
CITY DEVELOPMENT OFFICIAL CITY OF CELINA, TEXAS	DATE
WITNESS BY HAND THIS _____ DAY OF _____, 20____	_____
	CITY SECRETARY CITY OF CELINA, TEXAS

APPROVED BY SMILEY ROAD WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 & 2
BY: _____

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

**PRELIMINARY PLAT
GREEN MEADOWS
PHASE WEST**

AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 1138 RESIDENTIAL LOTS AND 39 OPEN SPACE/HOA LOTS BEING 384.081 ACRES (16,730,593 S.F.) OF LAND LOCATED IN THE ROBERT COWAN SURVEY, ABSTRACT No. 211, AND THE TEXAS & PACIFIC RR Co. SURVEY, ABSTRACT No. 1299 DENTON COUNTY, TEXAS AND INCLUDING 5.497 ACRES (239,439 S.F.) OF LAND DEDICATED FOR McNABB DRIVE R.O.W. & 3.046 ACRES (132,704 S.F.) OF LAND DEDICATED FOR CAREY ROAD R.O.W. & 6.460 ACRES (281,390 S.F.) OF LAND DEDICATED FOR SMILEY ROAD R.O.W. & 10.806 ACRES (470,724 S.F.) OF LAND DEDICATED FOR PUNK CARTER PARKWAY R.O.W.

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: ULYS LANE P.E., R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Bella Lopez, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 16, 2023
 Re: Legacy Hills Land Donations (CF Tracts) - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone various tracts, totaling approximately 70 acres to Community Facilities District (CF), within the Legacy Hills Development; generally located east of Dallas North Tollway, north of future J Fred Smith Parkway, south of Marilee Road, and west of Celina Parkway, within the City Limits. (Legacy Hills Land Donations (CF Tracts) – Rezoning)

Owner:

City of Celina
 142 N. Ohio Street
 Celina, TX 75009

Background Information:

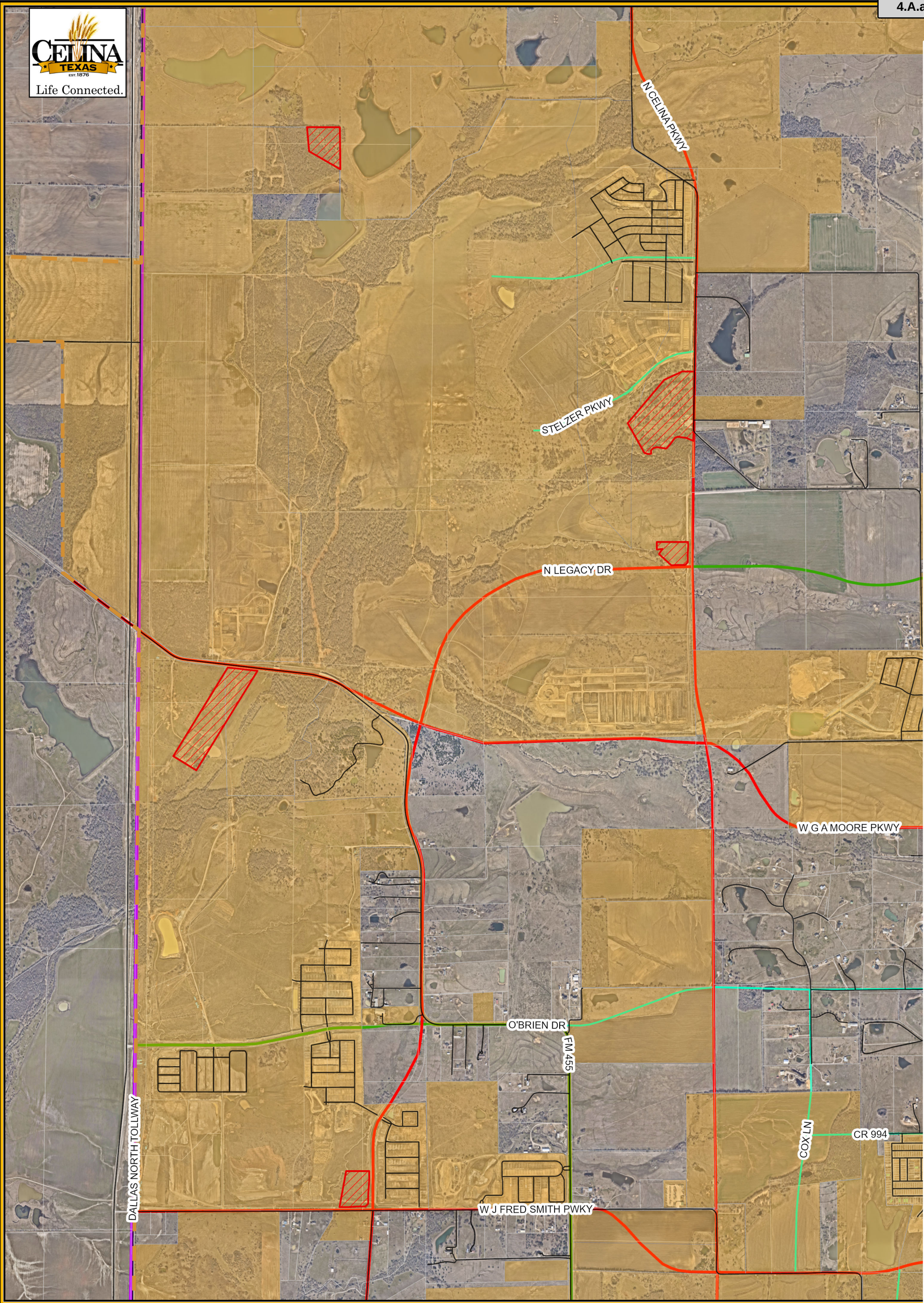
This item is for the City-initiated rezoning of various tracts totaling approximately 70 acres within the Legacy Hills Development to Community Facilities District (CF), which is an appropriate zoning district for municipal facilities. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Legacy Hills Land Donations (CF Tracts) - Rezoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Legacy Hills Land Donations Location Map City of Celina

4/24/2023

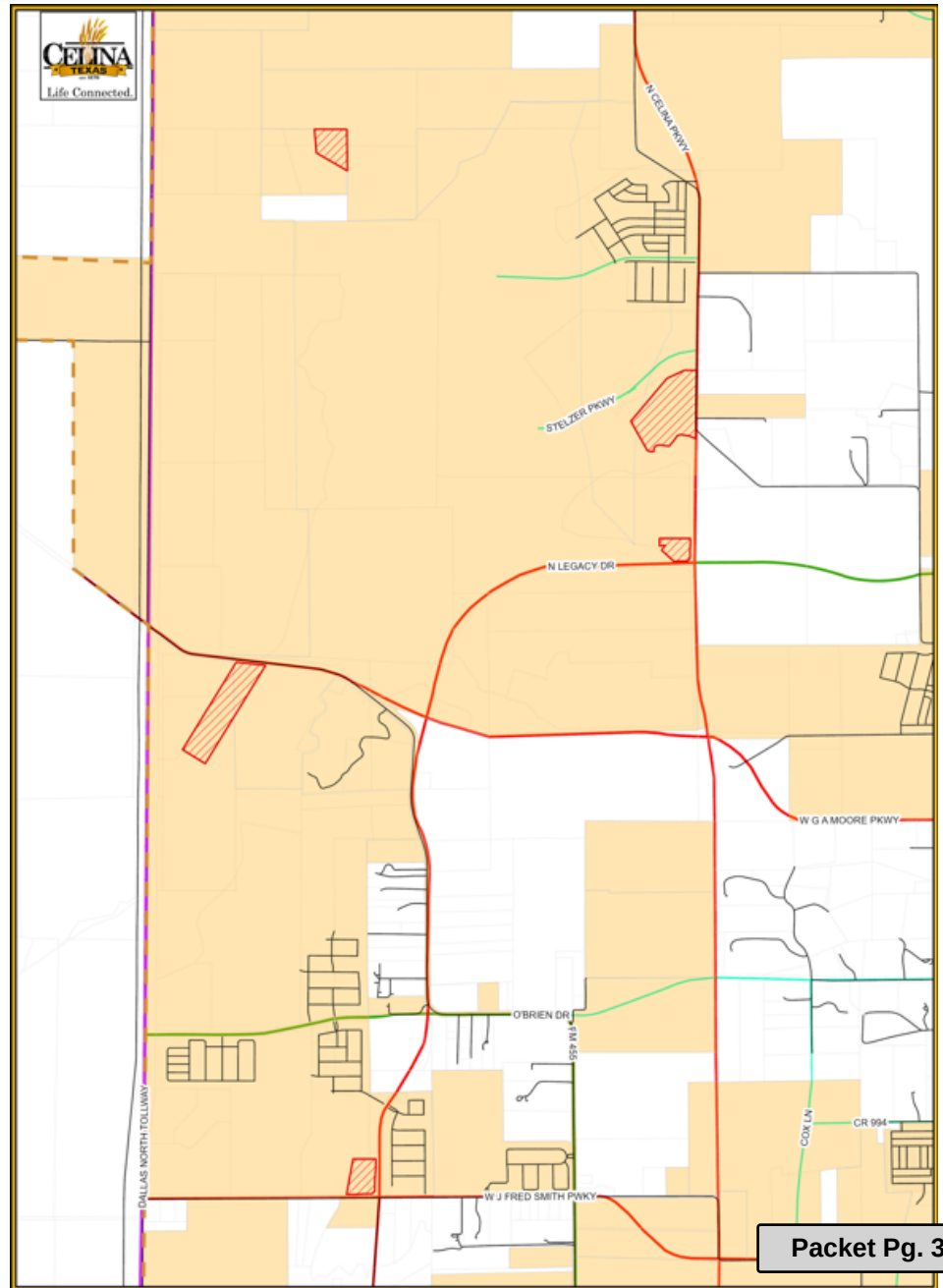
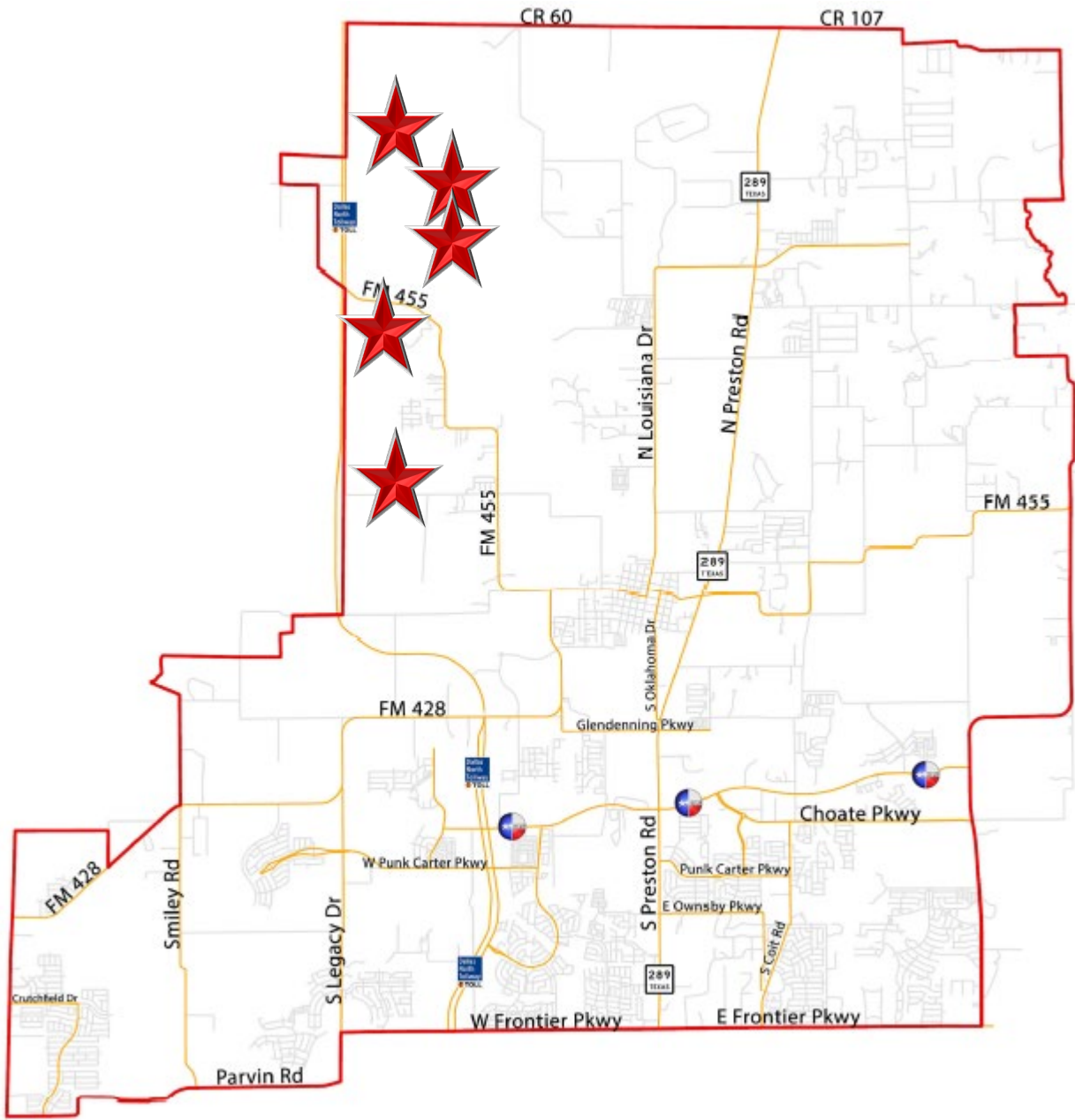
0 1,500 3,000
Feet

LEGACY HILLS LAND DONATIONS

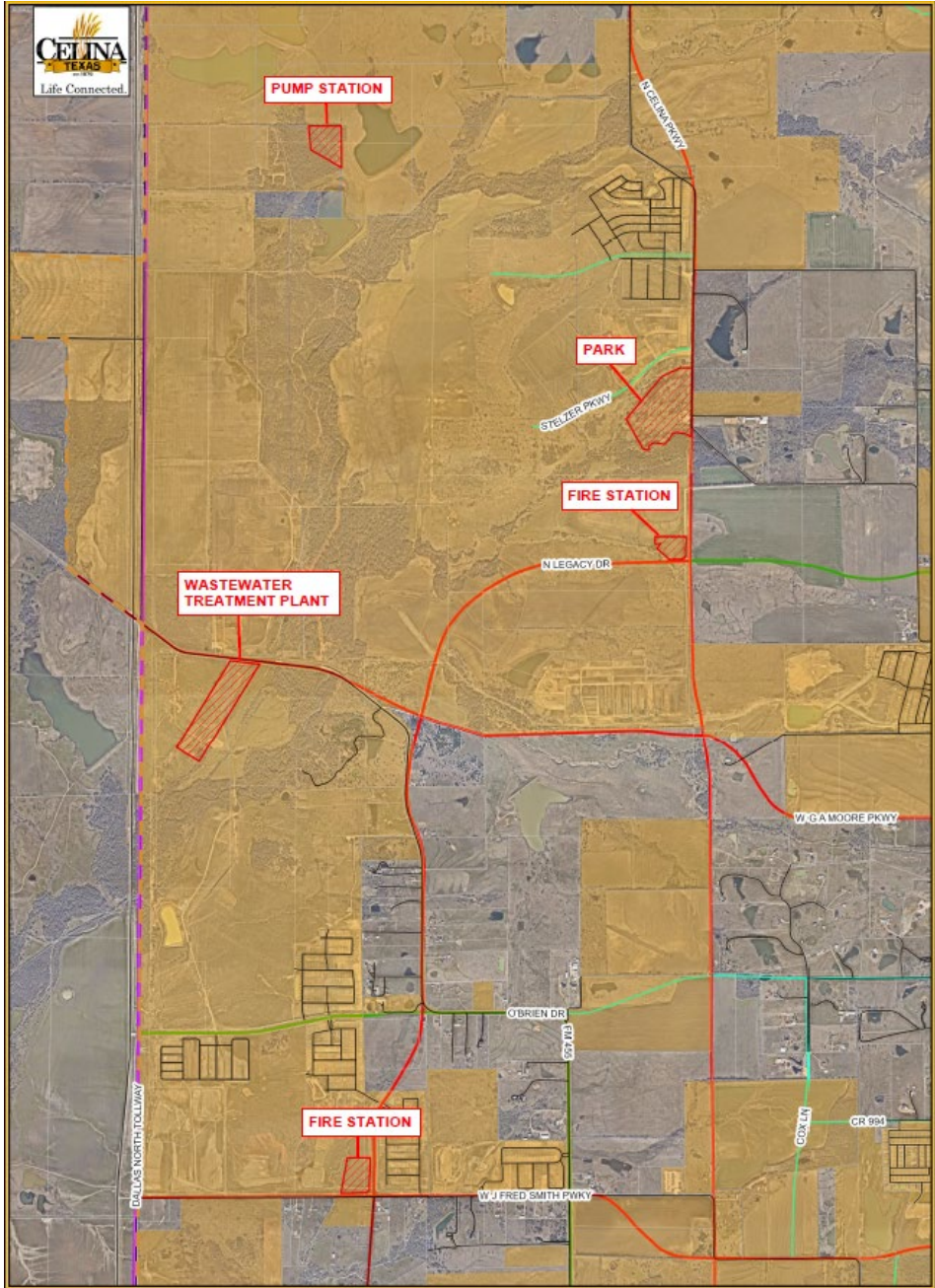
Rezoning

Planning & Zoning Commission
May 16, 2023





Attachment: Staff Presentation (Legacy Hills Land Donations (CF Tracts) - Rezoning)



