NOTICE OF
CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
THURSDAY, SEPTEMBER 22, 2016 AT 5:30 PM

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION:

A. Petty & Associates Presentation (Petty)

B. Gigabit City Presentation (Stawski)

III. EXECUTIVE SESSION:

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

A. City Manager

B. Police Chief

Reconvene into Open Session

C. Consider and act upon any items discussed in Executive Session.

IV. 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 City Council.

A. Consider and act upon a Construction Plat for Westgate Section Four, being approximately 2.521 acres situated in the M.E.P. and P. RY. Survey, Abstract No. 644, containing Twelve (12) residential lots. The property is generally located at the northwest corner of Utah Drive and West Sunset Boulevard. (Westgate Section 4) (Liebman)

B. Consider and take action on a Final Plat for Carter Ranch Phase IIC-2, being ±26.536 acres situated in the Shelby Glass Survey, Abstract No. 346, and containing seventy (70) residential lots and five (5) common area lots. The property is generally located south of County Road 88, east of Preston Road "SH 289" west of County Road 86, and north of Cripple Creek Drive. (Carter Ranch) (Liebman)

V. ACTION ITEMS:

A. Consider and act upon a letter of agreement by and between the City of Celina and Petty & Associates, Inc., for development consulting services. (Terry)

B. Consider and act upon an appointment to the McKinney Urban Transit District. (Montgomery)

VI. ADJOURNMENT:

City 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.

The City Council 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 the 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 ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____ _____

Vicki Faulkner, TRMC
City Secretary, City of Celina, TX

Date Notice Removed

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Ben Rodriguez, Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 22, 2016
Re:	Westgate Section 4 Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Westgate Section Four, being approximately 2.521 acres situated in the M.E.P. and P. RY. Survey, Abstract No. 644, containing Twelve (12) residential lots. The property is generally located at the northwest corner of Utah Drive and West Sunset Boulevard. (Westgate Section 4) (Liebman)

Background Information:
Staff has reviewed the proposed Construction Plat for Westgate Section Four, and has deemed it acceptable to begin construction.

Board Review/Citizen Input:
N/A

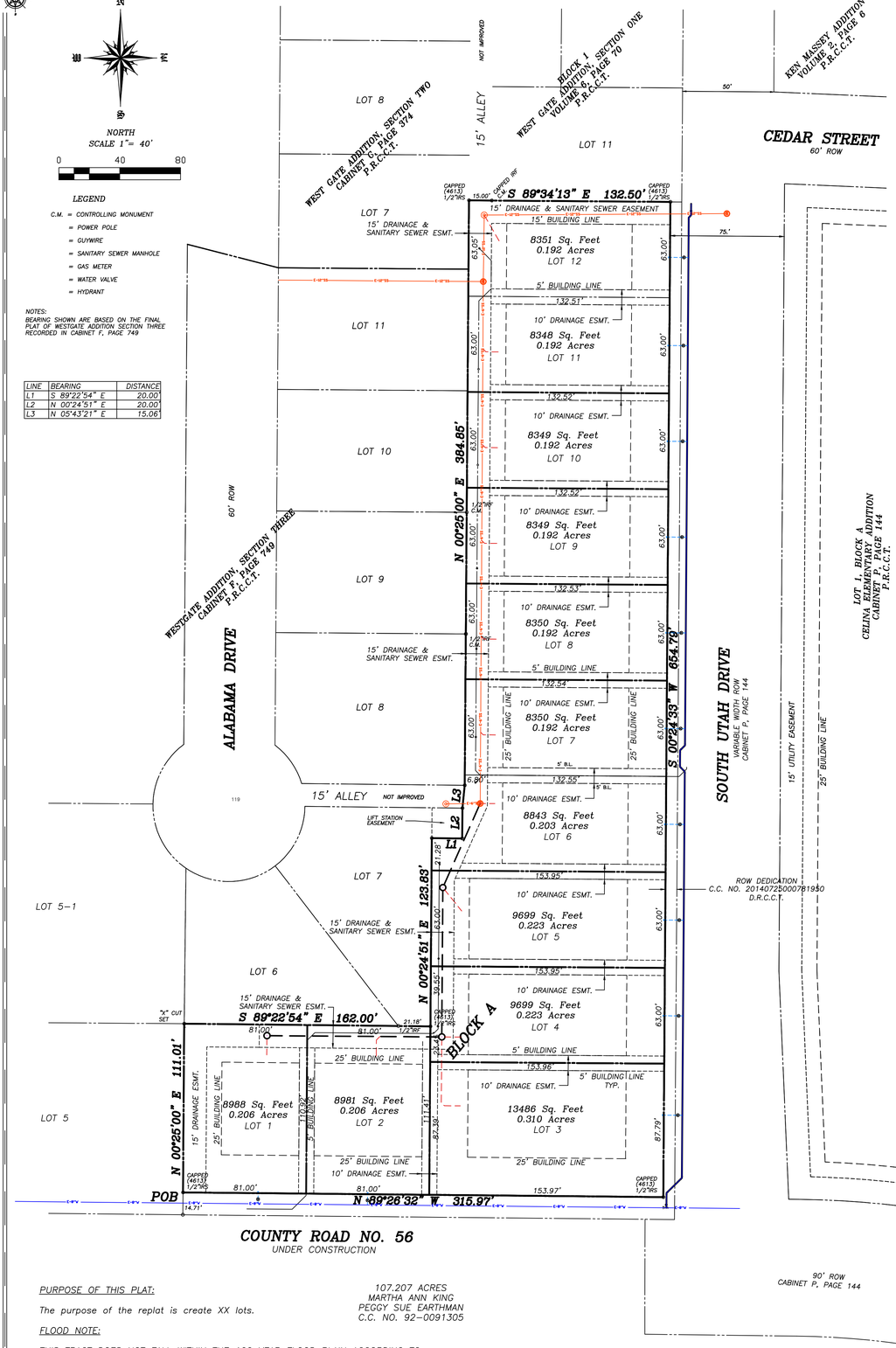
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
- Construction Plat

Staff Recommendation:
Staff recommends approval.



