



**SPECIAL CITY COUNCIL MEETING
302 W. WALNUT ST., CELINA, TEXAS
MONDAY, NOVEMBER 1, 2010
6:00 P.M.**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Lewis called the special meeting of the city council to order at 6:05 p.m. Council members present were Wayne Nabors, Bill Webber, Dick Smith, Dewey Isham and Mayor Pro Tem Sean Terry.

A. Consider and act upon an amendment to the Light Farms Development Agreement. Councilman Smith moved to accept the amendment to the Light Farms Development Agreement as presented. Councilman Webber seconded. Motion carried. 5-yes;0-no.

A map was projected on screen and Director of Development Services Keith Billick pointed out the tracts as each was considered.

B. Consider and act upon ordinances of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit:

- 1) **BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 170, AND THE THOMAS STAYTON SURVEY, ABSTRACT NUMBER 805, COUNTY OF COLLIN, STATE OF TEXAS. SAID TRACT BEING ALL OF A TRACT AS DESCRIBED IN A DEED TO DEAN MACELROY ET UX LESLIE MACELROY, FILED 13 APRIL 1999 AND RECORDED IN VOLUME 4393 PAGE 2138 OF THE DEED RECORDS OF THE COUNTY OF COLLIN, STATE OF TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED AT 811 N. LOUISIANA, CELINA TEXAS**

Councilman Smith moved to approve the annexation of tract I (2010-49). Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- 2) **BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 170, AND BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED TO C. LEON BUTLER, AND WIFE VELMA I. BUTLER ACCORDING TO THE DEED RECORDED IN VOLUME 3178, PAGE 994 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED AT 870 N. PRESTON, CELINA TEXAS**

Councilman Isham moved to approve tract II (2010-50). Councilman Smith seconded. Motion carried. 5-yes;0-no.

- 3) **BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 170, AND BEING PART OF A TRACT CONVEYED TO BILLY HERRIN AS RECORDED IN COUNTY CLERKS NO. 96-0039268 OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED AT 881 N. LOUISIANA, CELINA TEXAS**

Councilman Webber moved to approve tract III (2010-51). Councilman Smith seconded. Motion carried. 5-yes;0-no.

- 4) **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DENTON COUNTY, TEXAS, A PART OF THE ANTHONY THOMASON SURVEY, ABSTRACT NO. 1265, AND ALSO PART OF THE WILLIAM PHILLIPS SURVEY, ABSTRACT NO. 1029, AND BEING ALL THAT SAME TRACT SAID TO CONTAIN 49.25 ACRES AS DESCRIBED IN A DEED TO GERTRUDE SHEA, RECORDED IN VOLUME**

3053, PAGE 409 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY IN THE SOUTHWEST CORNER OF CAREY ROAD AND COUNTY LINE ROAD

Councilman Nabors moved to approve tract IV (2010-52). Councilman Isham seconded. Motion carried. 5-yes;0-no.

- 5) **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE R. COWAN SURVEY, ABSTRACT NUMBER 211, DENTON COUNTY, TEXAS AND BEING ALL OF A TRACT DESCRIBED IN A DEED TO WILLIAM F. TOLLESON AND MYRA J. TOLLESON RECORDED IN VOLUME 5200, PAGE 2745, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY SOUTH OF FM 428 AND EAST OF SMILEY ROAD**

Councilman Webber moved to approve tract V (2010-53). Councilman Isham seconded. Motion carried. 5-yes;0-no.

- 6) **BEING A TRACT OF LAND SITUATED IN THE B.B.B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 132, COLLIN COUNTY, TEXAS AND BEING PART OF A 78 ACRE TRACT AS CONVEYED TO R.L. WILLARD AS RECORDED IN VOLUME 616, PAGE 294 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY NORTH OF COUNTY ROAD 55 BETWEEN SH 289 AND THE ST. L. S.F. & TEXAS RAILROAD**

Councilman Smith moved to approve tract VI (2010-54). Councilman Isham seconded. Motion carried. 5-yes;0-no.

- 7) **BEING A TRACT OF LAND OUT OF THE L. LEWIS SURVEY, ABSTRACT NO. 532 IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS, BEING PART OF THE 170 ACRE TRACT OF LAND DESCRIBED IN DEED TO JACK MOORE, ETAL RECORDED IN VOLUME 332, PAGE 345 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY IN THE SOUTHEAST CORNER OF SH 289 AND COUNTY ROAD 83**

Councilman Isham moved to approve tract VII (2010-55). Councilman Webber seconded. Motion carried. 5-yes;0-no.

- 8) **BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170, COLLIN COUNTY, TEXAS, AND ALSO BEING ALL OF A TRACT AS CONVEYED TO WILLARD CATTLE COMPANY 1, LTD., AND RECORDED IN VOLUME 4867, PAGE 5210 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY WEST OF SH 289 AND NORTH OF FOUNDERS LANE**

Councilman Nabors moved to approve tract VIII (2010-56). Councilman Smith seconded. Motion carried. 5-yes;0-no.