LOCATION MAP

The subject properties are generally located throughout the Legacy Hills master planned community

BACKGROUND

- The subject properties total approximately 70 acres
- The Legacy Hills master planned community was annexed in 2020 and zoned Planned Development-117 (PD-117)
- The request is to rezone the properties to Community Facilities District (CF), which is the appropriate zoning district for municipal facilities, including fire stations, parks, pump stations, and wastewater treatment plants

POLICY CONSIDERATIONS

- The City owns the subject properties
- CF is the appropriate zoning designation for municipal properties

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Kari White, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 16, 2023
 Re: Sorrells Tract - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 387 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), or Multi-Family, Urban Living District (MF-3), and Commercial, Retail, & Office District (C) base zoning; generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Planned Development)

Applicant:

BGE, Inc.
 2595 Dallas Pkwy., Ste. 101
 Frisco, TX 75034

Background Information:

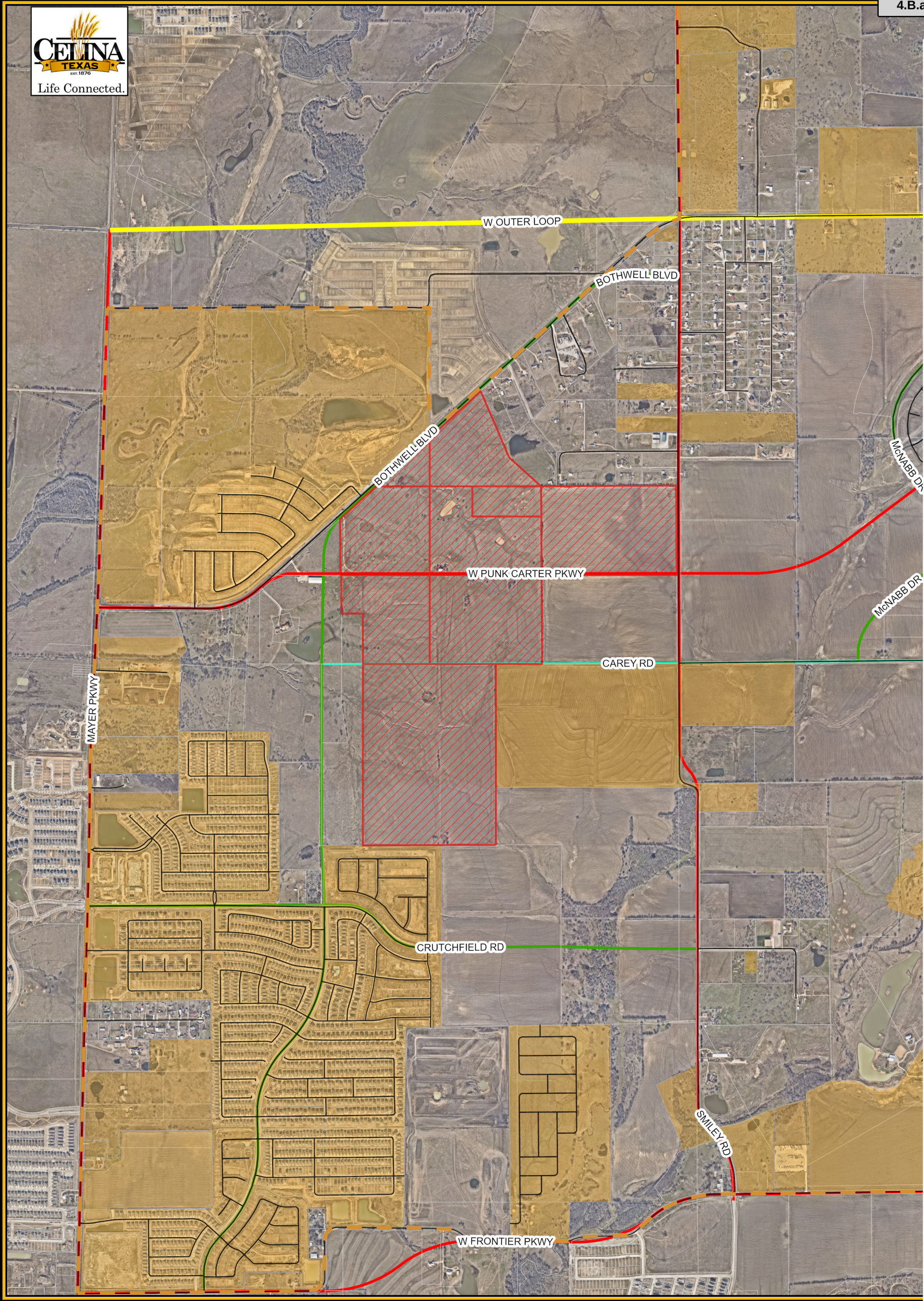
This item is for the zoning of approximately 387 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), or Multi-Family, Urban Living District (MF-3), and Commercial, Retail, & Office District (C) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



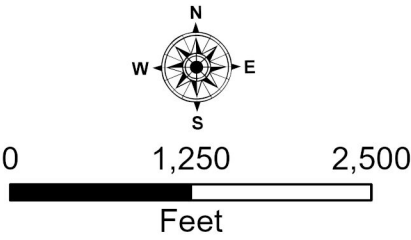
Attachment: Location Map (Sorrells Tract - PD Zoning)

Legend

- Subject Properties
- City Limits
- Roads
- Parcels

Sorrell PD Zoning
Location Map
City of Celina

4/24/2023



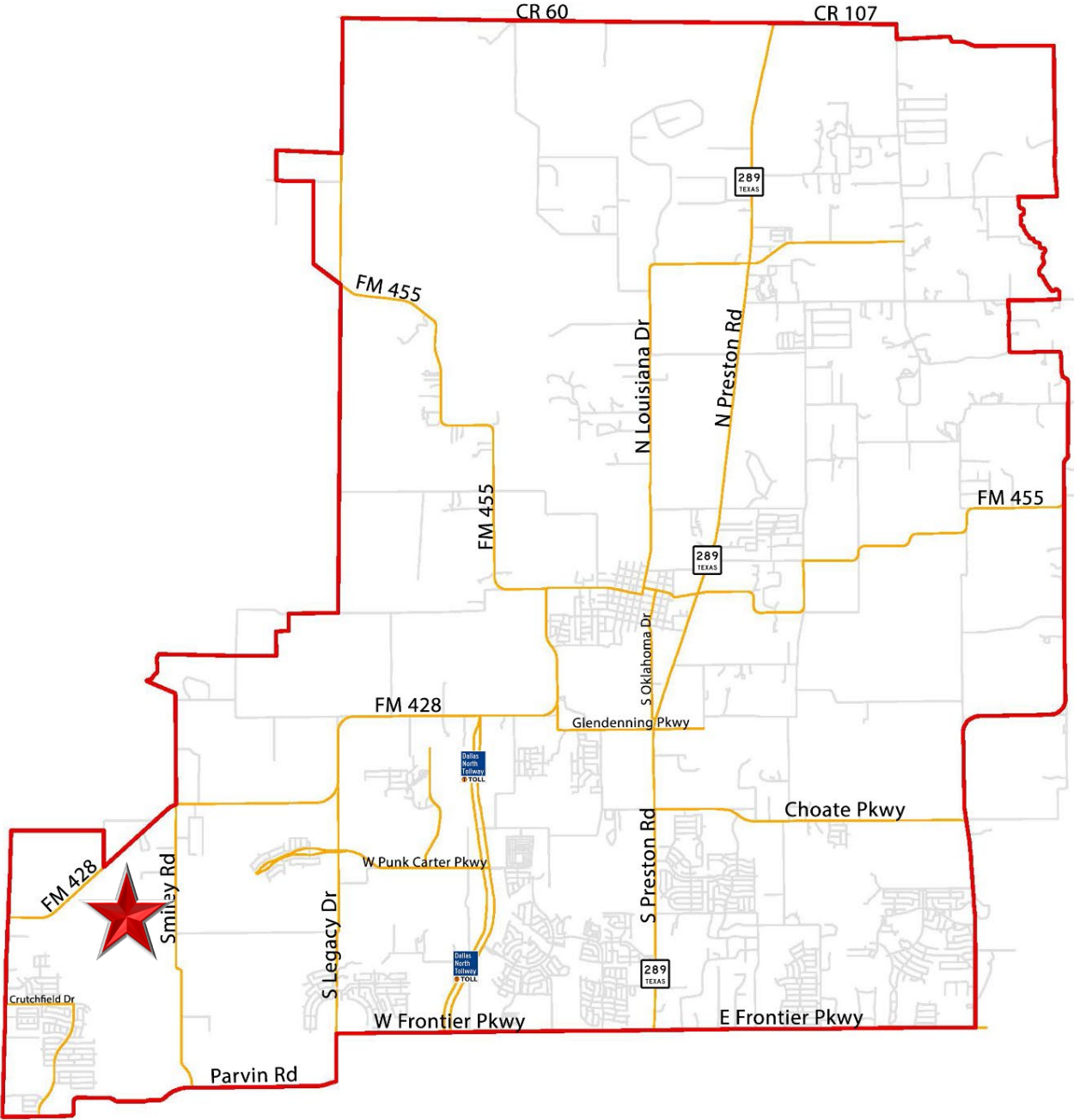
SORRELLS TRACT

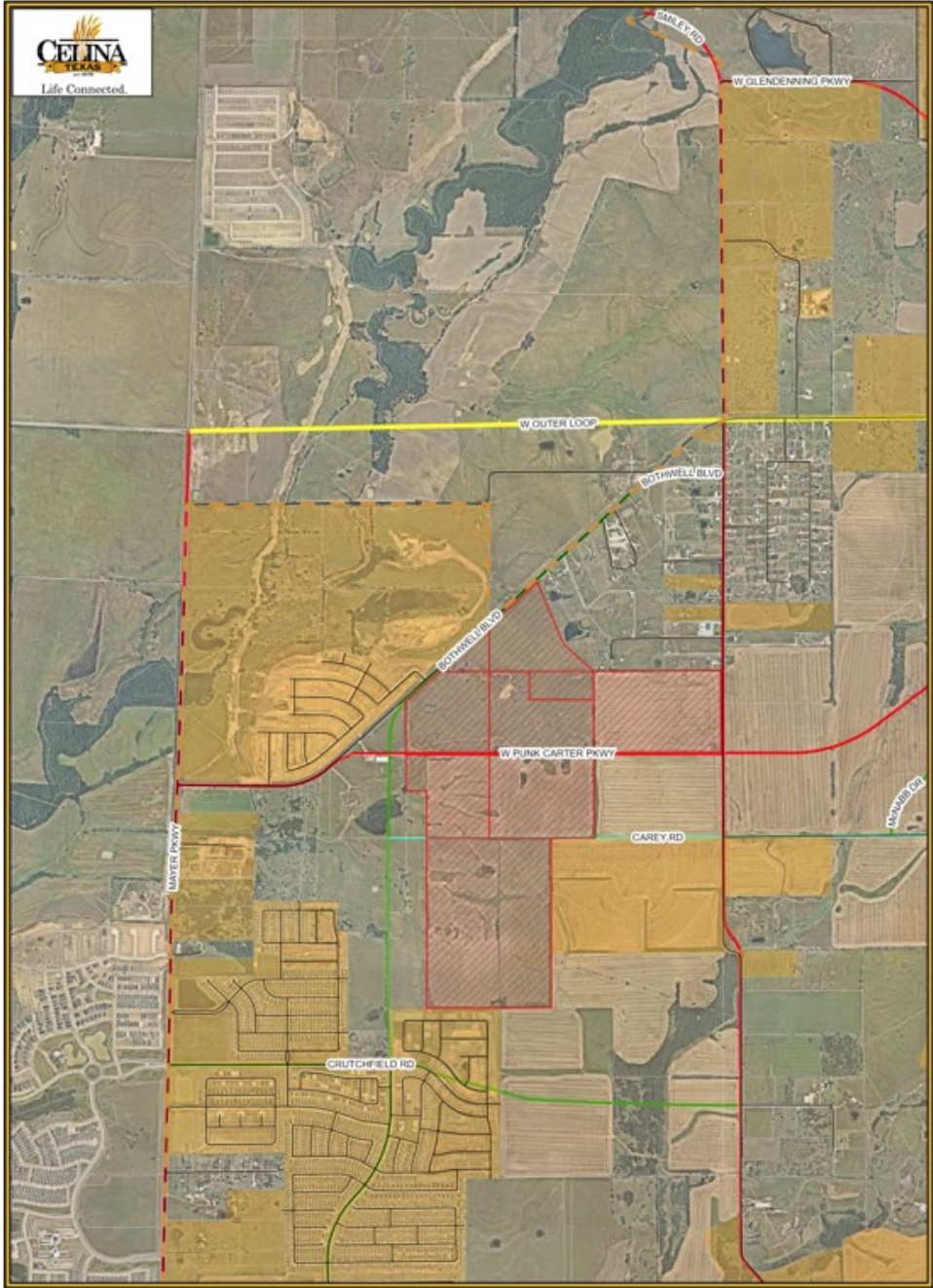
PD Zoning

Planning & Zoning Commission
May 16, 2023



Attachment: Staff Presentation (Sorrells Tract - PD Zoning)





LOCATION MAP

The subject property is generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428