PURPOSE OF THIS PLAT:

The purpose of the replat is create XX lots.

FLOOD NOTE:

THIS TRACT DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 48085C0110J, REVISED JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

107.207 ACRES
MARTHA ANN KING
PEGGY SUE EARTHMAN
C.C. NO. 92-0091305

STANDARD NOTES

1) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
2) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
3) The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
4) The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then is shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

_____ _____
Signature of Mayor *Date of Approval*

ATTEST:

_____ _____
City Secretary *Date*

RECOMMENDED BY: *PLANNING AND ZONING COMMISSION CITY OF CELINA, TEXAS*

_____ _____
SIGNATURE OF CHAIRPERSON *DATE OF RECOMMENDATION*

APPROVED BY: *CITY COUNCIL CITY OF CELINA, TEXAS*

_____ _____
SIGNATURE OF MAYOR *DATE OF APPROVAL*

ATTEST:

_____ _____
CITY SECRETARY *DATE*

KNOW ALL MEN BY THESE PRESENTS:

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

_____
DAVID J. SURDUKAN
R.P.L.S. NO. 4613

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Dorothy Stambaugh and Lewis Dickerson are the Owners of a tract of land situated in the M.E.P. & P. RY. Survey, Abstract No. 644, City of Celina, Collin County, Texas, and being part of a 12.625 acre tract as recorded in Volume 1334, Page 890, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (4613) 1/2 inch iron rod set for corner in the east line of Lot 6, Westgate Addition Section Three, according to the plat thereof recorded in Cabinet F, Page 749, Plat Records, Collin County, Texas, said iron rod being North 00 degrees 25 minutes 00 seconds East a distance of 14.71' from the southeast corner of said Lot 5;

THENCE North 00 degrees 25 minutes 00 seconds East following the east line of said Lot 5 a distance of 111.01 feet to a "X" cut set for corner at the southwest corner of Lot 6 of said addition;

THENCE South 89 degrees 22 minutes 54 seconds East following the south line of said Lot 6 and Lot 7 of said addition a distance of 162.00 feet to a capped (4613) 1/2 inch iron rod set for corner;

THENCE North 00 degrees 24 minutes 51 seconds East following the east line of said Lot 7 a distance of 123.83 feet to a capped (4613) 1/2 inch iron rod set for corner;

THENCE South 89 degrees 22 minutes 54 seconds East a distance of 20.00 feet to a capped (4613) 1/2 inch iron rod set for corner;

THENCE North 00 degrees 24 minutes 51 seconds East a distance of 20.00 feet to a capped (4613) 1/2 inch iron rod set at the southeast corner of a 15' alley;

THENCE North 5 degrees 43 minutes 21 seconds East following the east end of said alley a distance of 15.06 feet to a capped (4613) 1/2 inch iron rod set at the northeast corner of said alley;

THENCE North 00 degrees 25 minutes 00 seconds East following the east line of said Westgate Addition No. Three passing at 339.59 feet the northeast corner of said Westgate Addition Section No. Three and the southeast corner of Westgate Addition Section No. Two in all a distance of 384.85 feet to a capped (4613) 1/2 inch iron rod set for corner at the southwest corner of Westgate Addition Section One;

THENCE South 89 degrees 34 minutes 13 seconds East following the south line of said Westgate Addition Section One a distance of 132.50 feet to a capped (4613) 1/2 inch iron rod set for corner in the west line of South Utah Street/County Road No. 56;

THENCE South 00 degrees 24 minutes 33 seconds West following the west ROW line of said County Road No. 56 a distance of 654.79 feet to a capped 1/2 inch iron rod found for corner;

THENCE North 89 degrees 26 minutes 32 seconds West following the north ROW line of County Road No. 56 a distance of 315.97 feet to the POINT OF BEGINNING and containing 109,795 square feet or 2.521 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS, my hand this the ___ day of _____ ,2015

BY: _____ _____
Dorothy Stambaugh *Lewis Dickerson*

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Dorothy Stambaugh , 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 _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On:

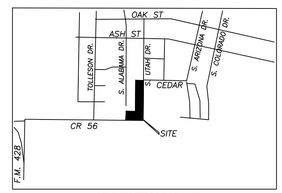
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Lewis Dickerson , 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 _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On:



LOCATION MAP

CONSTRUCTION PLAT
WESTGATE SECTION FOUR
2.521 ACRES
M.E.P. & P. RY. SURVEY
ABSTRACT NO. 644
CITY OF CELINA
COLLIN COUNTY, TEXAS

OWNER
LEWIS DICKERSON
1130 N LOUISANA DR.
CELINA, TEXAS 75009
(972) 382-2123

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
TEXAS FIRM NO. 10069500

CITY OF CELINA CASE NO. _____

SCALE 1" = 40' *DATE: APRIL 14, 2015* *JOB No. 2014-141*

Attachment: Westgate Section 4 Construction Plat (1770 : Westgate Section 4 Final Plat)

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Ben Rodriguez, Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 22, 2016
Re:	Carter Ranch Phase 2C-2 Final Plat

Action Requested:
Consider and take action on a Final Plat for Carter Ranch Phase IIC-2, being ±26.536 acres situated in the Shelby Glass Survey, Abstract No. 346, and containing seventy (70) residential lots and five (5) common area lots. The property is generally located south of County Road 88, east of Preston Road "SH 289" west of County Road 86, and north of Cripple Creek Drive. (Carter Ranch) (Liebman)

Background Information:
Staff has reviewed the proposed Final Plat for Carter Ranch Phase IIC-2, and has deemed it acceptable.