- 9) **ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, COLLIN COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAMS C. STEARMAN, JR, RECORDED IN VOLUME 208, PAGE 256 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY IN THE SOUTHWEST CORNER OF THE INTERSECTION OF CR 50 & CR 51**

Councilman Webber moved to annex tract IX (2010-57). Councilman Isham seconded. Motion carried. 5-yes;0-no.

- 10) **BEING A 103.61 ACRE TRACT OF LAND SITUATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, IN COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO WD CELINA/TOLLWAY, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2005-0058906, OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY IN THE SOUTHEAST CORNER OF THE INTERSECTION OF CR 50 & CR 51**

Councilman Smith moved to annex tract X (2010-58). Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- 11) **BEING A PORTION OF 209.54 ACRES OF LAND SITUATED IN THE JOHN RAGSDALE SURVEY ABSTRACT NO. 73-4, COLLIN COUNTY, TEXAS, AND BEING PART OF A 768.821 ACRE TRACT OF**

LAND, CONVEYED TO 14875 PARTNER, LTD., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2004-0007545, LAND RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY SOUTH OF CR 51 AND EAST OF THE DALLAS NORTH TOLLWAY

Councilman Isham moved to approve tract XI (2010-59). Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- 12) **BEING A TRACT SITUATED IN COLLIN COUNTY, TEXAS, AND BEING 82 ½ ACRES, MORE OR LESS, SITUATED ON THE WATERS OF LITTLE ELM ABOUT 17 MILES NORTHWEST OF MCKINNEY, AND BEING THE WHOLE OF A SURVEY MADE IN THE NAME OF THE M.E.P. & P. RY. COMPANY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY EAST OF FM 455 SOUTH OF CR 946**

Councilman Nabors moved to annex tract XII (2010-60). Councilman Isham seconded. Motion carried. 5-yes;0-no.

- 13) **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H. COCHRAN SURVEY ABSTRACT NO. 262, J. A. F. MCFARLAND SURVEY ABSTRACT NO. 1480 AND E. S. LUNN SURVEY ABSTRACT NO. 783, COUNTY OF DENTON, STATE OF TEXAS, AND IN THE COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 168, COUNTY OF COLLIN, STATE OF TEXAS, SAID TRACT BEING ALL OF A TRACT AS DESCRIBED IN DEED TO H. BUCHANAN HOWARD, RECORDED IN COLLIN COUNTY CLERKS NUMBER 94-0080199 AND RECORDED IN DENTON COUNTY CLERKS NUMBER 94-066889, AND BEING ALL OF A TRACT AS DESCRIBED IN DEED TO DEENA KING, RECORDED IN DENTON COUNTY CLERKS NUMBER 09-89699, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY NORTH OF FM 428 ALONG EITHER SIDE OF THE COLLIN/DENTON COUNTY LINE**

Councilman Webber moved to annex tract XIII (2010-61). Councilman Smith seconded. Motion carried. 5-yes;0-no.

- 14) **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 4 OF SUBDIVISION 16 OF THE COLLIN COUNTY SCHOOL LANDS, ABSTRACT NUMBER 167, COUNTY OF COLLIN, STATE OF TEXAS, ACCORDING TO PLAT OF THE SAME RECORDED IN VOLUME 03, PAGE 119 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 102.32 ACRE TRACT AS DESCRIBED IN DEED TO DOROTHA CORNELIUS, TRUSTEE, FILED 24, APRIL 2007, AND RECORDED IN COUNTY CLERK'S NUMBER 07-000549110 OF SAID DEED RECORDS, SAID TRACT BEING THE OCCUPIED TRACT ON THE GROUND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY NORTH OF CR 8 AND ALONG THE COLLIN AND DENTON COUNTY LINE**

Councilman Smith move to approve the annexation of tract XIV (2010-62). Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- 15) **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN DAVIS SURVEY A-254, JAMES CUMBA SURVEY A-242, A.H. GEE SURVEY A-1104, J.W. HAYNES SURVEY A-453, HEREMIA QUEEN SURVEY A-1111, HENRY COCHRAN SURVEY ABSTRACT NO. 191, GERMAN EMMIGRATION CO. SURVEY A-356 AND THE COLLIN COUNTY SCHOOL LAND SURVEY A-168, COUNTY OF COLLIN, SITE OF TEXAS, SAID TRACT BEING PART OF THE FOLLOWING TRACTS: THOMAS E. CLARK ET UX, JANE M. CLARK, 365.4 ACRES RECORDED IN CLERKS NO. 07-000181650, DYNAVEST JOINT VENTURE, TRACT I 100.474 ACRES RECORDED IN VOLUME 2288 PAGE 119, BUNCH LIVING TRUST, 100 ACRES RECORDED IN VOLUME 5843 PAGE 1119, DYNAVEST JOINT VENTURE, TRACT II 579.40 ACRES RECORDED IN VOLUME 2288 PAGE 119, AND DYNAVEST JOINT VENTURE, TRACT II 957.743 ACRES RECORDED IN VOLUME 2288 PAGE 114 OF THE DEED RECORDS OF THE COUNTY OF COLLIN, STATE OF TEXAS, AND SAID TRACT BEING ALL OF A CALLED 204.57 ACRE TRACT AS DESCRIBED IN DEED TO JOHN GREGORY, FRANCIS ROGERS, RECORDED IN CLERKS NO. 09-000082090 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY NORTH AND SOUTH OF FM 455 AND ALONG THE COLLIN/DENTON COUNTY LINE**

Councilman Nabors moved to annex tract XV (2010-63). Councilman Isham seconded. Motion carried. 5-yes;0-no.