BACKGROUND

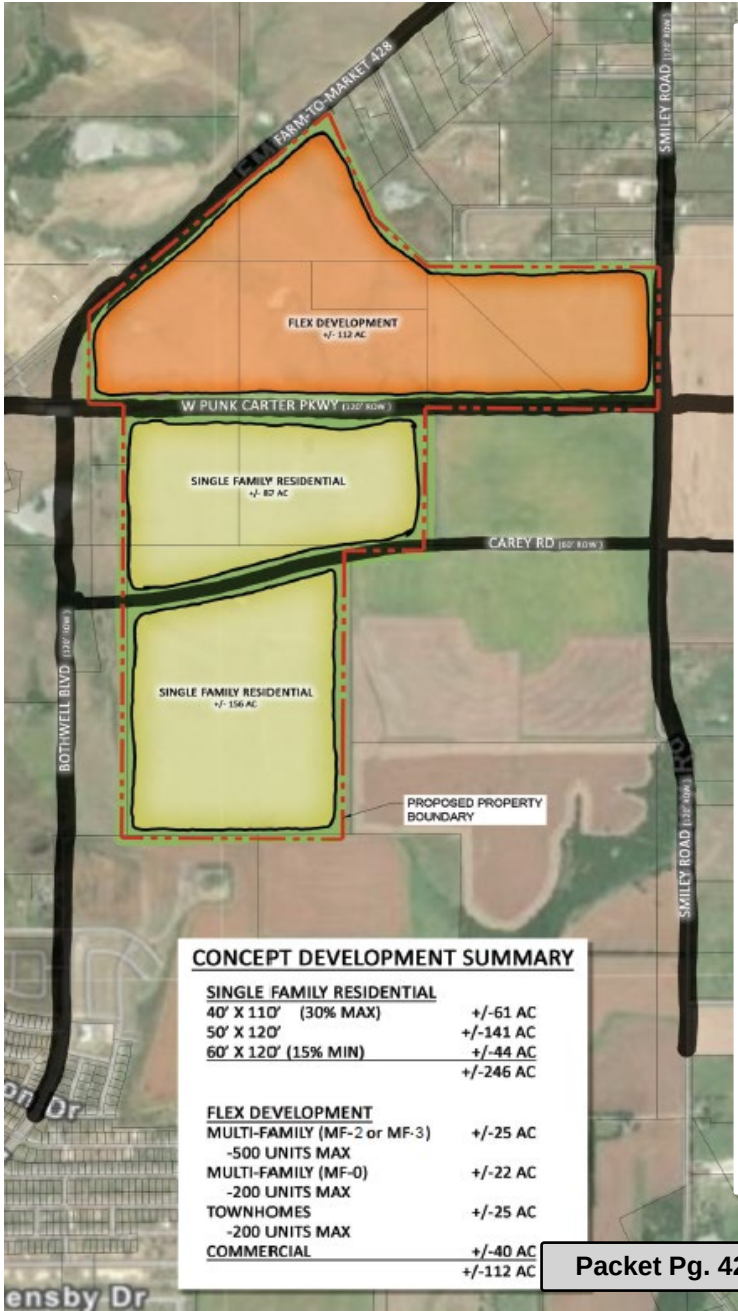
- The subject property is approximately 387 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2) or Multi-Family, Urban Living District (MF-3), and Commercial, Retail, & Office District (C) base zoning
- A Development Agreement (DA) which outlined the future annexation and zoning was approved in December 2022

PROJECT OVERVIEW

The Development Agreement contemplated the following land uses:

- Minimum 20 acres reserved for C (Retail, Office, & Commercial)
- Maximum of 200 units SF-A (townhomes)
- Maximum of 200 units of MF-0 (horizontal MF)
- Maximum of 350 units total of MF-2 or MF-3
- Single Family (SF-R)

- *Please note that the concept plan does not include any entitlement to the conceptual layout.*
- *Concept plans are for illustrative purposes only.*



Attachment: Staff Presentation (Sorrells Tract - PD Zoning)

SINGLE-FAMILY OVERVIEW

- SF-R is generally allowed per the below lot mix:
 - A minimum 15% of the lots shall be 60' or wider
 - A maximum of 35% of the lots on 40' or less
- Alleys are required on lots less than 50' in width

POLICY CONSIDERATIONS

- The annexation and zoning will bring an additional 387 acres into the City Limits
- City standards will apply
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- The proposed land uses are not inappropriate for County in-fill development

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented, per the governing DA

EXHIBIT D DEVELOPMENT STANDARDS

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of land use patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

Architecture:

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Amenities, Trails & Open Space:

- 10' trails along major thoroughfares
- 8' trails along any gas easements or power line easements
- Open space shall generally conform to the Neighborhood Vision Book for Multifamily and Townhome uses. Single-Family detached land uses shall contain a minimum of 15% open space as defined in the Neighborhood Vision Book.
- 1-acre minimum amenity center site is required for the "Single-family Residential" development with an open-air pavilion for shade, a swimming pool, bathrooms, and a playground.
- 0.5-acre minimum amenity center site is required for the "Flex Development" area with an open-air pavilion and playground.

Land Use & Design Standards:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the various tracts shall reflect the most closely related base zoning district for the proposed land use from the Zoning Ordinance and abide by all applicable design standards.

- Minimum 20 acres reserved for C (Retail, Office, & Commercial)
- Maximum of 200 units SF-A (townhomes)
- Maximum of 200 units of MF-0 (horizontal MF)
- Maximum of 350 units total of MF-2 or MF-3
- SF-R is generally allowed per the below lot mix:
 - A minimum 15% of the lots shall be 60' or wider
 - A maximum of 35% of the lots on minimum 40'

Minimum lot width for front entry garages. Any lot width less than fifty (50) feet shall have a rear entry, alley-loaded garage. Front-loading garages are allowed only on lots that are fifty (50) feet or greater in width.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: May 16, 2023
Re: Mosey Hotel/Conference Center (Frontier Crossing) - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 10 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTD) base zoning, in order to modify development standards; generally located at the northwest corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Hotel/Conference Center) – PD Amendment)

Applicant:

Kimley-Horn
13455 Noel Road, Suite #700
Dallas, TX 75240

Background Information:

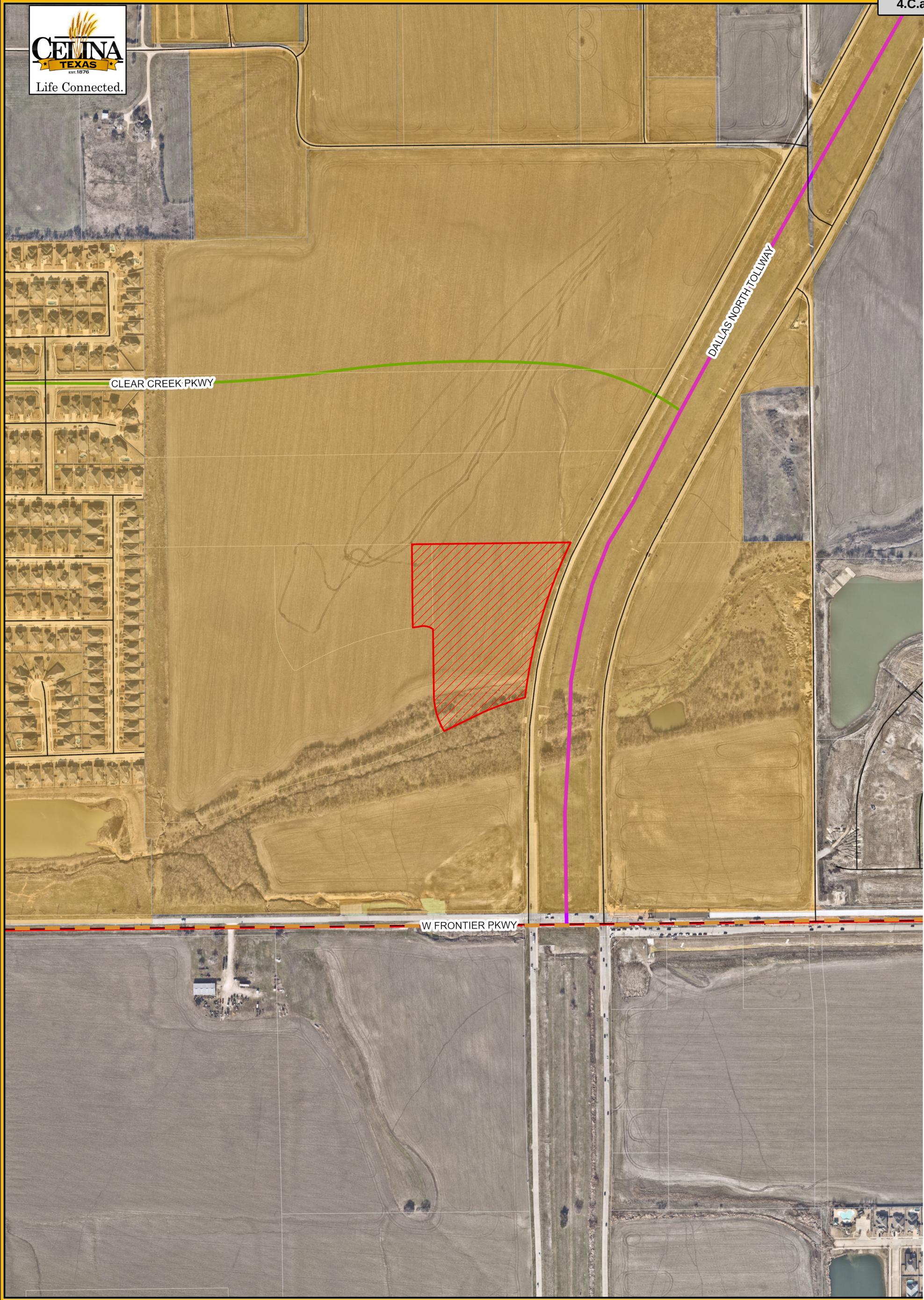
The applicant is requesting to amend approximately 10 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay (DNTD) base zoning district and modify development standards. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



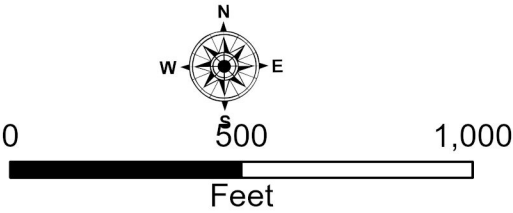
Attachment: Location Map (Mosey Hotel/Conference Center (Frontier Crossing) – PD Amendment)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Mosey Hotel/Conference Center
Location Map
City of Celina**