Board Review/Citizen Input:
N/A

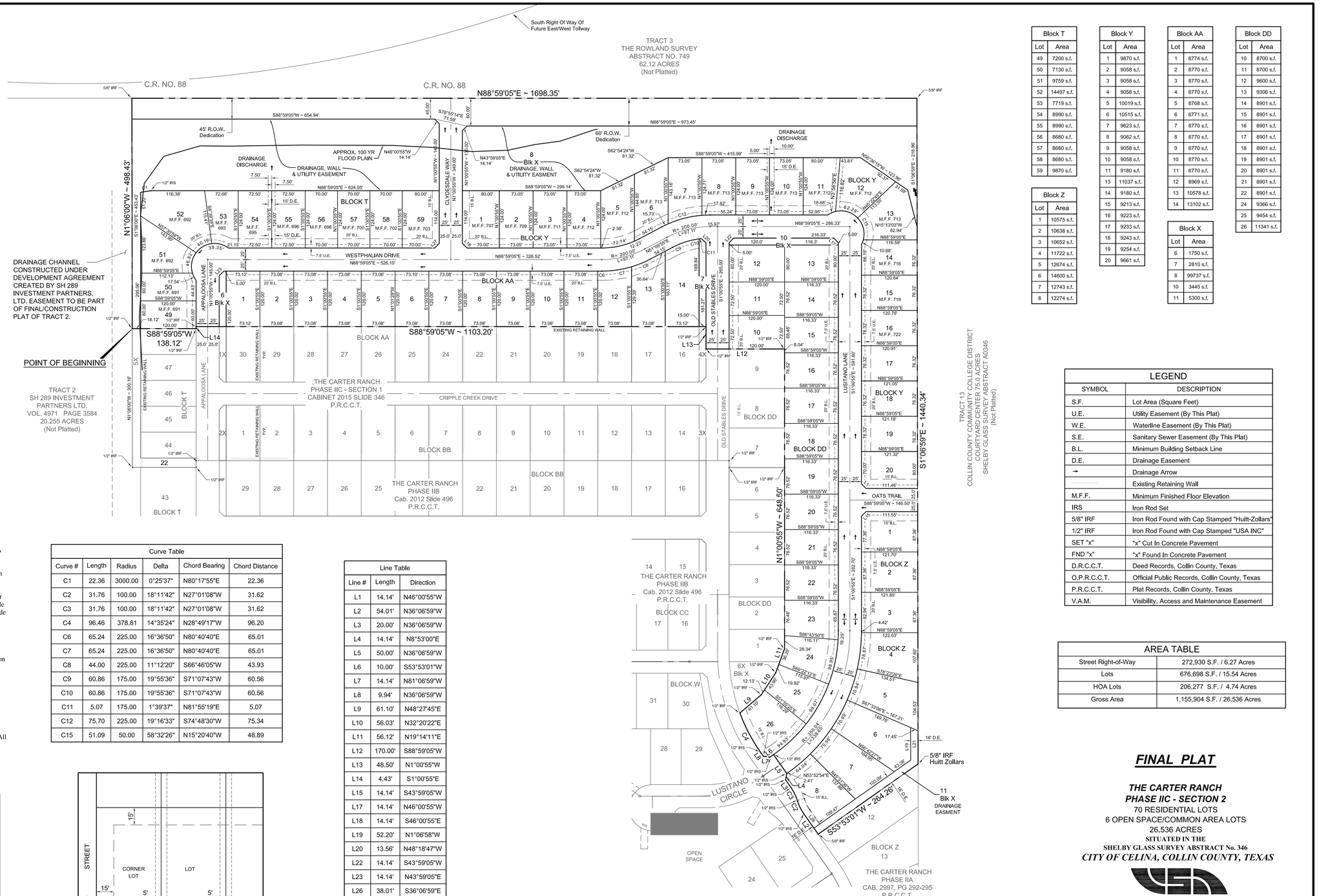
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
· Proposed Plat

Staff Recommendation:
Staff recommends approval.



Block T	
Lot	Area
49	7200 s.f.
50	7130 s.f.
51	9759 s.f.
52	14497 s.f.
53	7719 s.f.
54	8990 s.f.
55	8990 s.f.
56	8680 s.f.
57	8680 s.f.
58	8680 s.f.
59	9870 s.f.

Block Z	
Lot	Area
1	10575 s.f.
2	10638 s.f.
3	10652 s.f.
4	11722 s.f.
5	12674 s.f.
6	14600 s.f.
7	12743 s.f.
8	12274 s.f.

Block Y	
Lot	Area
1	9870 s.f.
2	9058 s.f.
3	9058 s.f.
4	9058 s.f.
5	10019 s.f.
6	10515 s.f.
7	9623 s.f.
8	9062 s.f.
9	9058 s.f.
10	9058 s.f.
11	9180 s.f.
13	11037 s.f.
14	9180 s.f.
15	9213 s.f.
16	9223 s.f.
17	9233 s.f.
18	9243 s.f.
19	9254 s.f.
20	9661 s.f.

Block AA	
Lot	Area
1	8774 s.f.
2	8770 s.f.
3	8770 s.f.
4	8770 s.f.
5	8768 s.f.
6	8771 s.f.
7	8770 s.f.
8	8770 s.f.
9	8770 s.f.
10	8770 s.f.
11	8770 s.f.
12	8969 s.f.
13	10578 s.f.
14	13102 s.f.