- 16) **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM CULWELL ABSTRACT NO. 177, COUNTY OF COLLIN, STATE OF TEXAS, SAID TRACT BEING PART OF A TRACT**

AS DESCRIBED IN DEED TO THOMAS E. CLARK ET US, JANE M. CLARK, RECORDED IN COUNTY CLERKS NO. 07-000181650 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY IN THE NORTHWEST CORNER OF COLLIN COUNTY

Councilman Isham moved to approve tract XVI (2010-64). Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- 17) BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN DENTON COUNTY, TEXAS, A PART OF THE R. COWAN SURVEY, ABSTRACT NUMBER 211, AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT, DESCRIBED IN A DEED FROM ROBERT L. TERRY TO WENDELL O'NEAL RECORDED IN VOLUME 1791, PAGE 390 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY NORTH OF FM 428 AND EAST OF SMILEY ROAD

Councilman Smith moved to approve annexation of tract XVII (2010-65). Councilman Webber seconded. Motion carried. 5-yes;0-no.

- 18) BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN DENTON COUNTY, TEXAS, A PART OF THE R. COWAN SURVEY, ABSTRACT NUMBER 211, BEING AND INCLUDING ALL THAT SAME TRACT DESCRIBED IN A DEED FROM WENDELL M. O'NEAL TO GERALD F. WEBER, DATED JUNE 16, 1995, AND RECORDED IN DENTON COUNTY CLERK'S FILE NO. 95-R0035114 AND A TRACT BEING PART OF A CALLED 10.604 ACRE TRACT AS DESCRIBED IN DEED TO WENDELL O'NEAL FILED 16, AUGUST 2000, AND RECORDED IN VOLUME 4656 PAGE 243 OF THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON, STATE OF TEXAS, AND A TRACT BEING PART OF A TRACT AS DESCRIBED IN A QUIT CLAIM DEED TO WENDELL M. O'NEAL, FILED 09, FEBRUARY 1995, AND RECORDED IN CLERK'S NUMBER 95-0085537 OF THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON, STATE OF TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY NORTH OF FM 428 AND EAST OF SMILEY ROAD

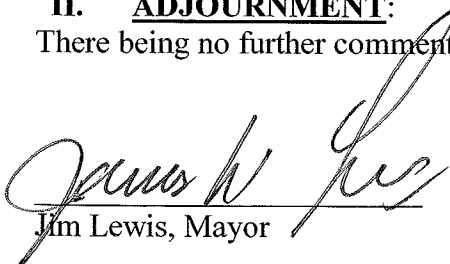
Councilman Nabors moved to approve tract XVIII (2010-66). Councilman Smith seconded. Motion carried. 5-yes;0-no.

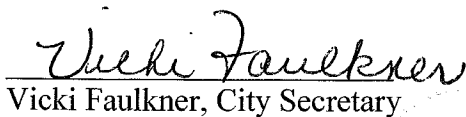
- 19) BEING TRACT 1 A TRACT OF LAND SITUATED IN THE R. COWAN SURVEY, ABSTRACT 211, DENTON COUNTY, TEXAS; BEING A PART OF A CERTAIN CALLED 105.83 ACRE TRACT DEEDED BY VERERAN'S LAND BOARD TO JACK W. TAMPLIN ON THE 3RD DAY OF DECEMBER, 1968, RECORDED IN VOLUME 576, PAGE 203, DEED RECORDS OF SAID COUNTY, TRACT 2 A PARCEL OF LAND SITUATED IN THE R. COWAN SURVEY, ABSTRACT 211, DENTON COUNTY, TESXAS, BEING A PART OF A CERTAIN CALLED 105.83 ACRE TRACT DEEDED BY VERTERAN'S LAND BOARD TO JACK W. TAMPLIN ON THE 3RD DAY OF DECEMBER, 1968, RECORDED IN VOLUME 576, PAGE 203, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT LOCATED GENERALLY EAST OF SMILEY ROAD AND NORTH OF FM 428

Councilman Nabors moved to approve tract XIX (2010-67). Councilman Smith seconded. Motion carried. 5-yes;0-no.

II. ADJOURNMENT:

There being no further comment, Mayor Lewis adjourned the meeting at 6:35 p.m.


Jim Lewis, Mayor


Vicki Faulkner, City Secretary

12/13/10
Date Minutes Approved