4/24/2023

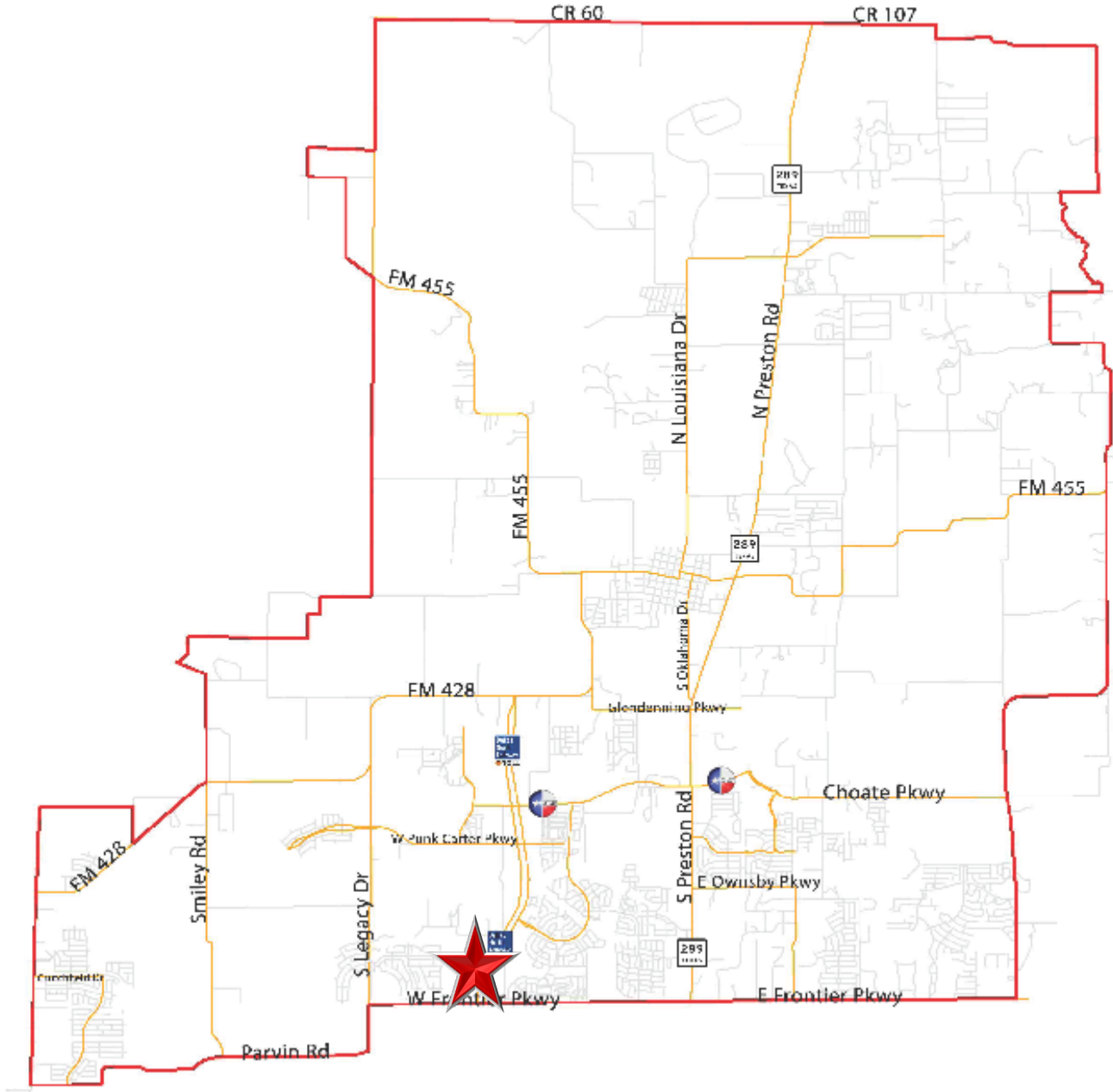


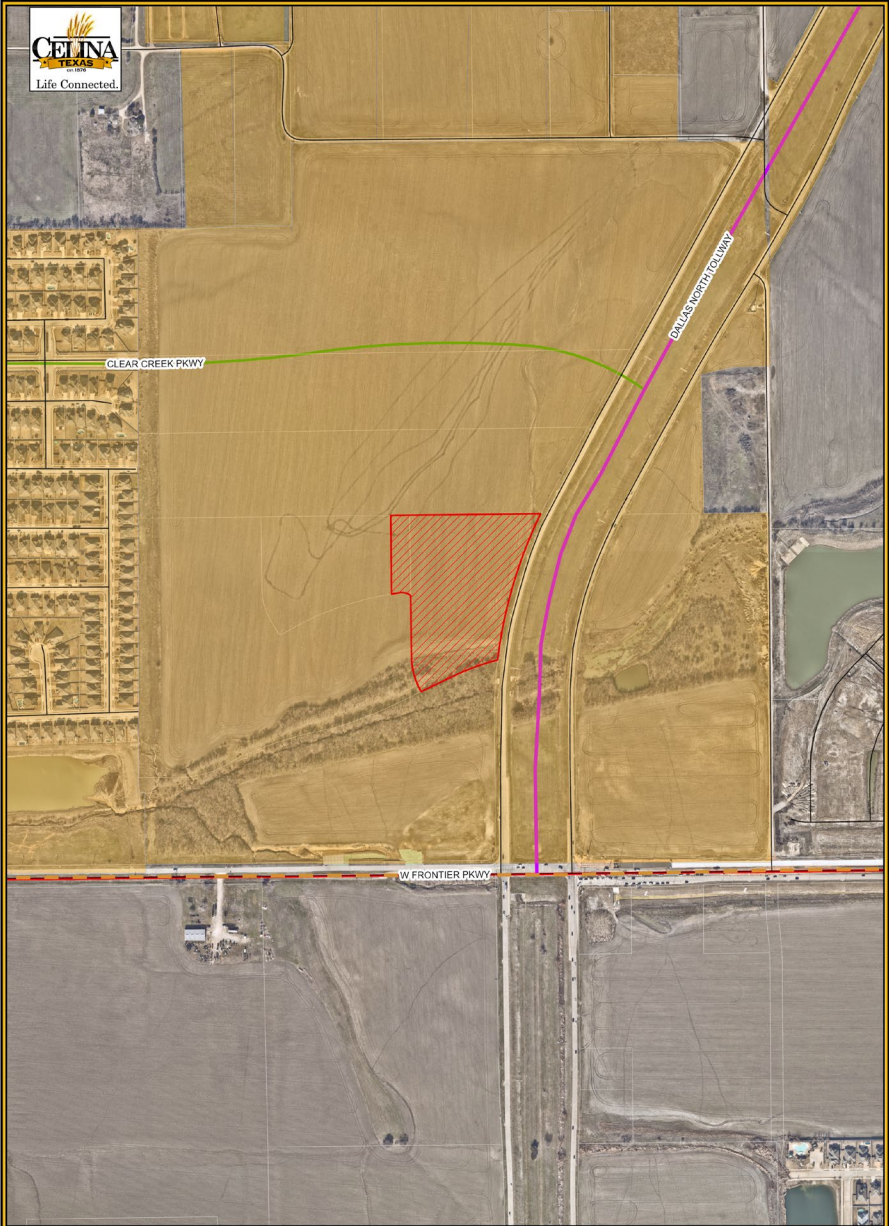
MOSEY TRACT HOTEL & CONVENTION CENTER

PD Amendment

Planning & Zoning Commission
May 16, 2023







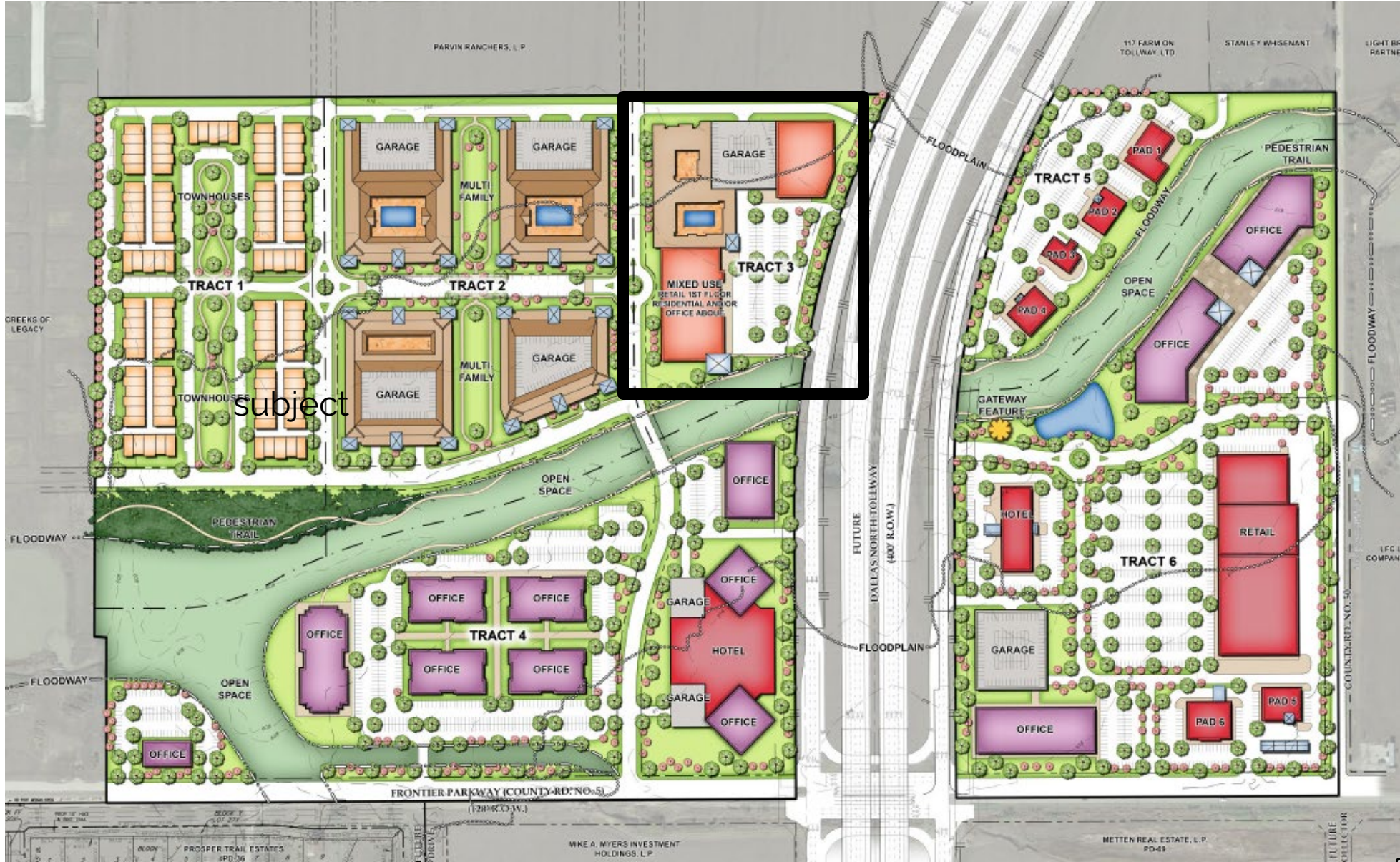
LOCATION MAP

The subject property is generally located at the northwest corner of Dallas Parkway and Frontier Parkway

BACKGROUND

- The subject property is approximately 10 acres
- The property is currently zoned Planned Development (PD-80) with multiple tracts allowing for a variety of uses
- The applicant is proposing to amend the subject property to the Dallas North Tollway Overlay District (DNT0) base zoning

Original



PROJECT OVERVIEW

- The current PD entitles several uses along with outdated design standards and an outdated Concept Plan
- The applicant wishes to develop a hotel/conference center along with a multi-family development

PROJECT OVERVIEW

- The property will be zoned a PD with a base zoning of DNT0, along with the following uses permitted by right:
 - Multi-Family District, Urban Living (MF-3) with a maximum of 300 units
 - A Full-Service Hotel/Conference Center with:
 - A minimum of 135 rooms
 - Ground floor conference center with a minimum of 5,000 sq. ft. to accommodate 300 people in round tables
 - Minimum amenities to include pool, fitness center, and restaurant
- The MF-3 and hotel/conference center elements are non-severable and must all be constructed, or the entitlement is per base DNT0

POLICY CONSIDERATIONS

- The land uses are not inappropriate for the DNT corridor
- The proposed project would be the first hotel and conference center in the City
- The proposed PD is base zoning, which follows modern standards (and as they may be amended) instead of standards that become locked-in and outdated if written into the PD

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented

Development Standards
PD-80 Amendment

The property is zoned Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTD). The subject property shall conform to all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City Ordinances, as may be amended. Development of the conference center, hotel, and MF-3 project, as generally depicted on the attached Concept Plan, shall conform to the following:

- Multi-Family District, Urban Living (MF-3) permitted by right within 750' of the DNTD (with a maximum of 300 units).
- Full-Service Hotel/Conference Center use permitted by right, with the following conditions:
 - A minimum of 135 rooms.
 - Ground floor conference center with a minimum 5,000 sq. ft. and sufficient size to accommodate 300 people in round tables.
 - Minimum hotel amenities shall include: pool, fitness center, and restaurant.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: May 16, 2023
Re: Avondale Townhomes/MF-0 - DA

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres of land; generally located west of FM 455 and approximately 410 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Avondale Townhomes/MF-0 – Development Agreement)

Applicant:

The Law Offices of Robert D. Daake, PLLC
P.O. Box 6250
McKinney, TX 75071

Background Information:

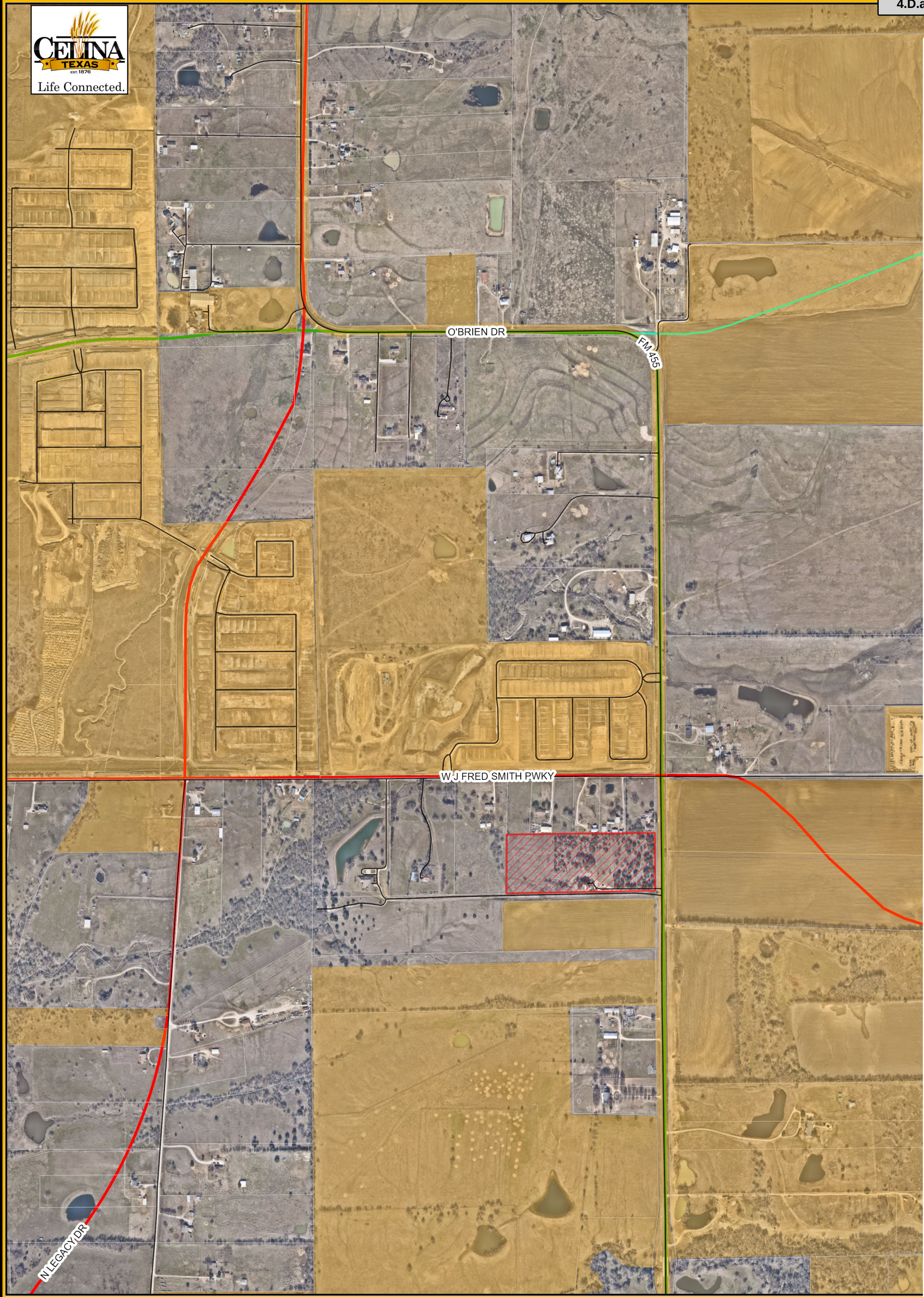
The property is approximately 12 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract for Single-Family Attached (SF-A) and Multi-Family, Horizontal (MF-0). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



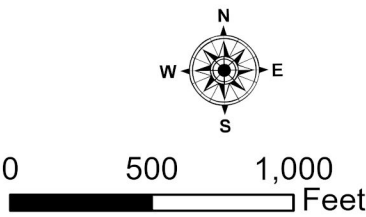
Attachment: Location Map (Avondale Townhomes/MF-0 - DA)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**2680908 Townhomes
Location Map
City of Celina**