Block X	
Lot	Area
6	1750 s.f.
7	2810 s.f.
8	99737 s.f.
10	3445 s.f.
11	5300 s.f.

Block DD	
Lot	Area
10	8700 s.f.
11	8700 s.f.
12	9600 s.f.
13	9306 s.f.
14	8901 s.f.
15	8901 s.f.
16	8901 s.f.
17	8901 s.f.
18	8901 s.f.
19	8901 s.f.
20	8901 s.f.
21	8901 s.f.
22	8901 s.f.
24	9366 s.f.
25	9454 s.f.
26	11341 s.f.

LEGEND	
SYMBOL	DESCRIPTION
S.F.	Lot Area (Square Feet)
U.E.	Utility Easement (By This Plat)
W.E.	Waterline Easement (By This Plat)
S.E.	Sanitary Sewer Easement (By This Plat)
B.L.	Minimum Building Setback Line
D.E.	Drainage Easement
→	Drainage Arrow
	Existing Retaining Wall
M.F.F.	Minimum Finished Floor Elevation
IRS	Iron Rod Set
5/8" IRF	Iron Rod Found with Cap Stamped "Huitt-Zollars"
1/2" IRF	Iron Rod Found with Cap Stamped "USA INC"
SET "x"	"x" Cut In Concrete Pavement
FND "x"	"x" Found In Concrete Pavement
D.R.C.C.T.	Deed Records, Collin County, Texas
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas
V.A.M.	Visibility, Access and Maintenance Easement

AREA TABLE	
Street Right-of-Way	272,930 S.F. / 6.27 Acres
Lots	676,698 S.F. / 15.54 Acres
HOA Lots	206,277 S.F. / 4.74 Acres
Gross Area	1,155,904 S.F. / 26.536 Acres

PLAT NOTES

1. All open space / common area lots are to be dedicated to the HOA and the HOA will be responsible for the maintenance and upkeep of said lots.

2. Sidewalks must be installed by the Developer along all open space and common area lots

3. The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalk).

4. A fence may be constructed along lot lines within a surface drainage easement provided the fence does not obstruct surface drainage.

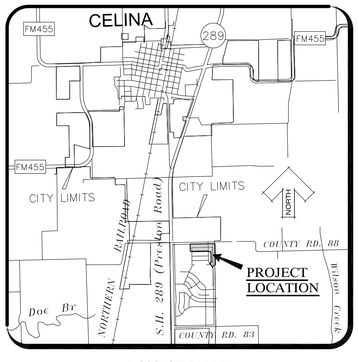
5. All lot corners and boundary corners will be set upon completion of construction with 1/2 inch x 18 inch iron rods with red plastic caps stamped "USA INC." The centerline of the street right-of-way will be monumented with a scribed "x" in concrete at the p.c.'s, p.t.'s and intersection points.

6. All water, sanitary sewer and drainage easements to be dedicated to the City of Celina and maintained by the HOA.

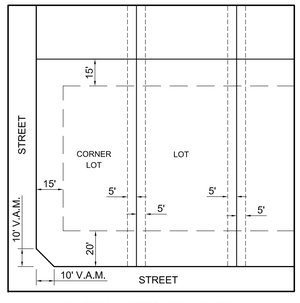
7. A FINAL LOMR has been submitted and is under final review "Case No. 14-06-4171P to remove all lots as shown from the 100 year delineated flood plain. Said LOMR is based upon approved CLOMR Case No. 05-06-1004R. All contours as shown are existing.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	22.36	3000.00	0°25'37"	N80°17'55"E	22.36
C2	31.76	100.00	18°11'42"	N27°01'08"W	31.62
C3	31.76	100.00	18°11'42"	N27°01'08"W	31.62
C4	96.46	378.81	14°35'24"	N28°49'17"W	96.20
C6	65.24	225.00	16°36'50"	N80°40'40"E	65.01
C7	65.24	225.00	16°36'50"	N80°40'40"E	65.01
C8	44.00	225.00	11°12'20"	S66°46'05"W	43.93
C9	60.86	175.00	19°55'36"	S71°07'43"W	60.56
C10	60.86	175.00	19°55'36"	S71°07'43"W	60.56
C11	5.07	175.00	1°39'37"	N81°55'19"E	5.07
C12	75.70	225.00	19°16'33"	S74°48'30"W	75.34
C15	51.09	50.00	58°32'26"	N15°20'40"W	48.89

Line Table		
Line #	Length	Direction
L1	14.14'	N46°00'55"W
L2	54.01'	N36°06'59"W
L3	20.00'	N36°06'59"W
L4	14.14'	N8°53'00"E
L5	50.00'	N36°06'59"W
L6	10.00'	S53°53'01"W
L7	14.14'	N81°06'59"W
L8	9.94'	N36°06'59"W
L9	61.10'	N48°27'45"E
L10	56.03'	N32°20'22"E
L11	56.12'	N19°14'11"E
L12	170.00'	S88°59'05"W
L13	48.50'	N1°00'55"W
L14	4.43'	S1°00'55"E
L15	14.14'	S43°59'05"W
L17	14.14'	N46°00'55"W
L18	14.14'	S46°00'55"E
L19	52.20'	N1°06'58"W
L20	13.56'	N48°18'47"W
L22	14.14'	S43°59'05"W
L23	14.14'	N43°59'05"E
L26	38.01'	S36°06'59"E
L27	14.14'	N43°59'05"E



VICINITY MAP
(Not To Scale)



TYPICAL SETBACK LINES
NOT TO SCALE

NOTE:

Sideyard must be outside drainage easment on those specific lots.