4/25/2023

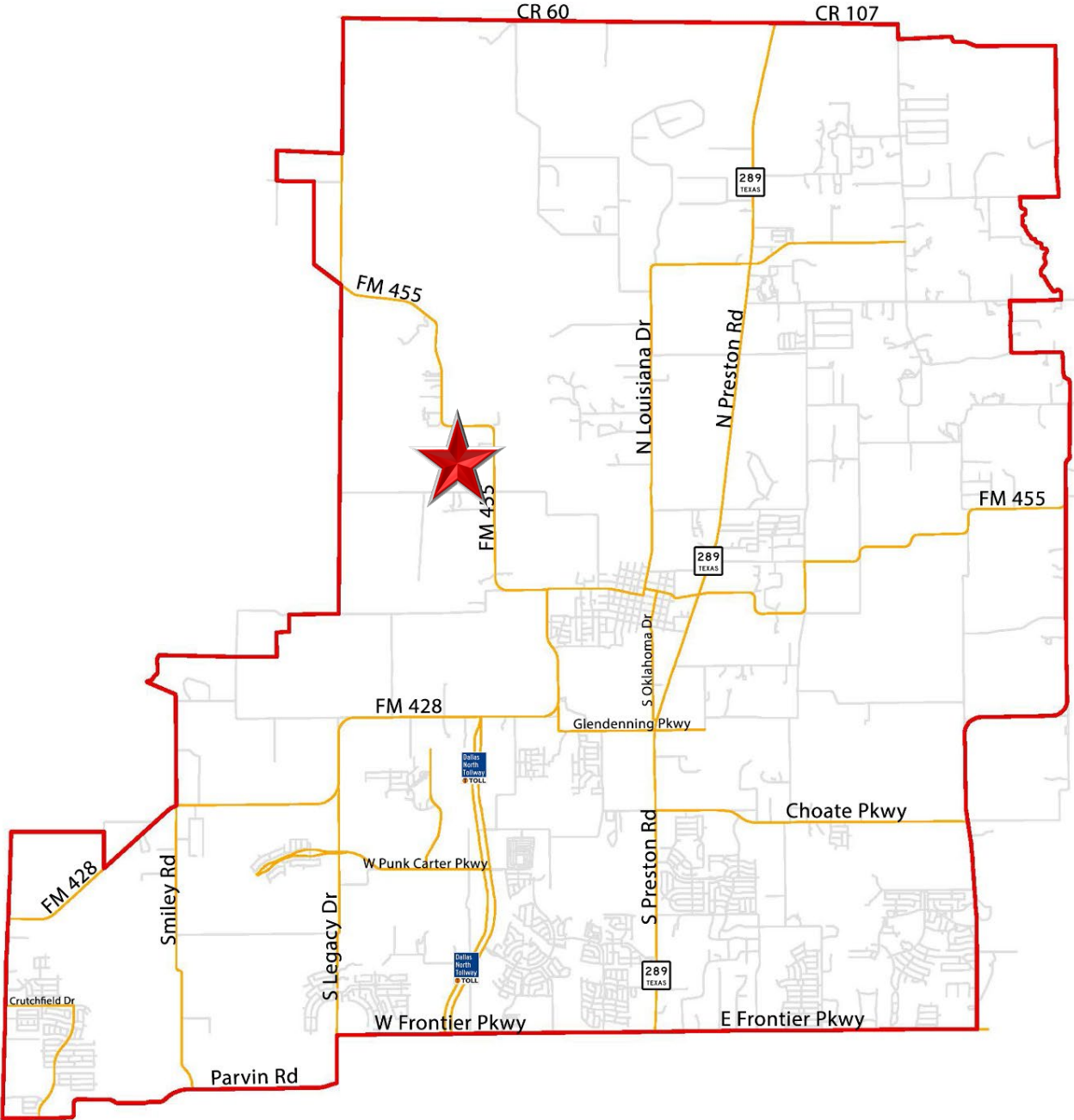


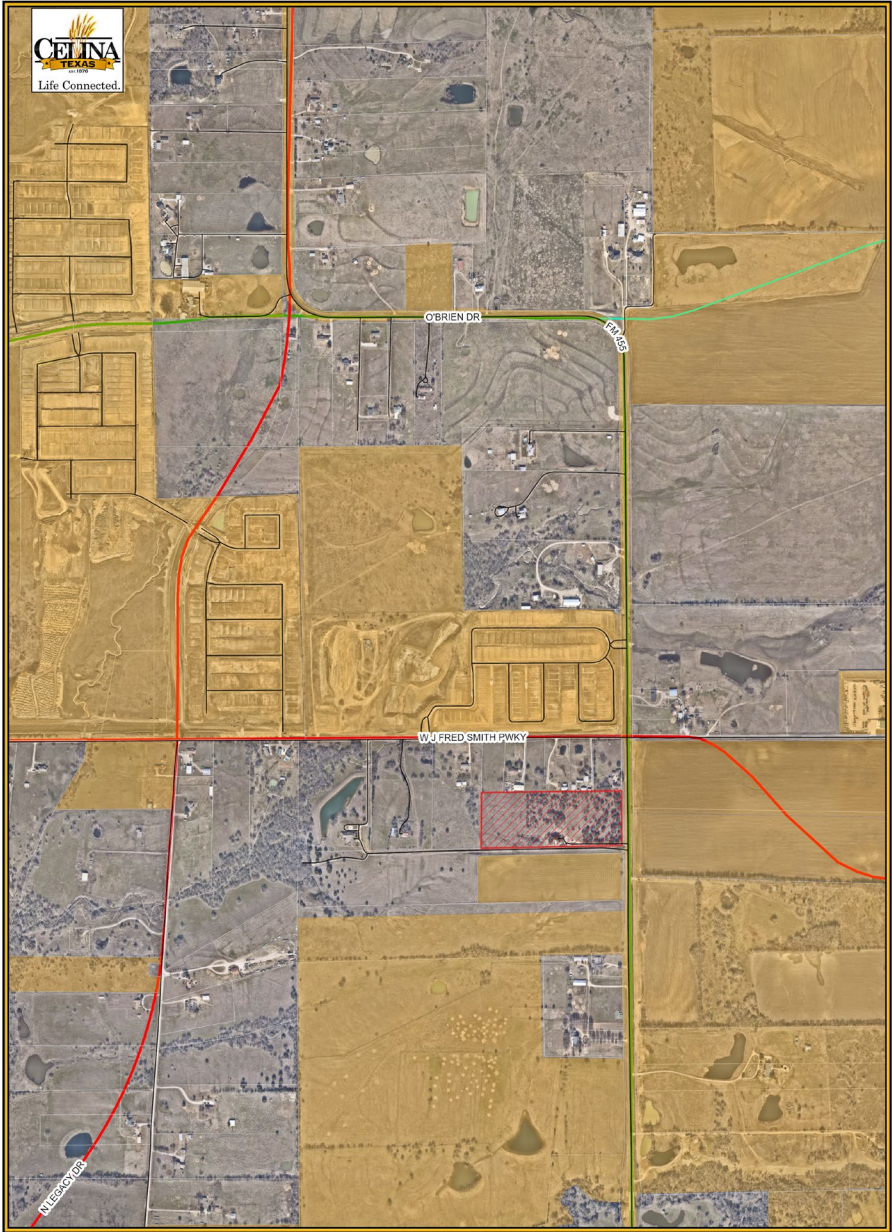
AVONDALE

Development Agreement

Planning & Zoning Commission
May 16, 2023







LOCATION MAP

The subject property is generally located west of FM 455 and south of future J Fred Smith Parkway, south of the La Terra neighborhood

Attachment: Staff Presentation (Avondale Townhomes/MF-0 - DA)

BACKGROUND

- The subject property is approximately 12 acres, located in the Extraterritorial Jurisdiction (ETJ)
- No pre-annexation agreement exists on the property, which means it has no land use restrictions
- The property owner desires to outline the future annexation and zoning that will apply to the tract through a Development Agreement with the City

AGREEMENT OVERVIEW

- The Development Agreement proposes annexation and contemplates the following zoning:
 - Single-Family Attached (SF-A)
 - Multi-Family, Horizontal (MF-o)

POLICY CONSIDERATIONS

- The DA brings 12 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- The property will ultimately be annexed and zoned
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented

Development Standards

Land Use:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended.

The base zoning of the property shall be Single-Family Residential Attached District (SF-A) and Multi-Family District, Horizontal (MF-0).

Regulations for MF 0 (Multi-Family District, Horizontal):

- Maximum gross density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed. Cross-access to adjacent properties shall be maintained. The Director has discretion to approve alternative designs that meet the base zoning.
- Composite or open privacy fencing is allowed within the 10' landscape setback. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. composite or open privacy fencing.
- Parking shall be a minimum of 1.5 per unit.
- Enclosed parking is not required.
- Covered parking and garage parking spaces count toward the minimum required off-street parking.
- Roof pitch shall be a minimum of 4:12.
- Carports, if any, shall contain spaces for 4 to 10 vehicles. Building materials may be metal or combination of building materials.
- Repetition of building elevations is allowed with the use of a minimum of three different building elevations per building type and at least 3 different color schemes for the development.
- All units shall abide by the City's single-family architectural design standards for masonry materials, which is 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board, on all facades.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Director
 CC: Dusty McAfee AICP, Director of Development Services
 Date: May 16, 2023
 Re: Serenade (Huffines Bray) - DA Amendment

Action Requested:

Conduct a public hearing to consider and act upon an amendment to the Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and future Marilee Road (CR 107), within the City Limits. (Serenade (Huffines Bray) – DA Amendment)

Applicant:

Huffines Communities
 8200 Douglas Avenue, Suite #300
 Dallas, TX 75225

Background Information:

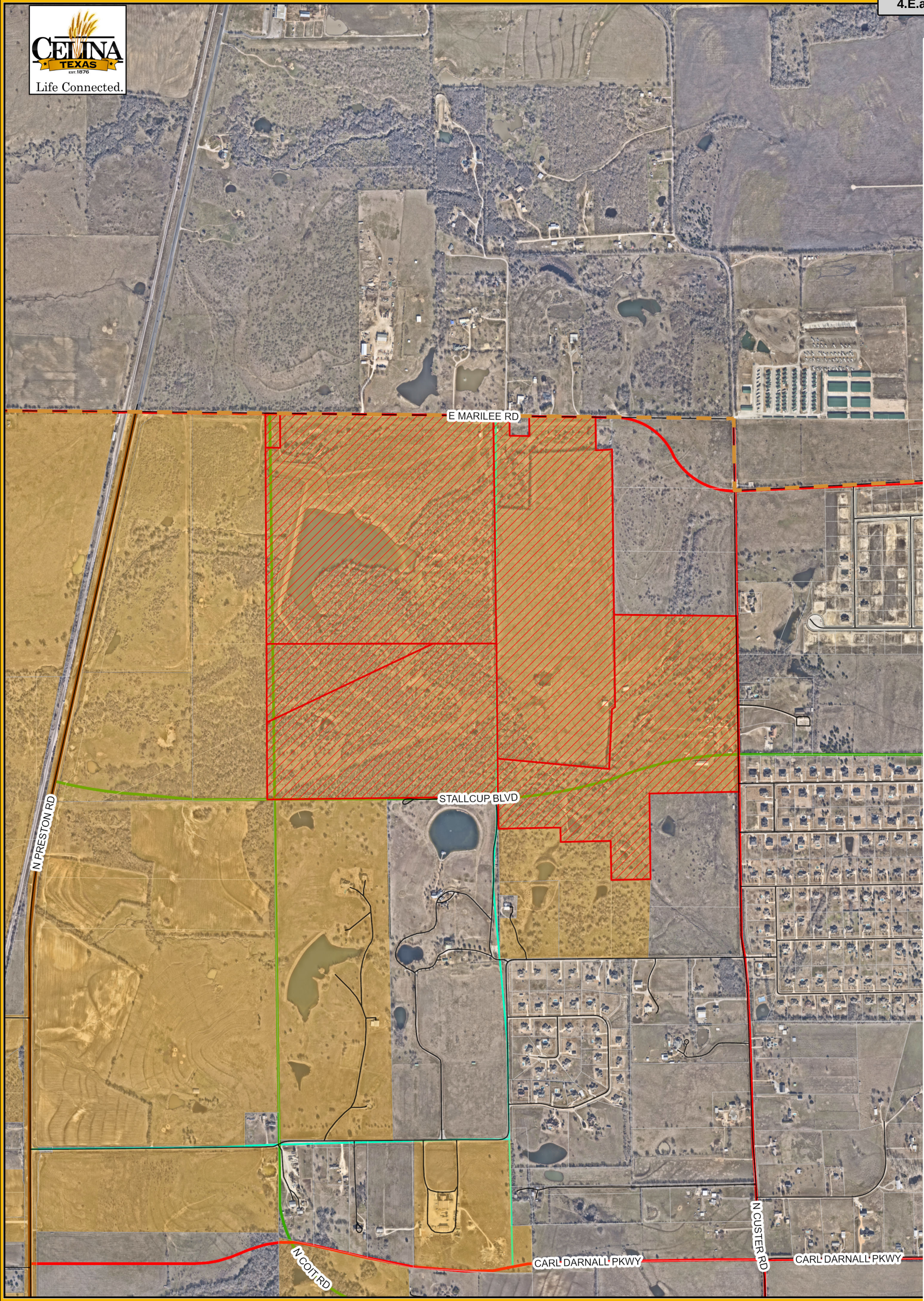
The applicant is requesting to amend the Development Agreement for Serenade (Huffines Bray) to modify development standards. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.

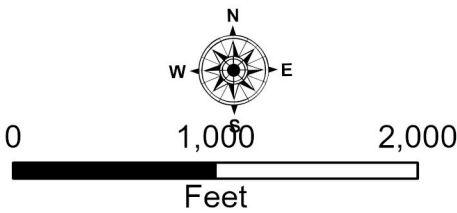


Attachment: Location Map (Serenade (Huffines Bray) – DA Amendment)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Huffines Serenade (Bray)
DA Amendment
Location Map
City of Celina
4/24/2023**

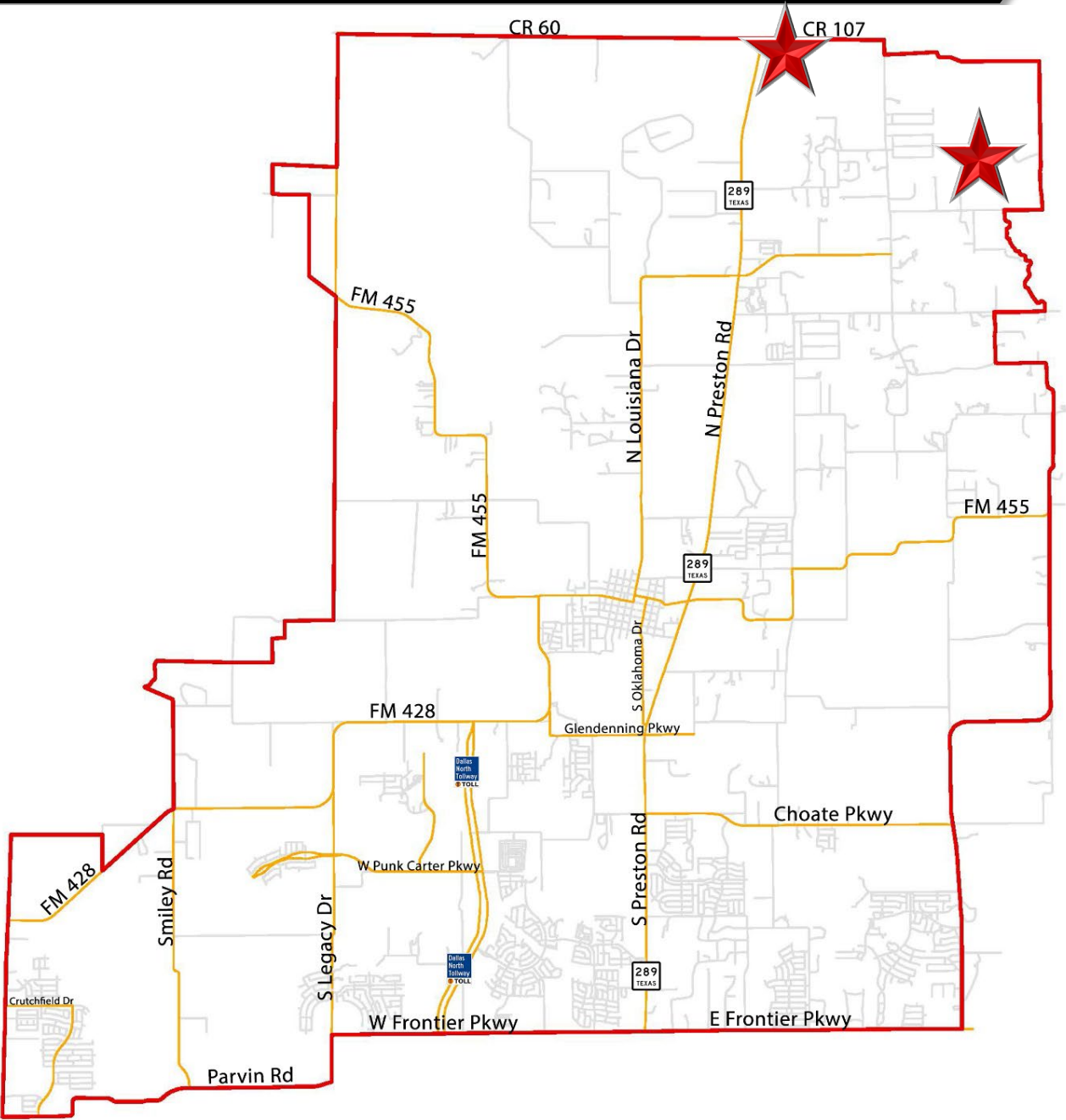


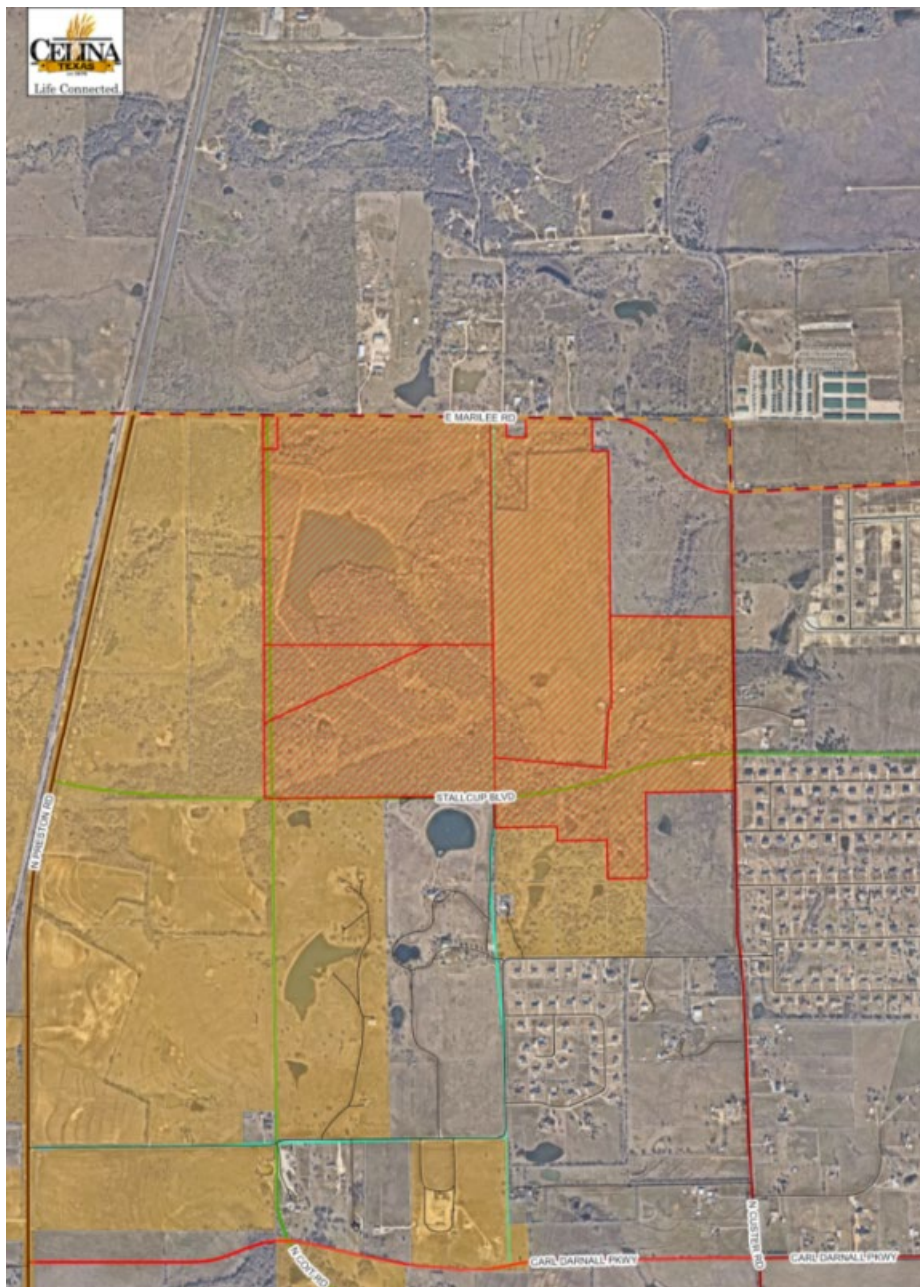
HUFFINES

- SERENADE - BRAY
 - LAUNA RANCH – CARTER
- DA Amendments

Planning & Zoning Commission
May 16, 2023

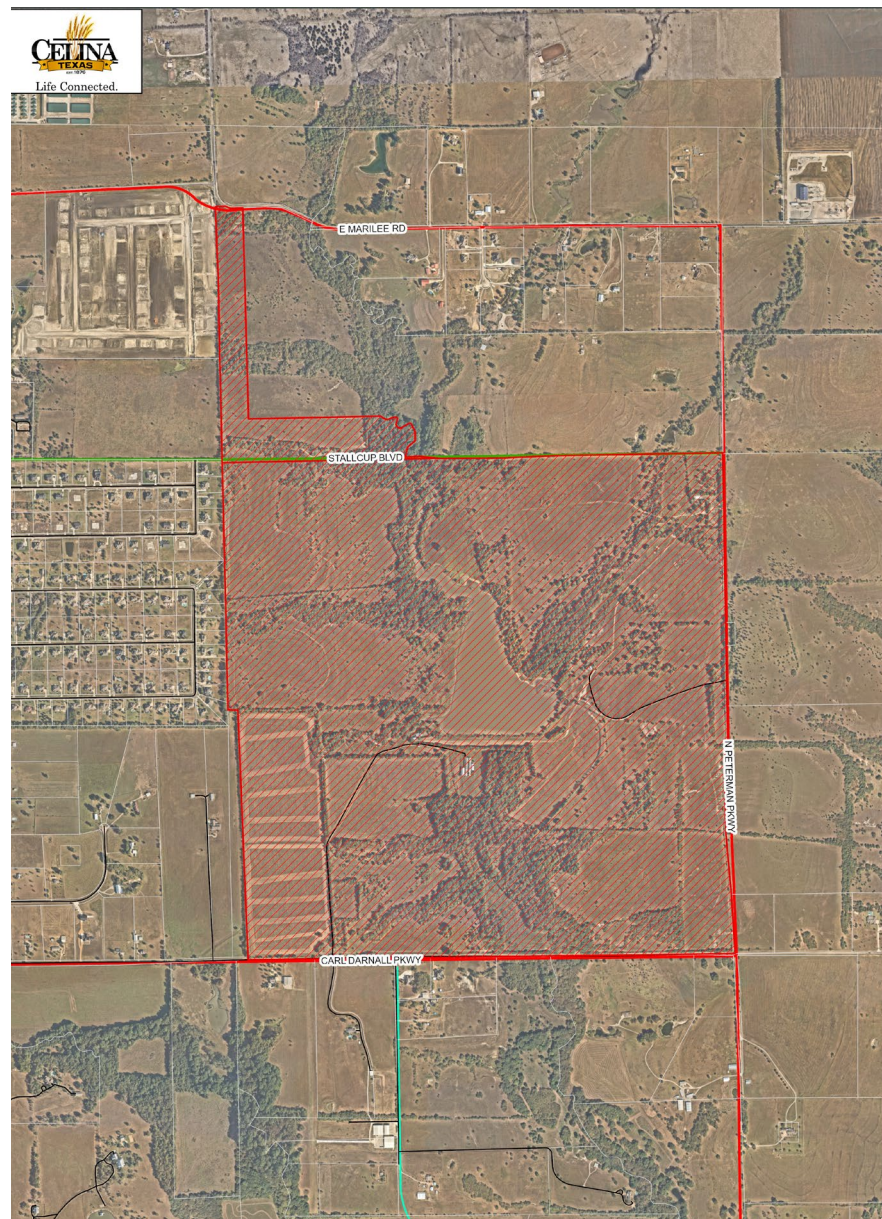






LOCATION MAP (SERENADE)

The subject property is generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road)



LOCATION MAP (LAUNA RANCH)

The subject property is generally located at the northwest corner of future Peterman Parkway and County Road 135 (future Carl Darnall Parkway)

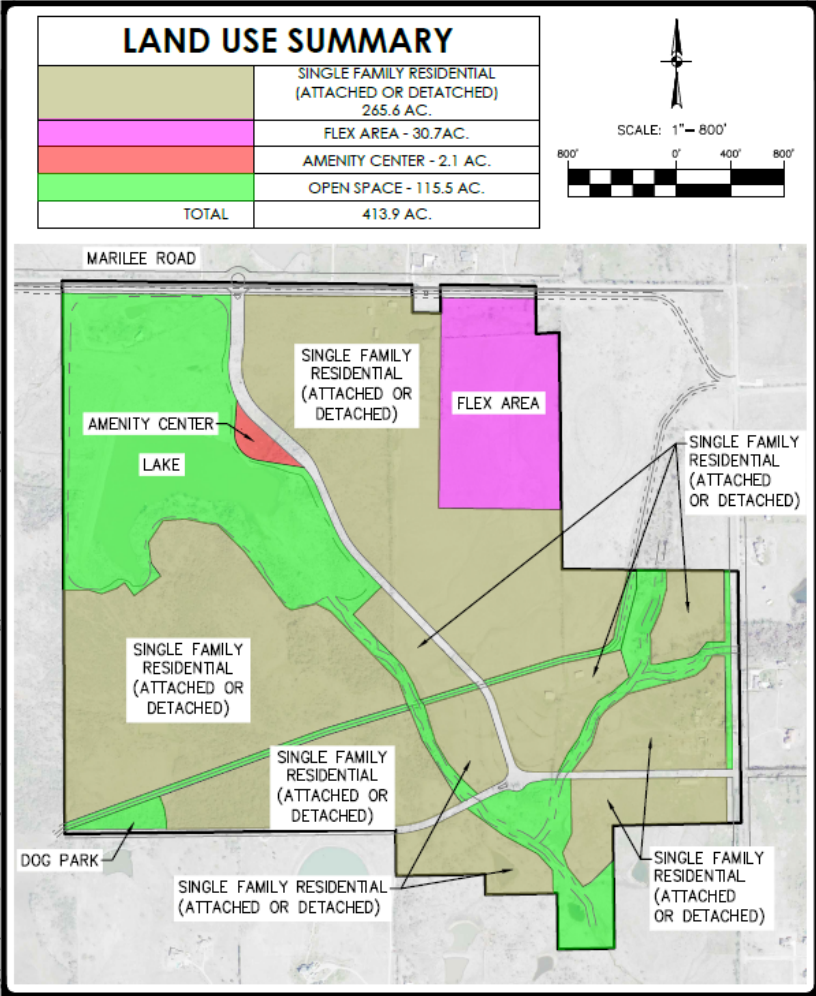
BACKGROUND

- LaUna Ranch is approximately 667 acres and Serenade is approximately 414 acres
- As projects delve deeper into engineering design, it is not uncommon for the Vision to experience practical or understandable adjustments
- Within Serenade, the inability to reclaim portions of the soil conservation lake cost the developer approximately 400 lots, so the applicant desires to reconfigure the concept plan
- Within LaUna, the applicant desires to allow family estate lots as an interim land use and adjust the land use mix

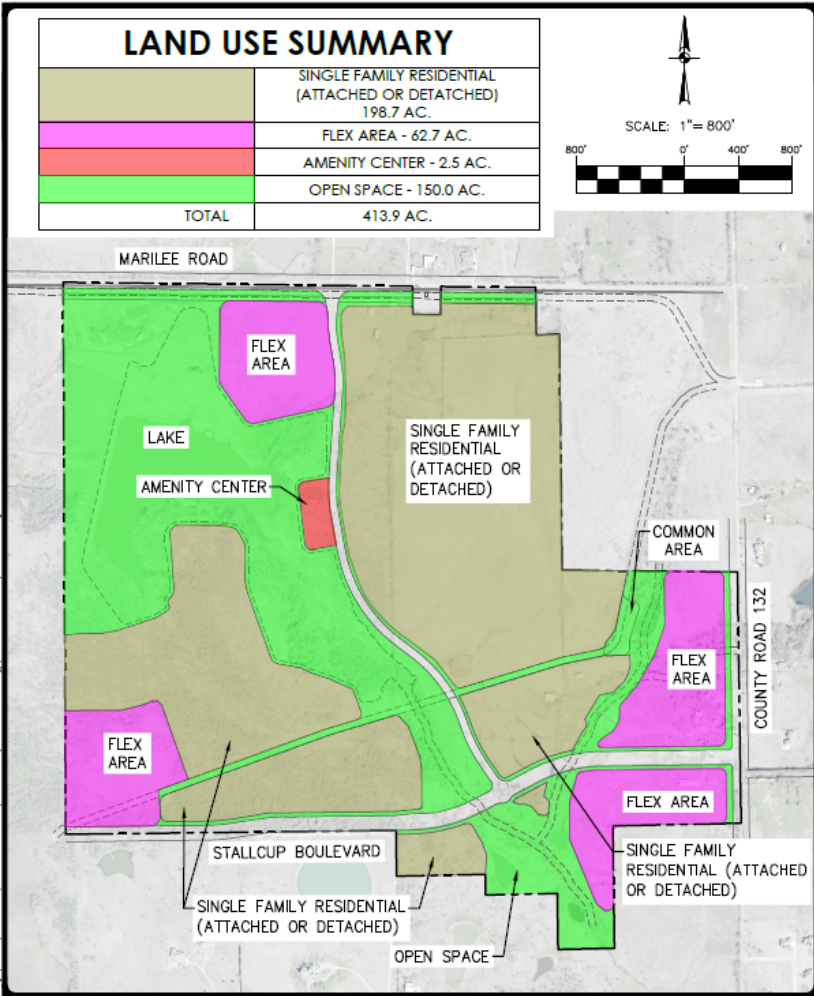
LAUNA AMENDMENT OVERVIEW

- The amended agreement proposes:
 - Single-family (attached and detached) lot maximum increased by 300
 - Flex area maximum increased by 18 acres
 - A maximum of 10 single-family residences and a private lodge platted and constructed (to County standards) prior to annexation of the property, as an interim use
- Flex can include any of the following product types: Single-Family, Attached or Detached (SF-R/SF-A), Multi-Family, Horizontal (MF-0), Multi-Family, Urban Edge (MF-2), and Multi-Family, Urban Living (MF-3)
- LaUna's development is likely 20+ years out, so the original family wanted the opportunity to build single-family residences on the ranch

SERENADE CONCEPT PLAN



Original

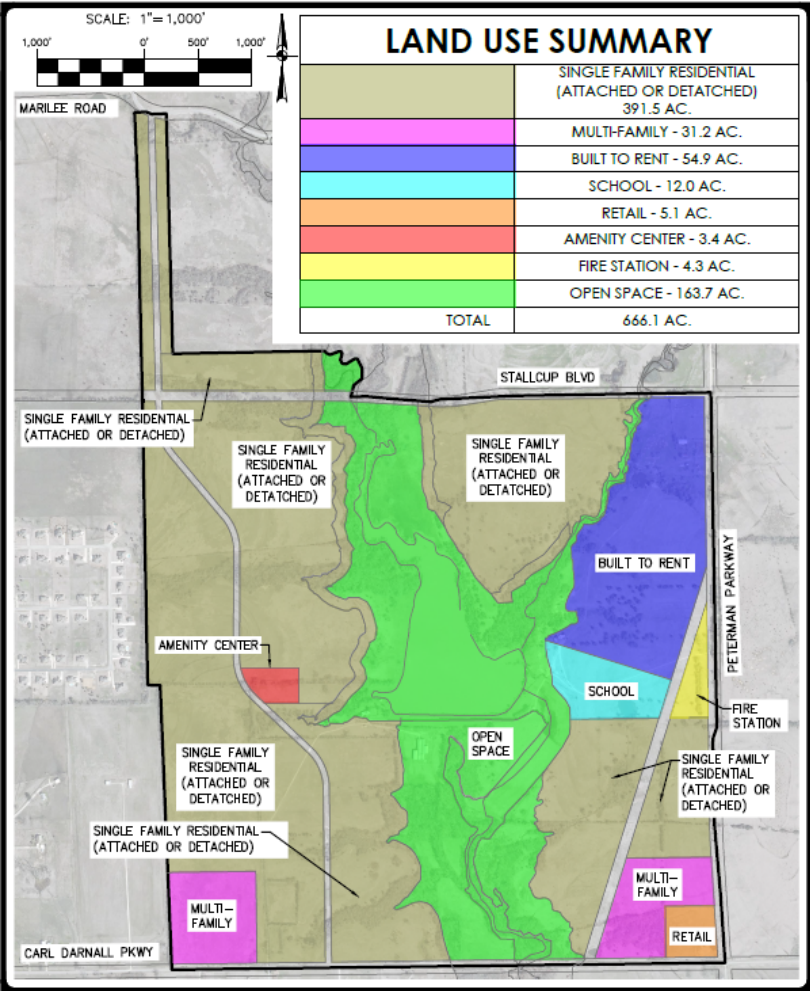


Amended

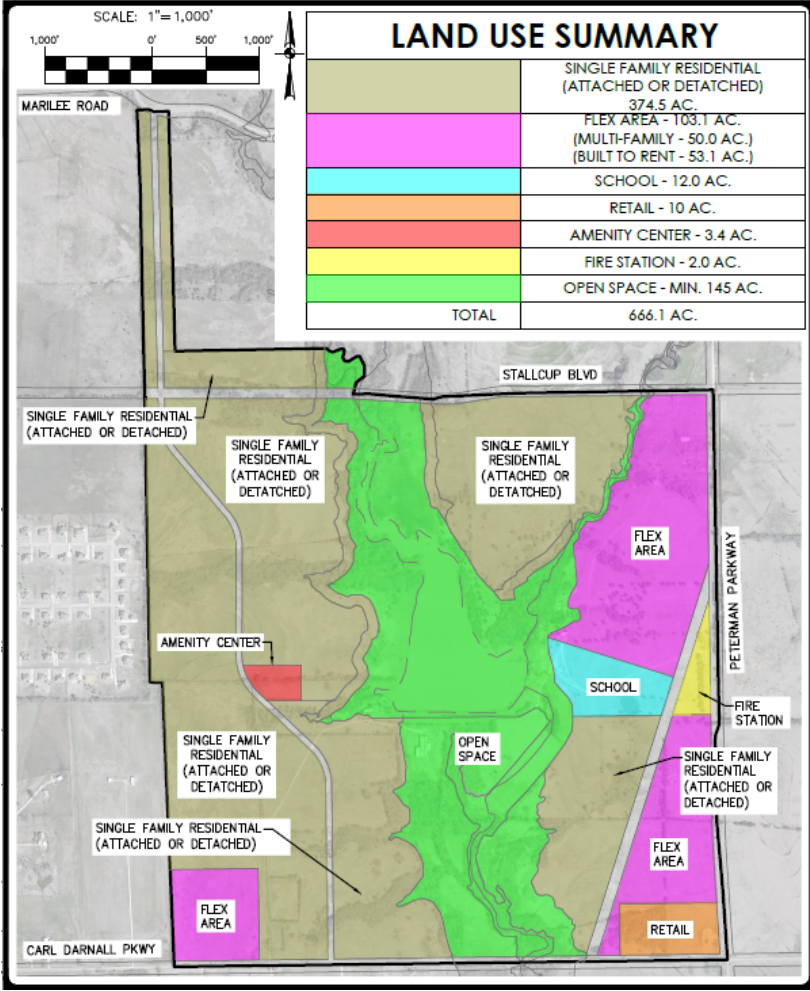
PROJECT OVERVIEW

- Applicant will dedicate a minimum 2-acre fire station site
- Applicant will dedicate a minimum 12-acre CISD elementary school site
- Adherence to the Neighborhood Vision Book
- 8' and 12' trails as well as substantial open spaces
- The agreement outlines the amenity package and proposed lot mix