Developer/Owner:
CTMGT CR2C FL-2 LLC.
1800 Valley View Lane Suite #300
Farmers Branch,Tx 75234
Phone (469)892-7200 Fax (469)892-7201

FINAL PLAT

THE CARTER RANCH
PHASE IIC - SECTION 2
70 RESIDENTIAL LOTS
6 OPEN SPACE/COMMON AREA LOTS
26.536 ACRES
SITUATED IN THE
SHELBY GLASS SURVEY ABSTRACT No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTERED ENGINEERING FIRM F-1845
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3338

JULY 2015 2009016.03
SHEET 1 OF 2

CITY CASE NO. _____

Recording Information: Cabinet_____ Page_____

\\SERVER-FILE\Projects\Sdskeuni\2009016.03\dwg\Section 2\Plats\2009016_03 - FINAL PLAT Sec 2.dwg, 9/15/2016 6:29:00 PM, Angel Perez

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S DEDICATION

WHEREAS, CTMGT CR2C FL- 2LLC is the owner of a **26.536** acre tract of land out of the Shelby Glass Survey, Abstract No.346, in the City of Celina, Collin County, Texas and being part of Tract 2 and all of Tract 3 as described in a deed to 19 FM, Ltd., as recorded in Document No. 20070606000766060 of the Official Public Records follows:

BEGINNING at a ½ inch iron rod with cap stamped "USA INC." found for corner and being the Northwest corner of Lot 5 Block X of The Carter Ranch Phase II C Section One, as recorded in Cabinet 2014 Slide 346 of the Plat Records of Collin County, Texas and being on the East line of Tract 2 in a deed to SH 289 Investment Partners LTD as recorded in Volume 4971 Page 3584 of the Deed Records of Collin County, Texas.

THENCE North 01 degree 06 minutes 00 seconds West continuing along the East line of said SH 289 Investment Partners LTD tract a distance of 498.43 feet to a 5/8 inch iron rod found for corner, said point being in the approximate centerline of County Road No. 88, said rod also being the Northeast corner of a tract of land in a deed to SH 289 Investment Partners, Ltd., as recorded in Volume 4971, Page 3584 of the Deed Records of Collin County, Texas.

THENCE North 88 degrees 59 minutes 05 seconds East along the North line of said One Carter Ranch L.P. Tract and the approximate centerline of County Road No. 88 a distance of 1,698.35 feet to a 5/8 inch iron rod found for corner.

THENCE South 01 degree 06 minutes 59 seconds East departing the approximate centerline of said County Road No. 88 and along the West line of Tract 13 Collin County Community College District Courtyard Center 75.0 acre tract a distance of 1,440.34 to a 5/8 inch iron rod with cap stamped "Huitt Zollars" found for corner said rod being the most Northeasterly corner of lot 12 Block "Z" of The Carter Ranch Phase IIA as recorded in Cabinet 2997 Page 292 of the Plat Records, Collin County, Texas.

THENCE South 53 degrees 53 minutes 01 seconds West departing the East line of said One Carter Ranch tract and West of said Tract 13 and along the most Northerly line of said lot 12 Block "Z", a distance of 264.26 to a 5/8 inch iron rod found for corner, said point being on the most Easterly Right of Way line of "Old Stables Drive" of said Carter Ranch Phase IIA

THENCE along the most Easterly Right of Way line of said "Old Stables Drive" the following calls:

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 54.01 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner and the beginning of a curve to the right having a central angle of 18 degrees 11 minutes 42 seconds, a radius of 100.00 feet, a chord which bears North 27 degrees 01 minutes 08 seconds West and a chord distance of 31.62 feet.

THENCE along said curve an arc distance of 31.76 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner and the point of reverse curve to the left having a central angle of 18 degrees 11 minutes 42 seconds, a radius of 100.00 feet, a chord which bears North 27 degrees 01 minutes 08 seconds West and a chord distance of 31.62 feet.

THENCE along said curve an arc distance of 31.76 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 20.00 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 08 degrees 53 minutes 00 seconds East a distance of 14.14 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner

THENCE South 53 degrees 53 minutes 01 seconds West a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 81 degrees 06 minutes 59 seconds West a distance of 14.14 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner.

THENCE North 36 degrees 06 minutes 59 seconds West a distance of 9.94 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner and the beginning of a curve to the right having a central angle of 14 degrees 35 minutes 23 seconds, a radius of 378.81 feet, a chord which bears North 28 degrees 49 minutes 17 seconds West and a chord distance of 96.20 feet.

THENCE along said curve an arc distance of 96.46 feet to a 1/2 inch iron rod with cap stamped "USA INC" found for corner.

THENCE departing the most Easterly Right of Way line of "Old Stables Drive" and along the most Easterly line of said The Carter Ranch Phase IIB the following calls:

THENCE North 48 degrees 27 minutes 45 seconds East a distance of 61.10 feet to a 1/2 inch iron rod with cap stamped "USA INC" found for corner.

THENCE North 32 degrees 20 minutes 22 seconds East a distance of 56.03 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner

THENCE North 19 degrees 14 minutes 11 seconds East a distance of 56.12 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner

THENCE North 01 degree 00 minutes 55 seconds West passing a 1/2 inch iron rod with cap stamped "USA INC." found for the Northeast corner of lot 6 Block DD and the Northeast corner of The Carter Ranch Phase IIB at a distance of 392.00 feet and continuing for a total distance of 648.50 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner, said rod being the Northeast corner of lot 9 Block DD and the most Easterly Northeast corner of The Carter Ranch Phase 2C Section 2.