LAUNA CONCEPT PLAN



Original



Amended

SERENADE AMENDMENT OVERVIEW

- The amended agreement proposes:
 - The updated concept plan shows open space increasing by approximately 35 acres
 - Flex area maximum increased by approximately 32 acres
- Flex can include any of the following product types: Single-Family, Attached or Detached (SF-R/SF-A), Multi-Family, Horizontal (MF-0), Multi-Family, Urban Edge (MF-2), and Multi-Family, Urban Living (MF-3)

POLICY CONSIDERATIONS

- Serenade's proposal increases the open space by 35 acres and increases the Flex, which is strategically located, by approximately 32 acres
- LaUna's acreage adjustments are minor in nature
- The single-family lots provide an interim option for the family
- The Huffines agreements were originally adopted to prevent an out-of-city water district from harming the tax base

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented

EXHIBIT D

DEVELOPMENT STANDARDS

2. Permitted Uses. The base zoning district for "residential" areas shown on the Concept Plan shall be SF-R. The base zoning district for the flex area shown on the Concept Plan shall be SF-R for single family attached or detached development; MF-0 (Horizontal) as defined in Section 3(b) below ("MF-0 Standards") for single family rentals (build to rent); and MF-2 (Urban Edge) or MF-3 (Urban Living) zoning districts (at the land owner's option) for multifamily development. The following uses shall be permitted by right: (a) single family detached residential; (b) single family attached residential, duplex, triplex, and 4-plex; (c) single family rentals (defined as multiple detached dwelling units on a single platted lot known as build-to-rent), which are only permitted in the "flex area" on the Concept Plan; (d) multifamily, which is only permitted in the "flex area" on the Concept plan; (e) parks, open space, amenities, and schools; and (f) all other uses permitted in the base zoning district, as set forth in the City of Celina Comprehensive Zoning Ordinance, as amended from time to time (the "Zoning Ordinance"), which shall be allowed to the same extent such other uses are permitted in the base zoning district (e.g., by right, by specific use permit, subject to specific criteria, and/or subject to conditions). In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control. At full buildout, at least ten percent of all single family detached homes shall be on lots that are 70 feet in width or greater and in addition to that ten percent, at least 40 percent of single family homes shall be on lots that are 50 feet in width or greater, and the remaining single family homes shall be on lots that are 20 feet in width or greater. Except as otherwise provided for the Additional Land and otherwise provided below, a maximum of 1,300 single family attached and detached dwelling units are permitted on the Property. A maximum of 63 acres within the Property may be developed as a flex area, and if the flex area is developed as single family, a maximum of 155 single family attached or detached units are permitted in addition to the 1,300 units described above in this section.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: May 16, 2023
Re: LaUna (Huffines Carter) - DA Amendment

Action Requested:

Conduct a public hearing to consider and act upon an amendment to the Development Agreement for LaUna (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and future Carl Darnall Parkway (CR 135), within the Extraterritorial Jurisdiction (ETJ). (LaUna (Huffines Carter) – DA Amendment)

Applicant:

Huffines Communities
8200 Douglas Avenue, Suite #300
Dallas, TX 75225

Background Information:

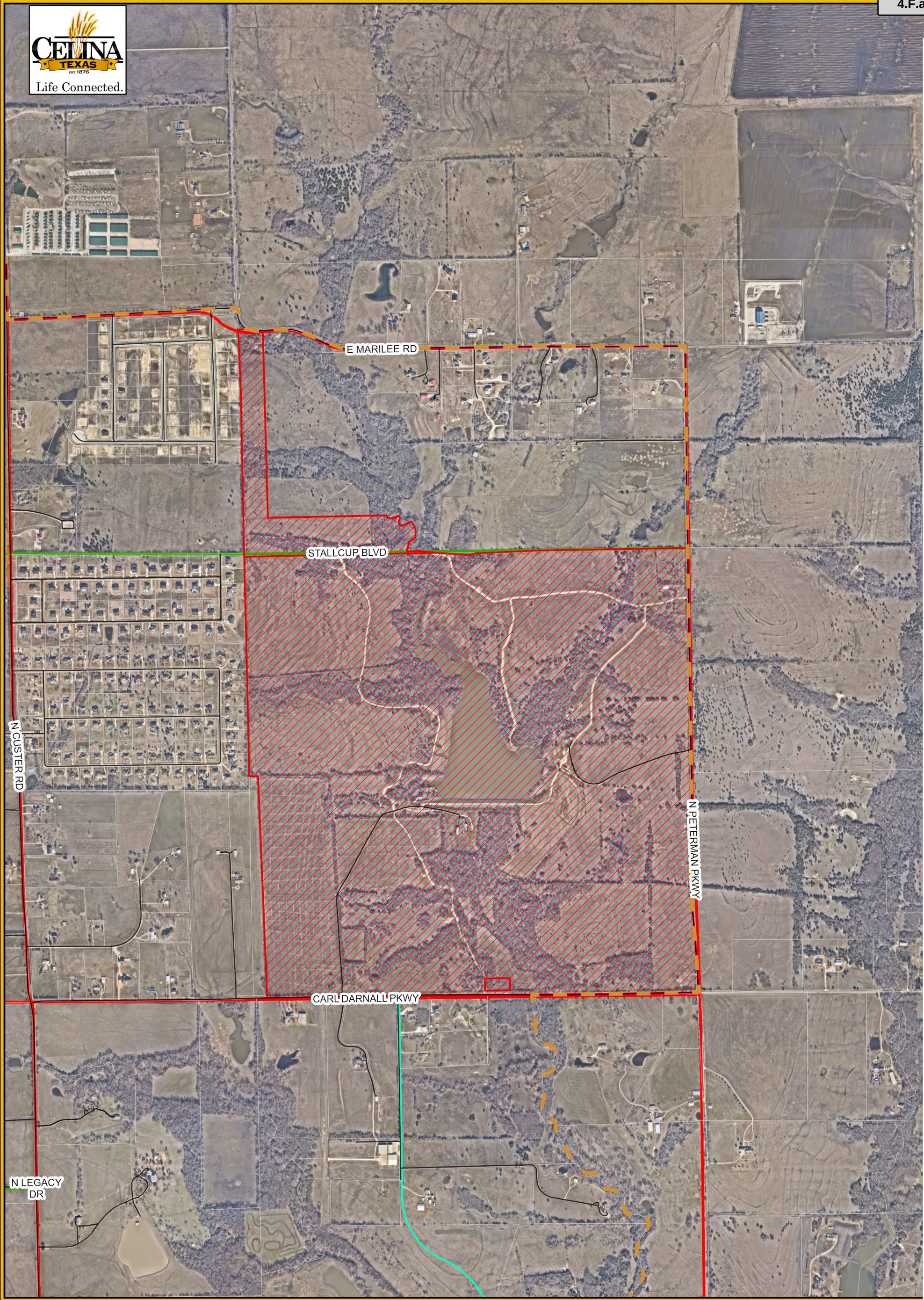
The applicant is requesting to amend the Development Agreement for LaUna (Huffines Carter) to modify development standards. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.

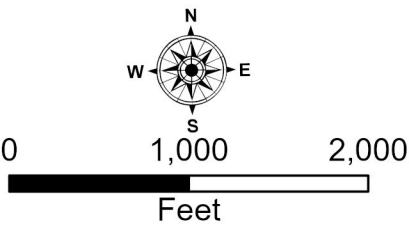


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- Subject Property
- City Limits
- Roads
- Parcels

Huffines La Una (Carter)
DA Amendment
Location Map
City of Celina
4/24/2023

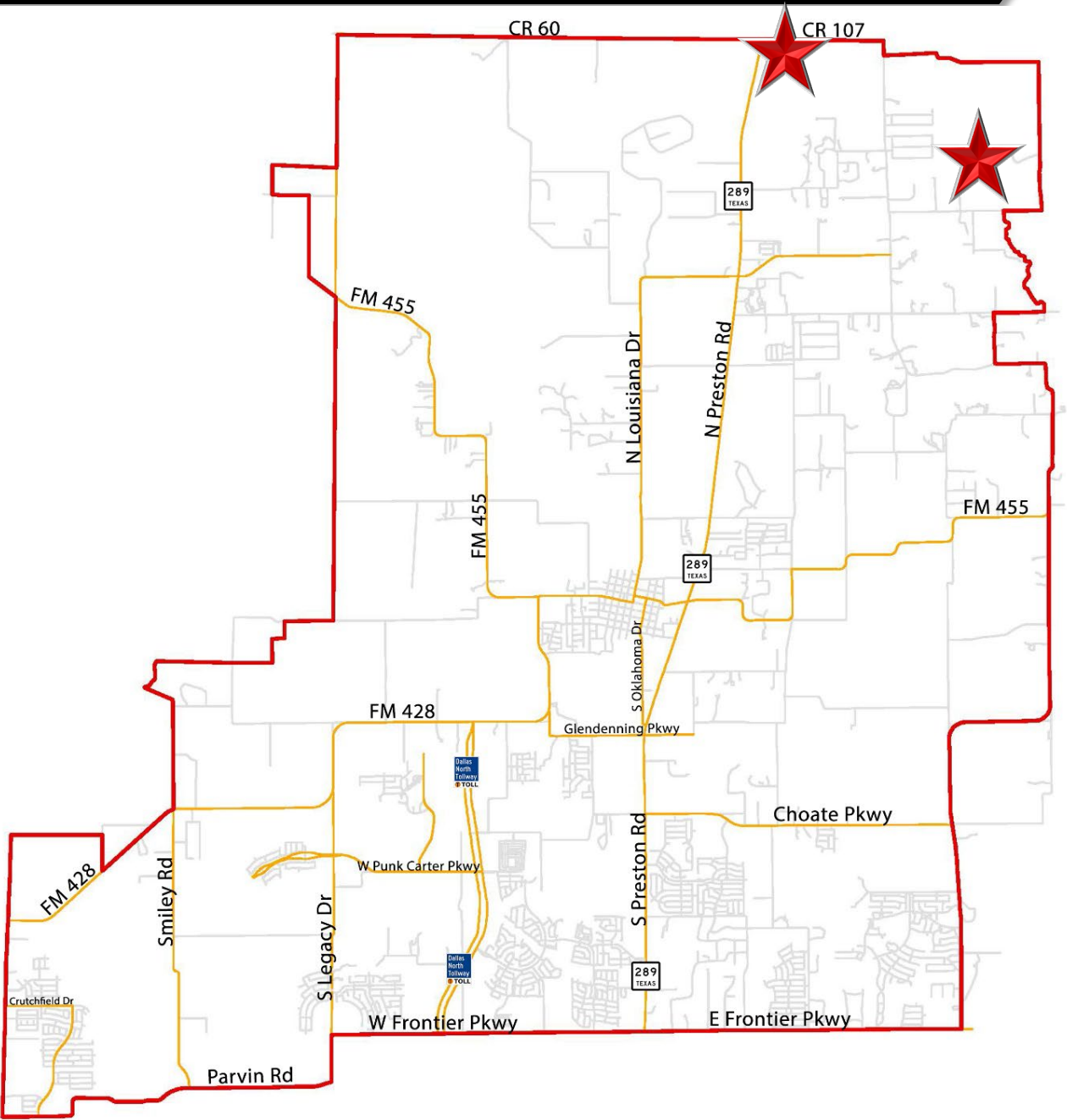


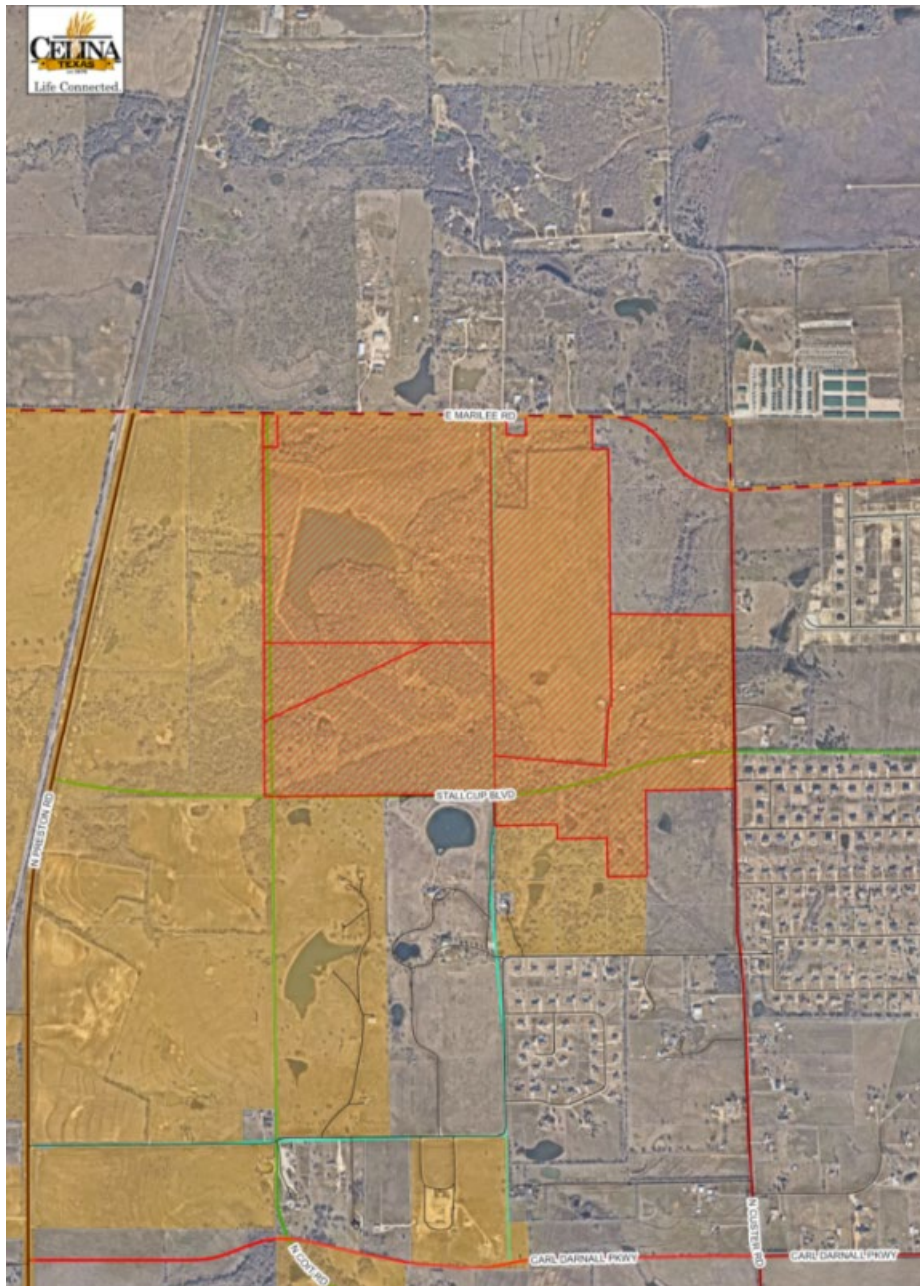
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Planning & Zoning Commission
May 16, 2023

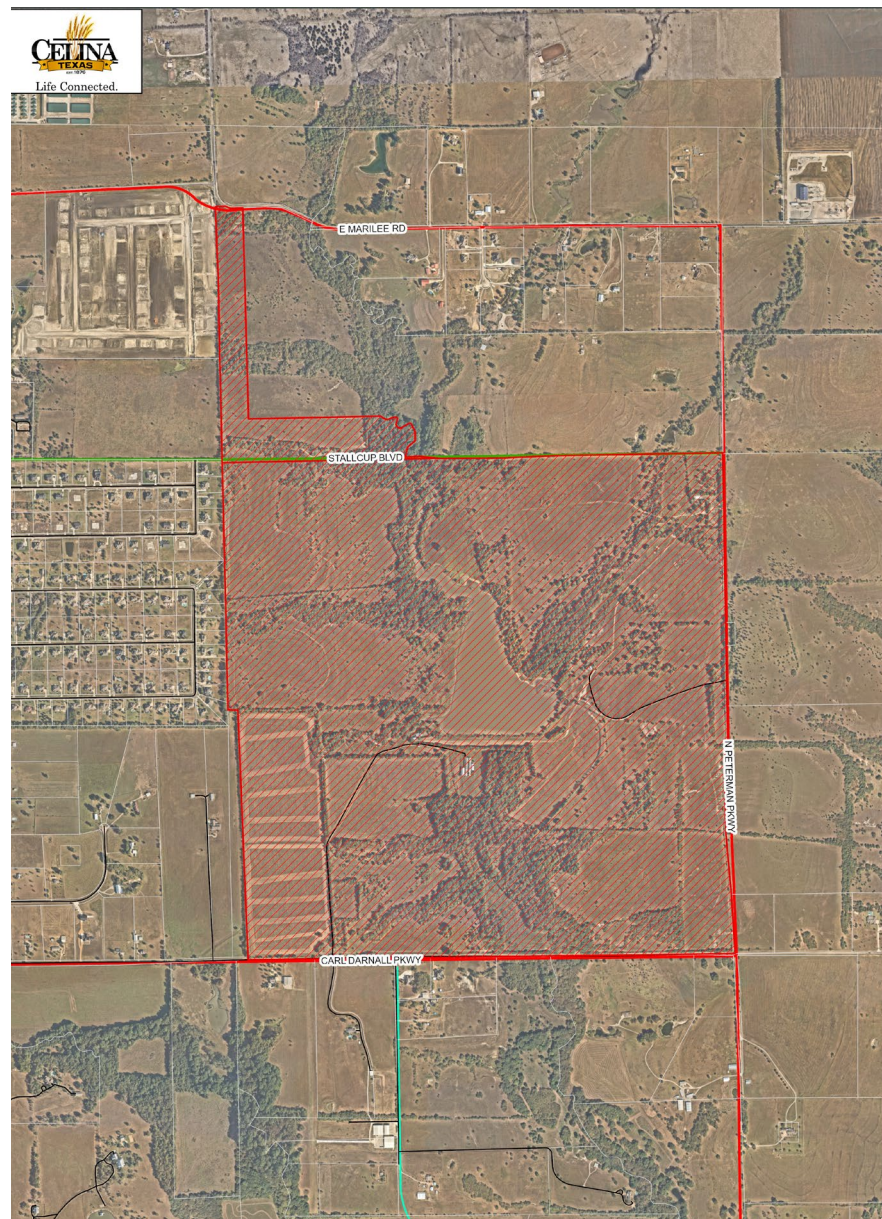






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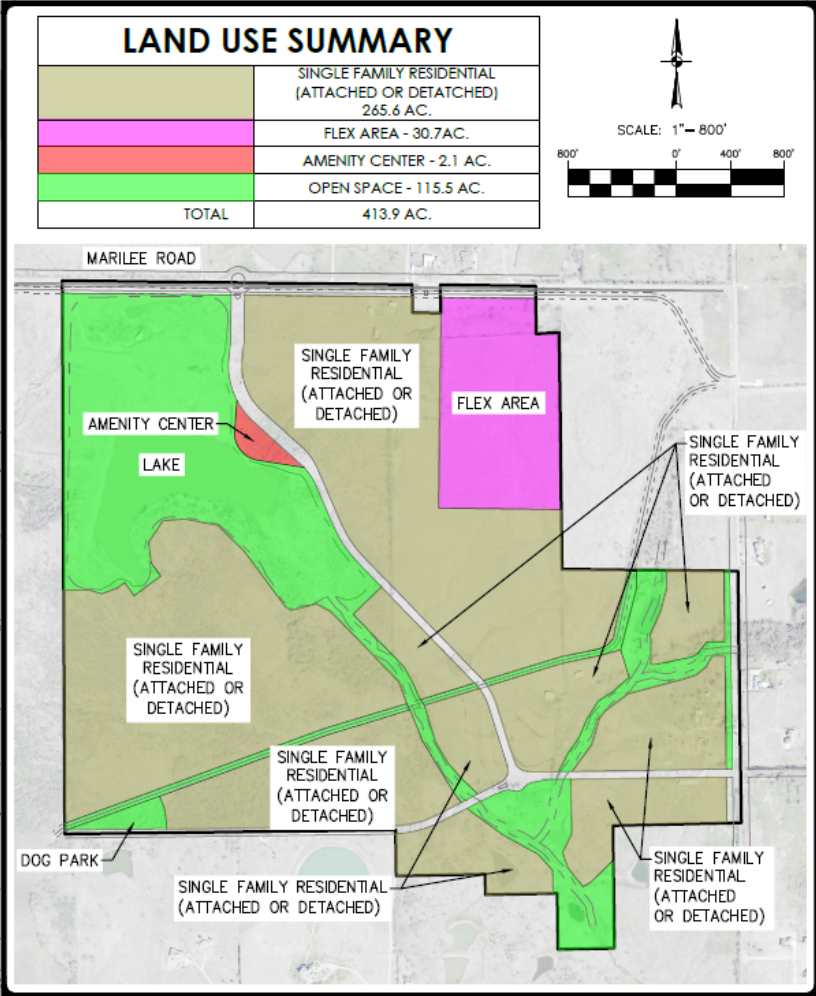
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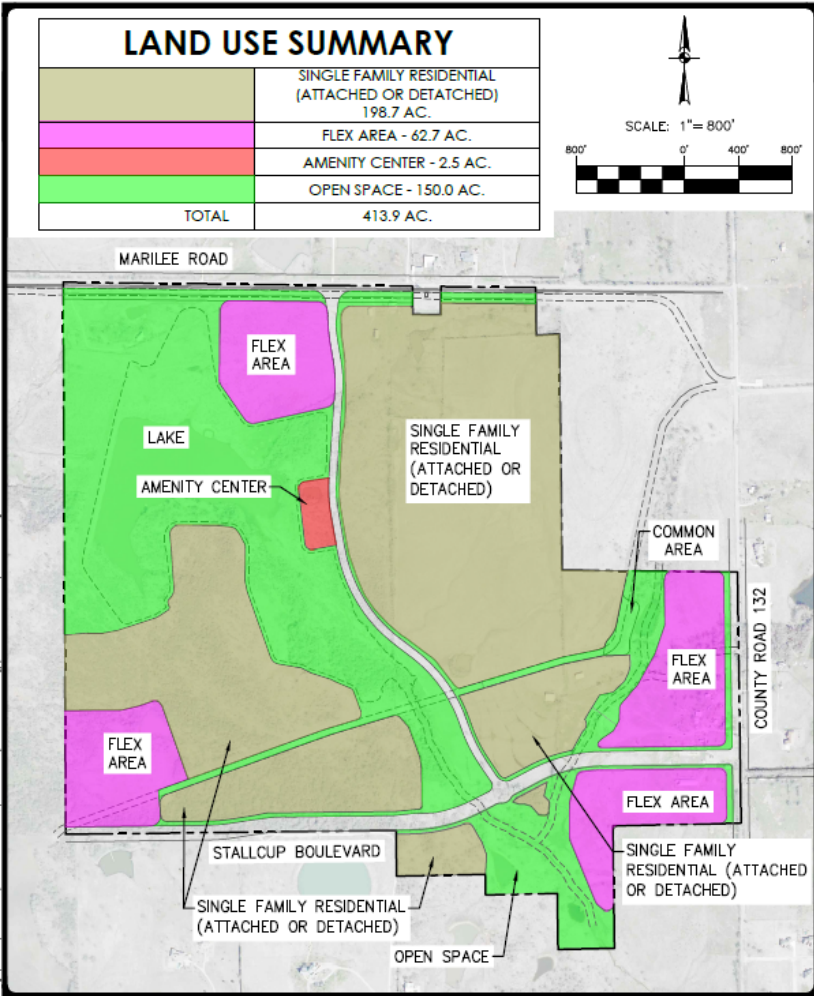
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SERENADE CONCEPT PLAN



Original

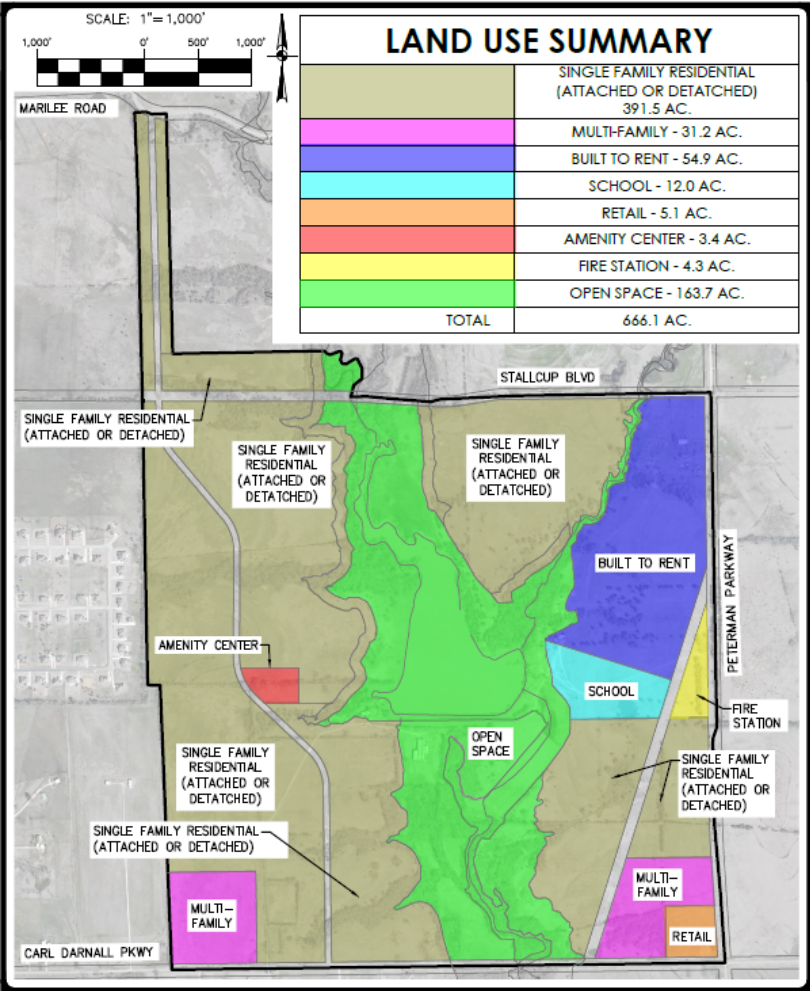


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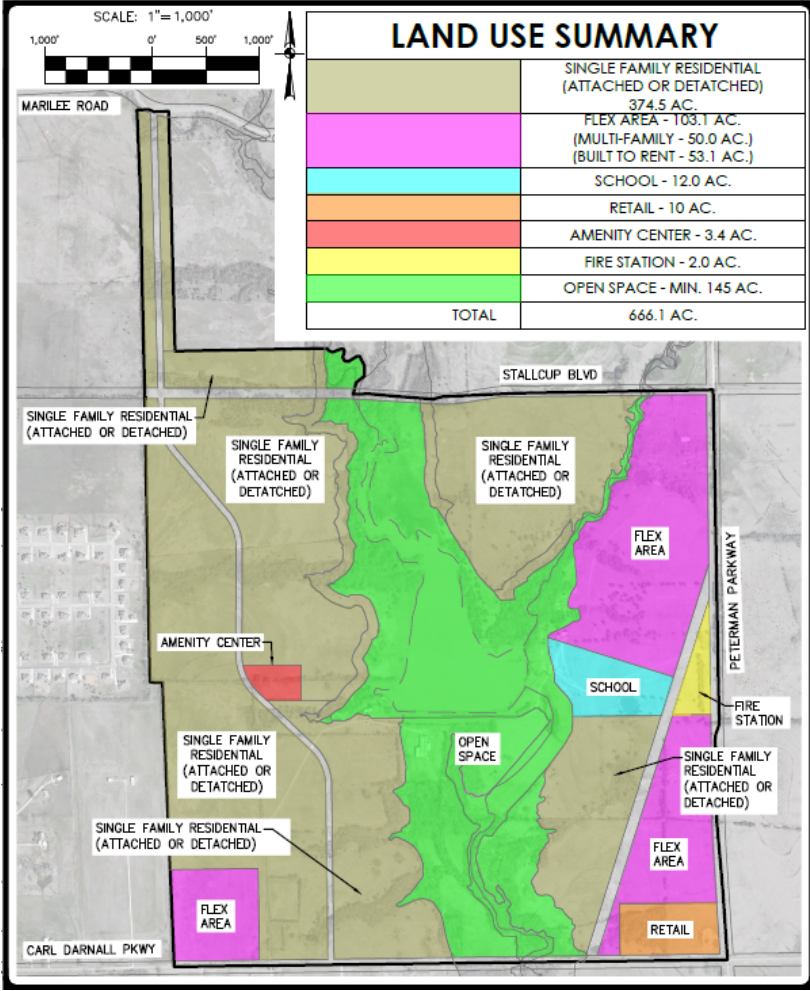
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LAUNA CONCEPT PLAN



Original



Amended

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RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented

EXHIBIT D

DEVELOPMENT STANDARDS

1. Permitted Uses.

(a) The base zoning district for "residential" areas shown on the Concept Plan shall be SF-R. Multi-family development is only permitted in the "flex area" shown on the Concept Plan, and the base zoning district for "multi-family" development shall be MF-2 (Urban Edge) or MF-3 (Urban Living) zoning districts (at the land owner's option). Single family rentals (build-to-rent) are only permitted in the "flex area" shown on the Concept Plan and shall comply with MF-0 (Horizontal) as defined in Section 3(b) below ("MF-0 Standards"). Recreational

(b) Notwithstanding anything to the contrary in this Agreement, a maximum of ten single family lots and a private lodge may be platted, and a maximum of ten single family residences and a lodge may be constructed, prior to annexation of the Property, which shall only be subject to applicable Collin County subdivision, platting, and development regulations. The uses described in this paragraph shall not be subject to any of the fees pursuant to Section 5.1 of the Agreement, except for water or sewer fees under Section 5.1 only if such development is served by and connected to the City's water or sewer system, as applicable.

(c) As of the Effective Date, the Property is used as a ranch for agricultural and hunting purposes, and these uses may continue.

(d) Non-residential development is permitted in the "retail" area shown on the Concept Plan, and the base zoning district for that type of development and for an elementary school use shall be C, Commercial, Office, & Retail zoning district.

(e) If the elementary school site shown on the Concept Plan reverts to the Owner pursuant to Section 6.10, the site shall be considered a "flex area" upon the reversion to the Owner.

(f) The following uses shall be permitted by right: (a) single family detached residential; (b) single family attached residential, duplex, triplex, and 4-plex; (c) single family rentals (defined as multiple detached dwelling units on a single platted lot known as build-to-rent); (d) multifamily; (e) parks, open space, amenity centers, and schools; and (f) all other uses permitted in each base zoning district referenced above, as set forth in the City of Celina Comprehensive Zoning Ordinance, as amended from time to time (the "Zoning Ordinance"), which shall be allowed to the same extent such other uses are permitted in the base zoning district (e.g., by right, by specific use permit, subject to specific criteria, and/or subject to conditions).

(g) In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control.

(h) At full buildout, at least ten percent of all single family detached homes shall be on lots that are 70 feet in width or greater and in addition to that ten percent, at

least 40 percent of single family homes shall be on lots that are 50 feet in width or greater, and the remaining single family homes shall be on lots that are 20 feet in width or greater.

(i) Except as otherwise provided for the Additional Land and otherwise provided below, a maximum of 2,100 single family attached and detached dwelling units are permitted on the Property.

(j) A maximum of 50 acres within the Property may be developed with multifamily, or in lieu of multifamily, this acreage may be developed with an additional 250 single family units, which are in addition to all other permitted single family units.

(k) A maximum of 55 acres within the Property may be developed with single family rentals (build-to-rent), or in lieu of single family rentals with an additional 275 single family units, which are in addition to all other permitted single family units.

(l) A minimum of six acres within the Property may be developed with "retail" development as shown on the Concept Plan."