THENCE along the North line of said The Carter Ranch Phase 2B Section1 the following calls:

THENCE South 88 degrees 59 minutes 05 seconds West along the North line of said lot 9 Block DD and passing the Northwest corner of lot Block 9 DD at a distance of 120.00 feet and continuing for a total distance of 170.00 a 1/2 inch iron rod with cap stamped "USA INC." found for corner, said rod being on the West right of way of Old Stables Drive.

THENCE North 01 degrees 00 minutes 55 seconds West along the West right of way of Old Stables Drive and the East line of Lot 4X Block AA, a distance of 48.50 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner.

THENCE South 88 degrees 59 minutes 05 seconds West a distance of 1103.20 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner in the West Right of Way line of Appaloosa Lane.

THENCE South 01 degree 00 minutes 55 seconds East along the West Right of Way line of Appaloosa Lane a distance of 4.43 feet to a 1/2 inch iron rod with cap stamped "USA INC" found for corner, said rod being the Northeast corner of lot 48 Block "T" of said Carter Ranch Phase 2C, Section 1.

THENCE South 88 degrees 59 minutes 05 seconds West along the North line of said lot 48 Block T, a distance of 138.12 feet to the **POINT OF BEGINNING** and containing **26.536** acres or **1,155, 904** square feet of land acres more or less.

extra acres

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CTMGT CR2C FL-2 LLC**, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as The Carter Ranch Phase IIC - Section 2 an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2015.

CTMGT CR 2C FL-2, LLC,
a Texas limited liability company

By: 19 FM, Ltd.,
a Texas limited partnership
Its Sole Member

By: Centamtar Terras, LLC,
a Texas limited liability company,
Its General Partner

By: CTMGT, LLC,
a Texas limited liability company,
Its Sole Manager and Member

By:_____
Name: Mehrdad Moayedi,
Its: Sole Manager and Member

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____ 2015, by Mehrdad Moayedi, the Sole Manager and Member of CTMGT, LLC, as the Sole Manager and Member of Centamtar Terras, LLC, as the General Partner of 19 FM, Ltd., a Texas limited partnership, the Sole Member of CTMGT CR 2C FL-2, LLC, a limited liability company on behalf of said limited liability company.

_____
Notary Public, State of Texas

STANDARD NOTES

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fine and withholding of utilities and building permits.

2. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements Is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lanes, No Parking". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

3. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises

4. The areas or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitations any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easements, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privilege set forth herein.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Gary Romatz, Registered Professional Land Surveyor
USA Professional Services Group, Inc.

_____
Texas Registration No.

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Gary Romatz**, Registered Professional 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 HAND AND SEAL OF OFFICE this _____ day _____, 2015.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

Construction Plat

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

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

_____ _____
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

Developer/Owner:
CTMGT CR2C FL-2 LLC.
1800 Valley View Lane Suite #300
Farmers Branch,Tx 75234
Phone (469)892-7200 Fax (469)892-7201

FINAL PLAT

THE CARTER RANCH
PHASE IIC - SECTION 2
70 RESIDENTIAL LOTS
6 OPEN SPACE/COMMON AREA LOTS
26.536 ACRES
SITUATED IN THE
SHELBY GLASS SURVEY ABSTRACT No. 346
CITY OF CELINA, COLLIN COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTERED ENGINEERING FIRM F-1845
1525 VICEROY DRIVE
DALLAS, TEXAS 75235
(214) 634-3300 FAX (214) 634-3338

JULY 2015 2009016.03
SHEET 2 OF 2

CITY CASE NO. _____

Recording Information: Cabinet_____ Page_____

City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Helen-Eve Liebman, Interim City Manager
Date: September 22, 2016
Re: Development Consulting Services

Action Requested:
Consider and act upon a letter of agreement by and between the City of Celina and Petty & Associates, Inc., for development consulting services. (Terry)

Background Information:
This contract would provide management and review of existing special districts and creation and review of new districts.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Review Services will be billed at $200 per hour. New district creation will be billed at $250 per hour.

Legal Review:

Supporting Documents:
Letter of Agreement

Staff Recommendation:

P&A

September 9, 2016

Jay Toutounchian, Director of Finance
City of Celina
142 N. Ohio Street
Celina, Texas 75009

Dear Mr. Toutounchian:

Thank you for our meeting last week to discuss the special taxing district needs of the City in light of recent and anticipated development activity. We are very comfortable in the special taxing district environment and feel certain that we can add value to the City's negotiating position and to the quality of development you expect to continue in Celina.

We propose the following in response to your request:

Existing Special Districts

We understand that there may be circumstance where P&A can support the City in its management and review of existing special districts. We will perform those services for $200/hour on an as needed basis. As is our agreement with you regarding Light Farms, we will provide analysis, negotiations and presentations to staff and/or council upon request.

As you know, all administrative services within the scope of the Service and Assessment Plan ("SAP") may be recovered annually by the City via the Annual SAP Update reviewed by the City Council.

Cost of Service - $200/hr.

New Districts

It is our understanding that there are new special taxing districts, specifically PIDs, that the City is being asked to consider. We will provide the City with the same scope as outlined above, except we will also write the Service and Assessment Plans and work with the City's bond counsel and FA in preparing necessary documentation to support either debt issuing PIDs or reimbursement PIDs. We have handled both and are equally comfortable with either. Our priority is to support your bond counsel and your financial advisor by working with all parties on both sides of the table to protect Celina on three levels:

> First, we will assure that the quality of development desired by the City is assured and enhanced via the Development Agreement, the appraisal, the SAP and all associated documentation which precedes and follows PID creation;

Attachment: Petty & Associates (1773 : Development Consulting)

Second, we will prepare the SAP in a manner that conservatively reflects the values established in the appraisal, resulting in a assessment for future residents that gives the Council comfort and flexibility as market conditions change;

Finally, we monitor and advise the City on all costs associated with creation and administration. We feel very strongly that it is the City's obligation to look out for the interests of future residents by protecting against unnecessary fees and costs charged against the PID that ultimately translate to higher than necessary assessments.

It has become standard practice for cities to recover ALL their costs involved in reviewing and creating special districts. We will pursue those reimbursements in whatever manner you deem appropriate, but have found it helpful to require that all developers requesting creation of special taxing districts first enter into a reimbursement agreement whereby the Developer agrees to pay all City cost associated with the review and creation of the PID including an up-front down payment. This escrow will be replenished as it is drawn down, and if a developer fails to replenish the escrow, then activity stops on that project. All these charges will be ultimately be included in the assessment and recoverable via bond proceeds or a reimbursement agreement, depending on the deal structure.

Cost of Service - Unlike many firms that are involved in the PID creation and review process, P&A does not base our charge for services on a percentage of the bond proceeds. Our fees are billed hourly regardless of the size of the project.

P&A's new district creation fee is $250/hr.

As is the case with all our engagements, the City may terminate our services at any time upon written notice and you are obligated to pay only for satisfactory services rendered up to the point of notification of termination.

If the following is acceptable, please confirm your authorization to proceed with the appropriate authorized signature below. If amendments are necessary, please feel free to markup and return to me for review and execution.

Again, thank you for the opportunity to serve the City of Celina!

Sincerely,

_____ Date ____/____/____

Trent Petty, President

Approved by:

_____ Date ___/____/___

Attachment: Petty & Associates (1773 : Development Consulting)

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: September 22, 2016
Re: Appointment of City Manager to McKinney Urban Transit District

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Action Requested:
Consider and act upon an appointment to the McKinney Urban Transit District. (Montgomery)

Background Information:
Since the closure of TAPS, the City of McKinney has taken the lead on public transportation in Collin County. The McKinney Urban Transit District has been formed to address the void that TAPS has left. The Mayor of McKinney is requesting representation from the City of Celina.

Board Review/Citizen Input:
N/A

Alternatives:
The City of Celina is not required to participate in the McKinney Urban Transit District

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
McKinney Urban Transit District Letter
McKinney Urban Transit District Formation Resolution

Staff Recommendation:
Staff recommends the appointment of a staff member until more is known about the district

7/7/2016

Dear Judge and Mayors,

Over the past seven months, the City of McKinney has been adversely affected by the cessation of public transit services within our city limits. Since this time, McKinney has been actively working to provide limited public transit services to assist those most in need of it. The first step in this process has been to actively secure available state and federal funding which would provide financial assistance in this endeavor.

McKinney serves as the primary city within the McKinney Urbanized Area (MUZA) as defined by the Federal Transit Administration (FTA). The cities included within the MUZA are Celina, Lowry Crossing, McKinney, Melissa, Princeton, and Prosper. The City of McKinney is currently in negotiations with the North Central Texas Council of Governments (NCTCOG) for them to become the Direct Recipient of the Section 5307 funding available from the FTA with the City of McKinney serving as a sub-recipient. The current fiscal 2016 allocation available to the MUZA, in the form of matching funds, is approximately $2.7 million dollars. These funds can be used in a variety of ways from planning to operational activities.

Additionally, there is funding available through the Texas Department of Transportation (TXDOT). The allocation for the MUZA Urban Transit District (UTD) for state fiscal 2017 has been established at $312,126. These funds become accessible through an Urban Transit District which has been recently formed by the McKinney City Council for this purpose. In the enabling resolution, and per the recommendation of TXDOT, the board of the Urban Transit District will consist of the McKinney City Council, one representative from the Collin County Commissioners' Court, and one representative from each municipality having corporate limits within the McKinney UZA. It is for this reason I am requesting each member city and the county submit a name for appointment to the McKinney Urban Transit District (MUTD). The Board will serve as the governing body for the MUTD and provide consent to the operations within the MUTD.

Should you or your staffs have any questions, or if you would like to discuss the implementation of the MUTD, please feel free to contact Chandler Merritt in the City Manager's Office at 972-547-7616 or via email at cmerritt@mckinneytexas.org.

Attachment: City of McKinney Urban Transit District (1772 : McKinney Transportation)

Sincerely,

Brian Loughmiller
Mayor – City of McKinney

Cc: City Managers
Cc: McKinney City Council

Attachment: City of McKinney Urban Transit District (1772 : McKinney Transportation)

RESOLUTION NO. 2016-06-081 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE FORMATION OF AN URBAN TRANSIT DISTRICT PURSUANT TO TEXAS TRANSPORTATION CODE, CHAPTER 458 ENTITLED "RURAL AND URBAN TRANSIT DISTRICTS", AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION

WHEREAS, the City of McKinney, Texas ("City") is the principal political subdivision and municipal corporation within the McKinney Urbanized Area ("UZA"); and

WHEREAS, the City desires to provide needed public transportation services within the McKinney UZA; and

WHEREAS, Chapter 458 of the Texas Transportation Code provides for the creation of urban transit districts which provide federal and state supported transit services; and

WHEREAS, an urban transit district is a local governmental body or political subdivision of the state that operates a public transportation system in an urbanized area with a population greater than 50,000 but less than 200,000; and

WHEREAS, a transit provider can receive state or federal public transportation funds through the Texas Department of Transportation only if the transit provider becomes an urban transit district as provided in Chapter 458; and

WHEREAS, the City desires to form an urban transit district as described under Chapter 458 to receive State Urban Transit Funds on behalf of the McKinney UZA and to be named the McKinney Urban Transit District as the replacement to Texoma Area Paratransit System ("TAPS") as the urban transit district for such designated area; and

WHEREAS, the boundaries of the McKinney Urban Transit District will be coterminous with those of the McKinney UZA as described in Exhibit A; and

WHEREAS, the McKinney Urban Transit District will have no taxing authority without legislative action and voter approval; and

WHEREAS, the McKinney Urban Transit District shall adopt by-laws describing its purpose, jurisdiction, representation and terms, and meeting requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The foregoing premises which premises are hereby incorporated by reference.

Section 2. The Interim City Manager is authorized to submit a request to the Texas Department of Transportation that it recognizes the creation of the McKinney Urban Transit District, as described in the foregoing premises.

Section 3. The Board of Directors of the McKinney Urban Transit District shall consist of the McKinney City Council, one representative from the Collin County Commissioners' Court, and one representative from each municipality having corporate limits within the McKinney UZA, as described in Exhibit B.

Attachment: RES 2016-06-081 R Authorizing the Formation of an Urban Transit Distric... (1772 : McKinney Transportation)

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 7th DAY OF JUNE, 2016.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

ATTEST:

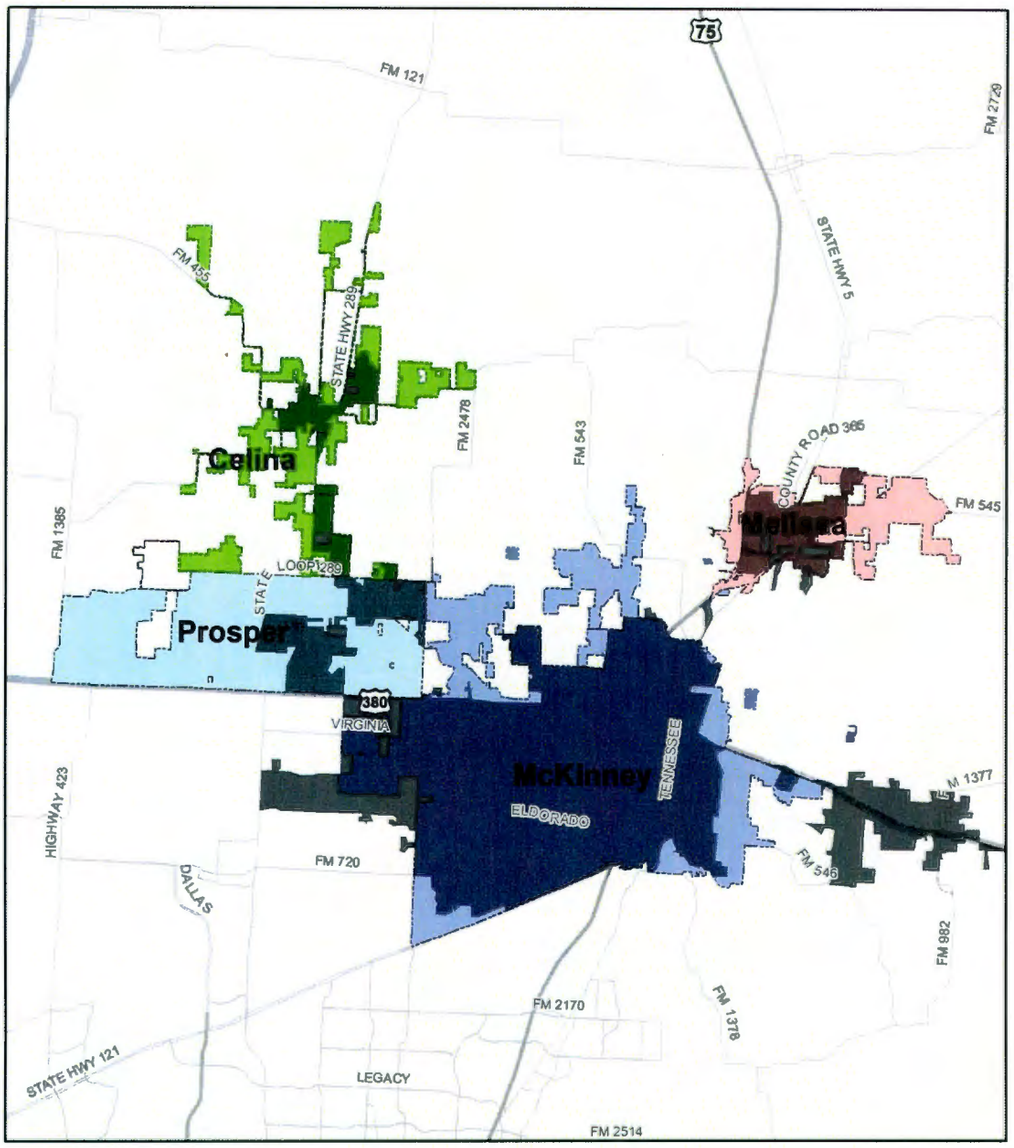
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

Attachment: RES 2016-06-081 R Authorizing the Formation of an Urban Transit Distric... (1772 : McKinney Transportation)

Exhibit A: 2010 McKinney Urbanized Area



Attachment: RES 2016-06-081 R Authorizing the Formation of an Urban Transit Distric... (1772 : McKinney Transportation)

Exhibit B: Other McKinney UZA Municipalities

1. City of Celina
2. City of Princeton
3. Town of Prosper
4. City of Melissa
5. City of Lowry Crossing

Attachment: RES 2016-06-081 R Authorizing the Formation of an Urban Transit Distric... (1772 : McKinney Transportation)