



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, FEBRUARY 9, 2016 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Fiscal Year 2015 Audit (Toutounchian)
- B. Planning and Zoning Commission Annual Report (Ousley)
- C. Police Department 2015 Annual Report (Metdker)
- D. Fire Department update (Mills)
- E. Economic Development Corporation Gigabit City Mission Statement (Howard)

III. EXECUTIVE SESSION:

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, and 551.072 Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of Real Property.

- A. Southeast Sector Utility Line Project easements
- B. Consider and act upon any items discussed in executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION 6:00 PM:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the "Speaker List" with the City Secretary. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. 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. Minutes Approval:

1. City Council - Special Meeting - Jan 29, 2016 8:00 AM
 2. City Council - Special Meeting - Jan 27, 2016 11:00 AM
 3. City Council - Regular Meeting - Jan 12, 2016 5:00 PM
- B. Consider and act upon a Construction Plat for Mustang Lakes Phase 2A, approximately 58.98 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 240 residential lots and seven (7) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)
- C. Consider and act upon a Construction Plat for Mustang Lakes Phase 2B, approximately 44.778 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 120 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)
- D. Consider and act upon a Final Plat for Light Farms rights-of-way, Cypress Creek Way and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167. Cypress Creek extends from the BNSF right-of-way eastward to John Campbell Trail and Worthington Way extends from John Campbell Trail southward to approximately 400 feet north of Allbright Road. (Cypress Creek Way and Worthington Way ROW) (Liebman)
- E. Consider and act upon a Construction Plat for Wells South Phase 1, approximately 98.51 acres situated in the Jonathan Westover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1002, and generally located on the north side of FM 1461 (Frontier Parkway) and on the west side of CR 84, consisting of 294 residential lots and eighteen (18) open space lots. (Wells South Phase 1) (Liebman)
- F. The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Celina Village, approximately 3.59 acres situated in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas and containing eighteen (18) residential lots and one (1) HOA/common area lot. The property is generally located north of FM 455 (Walnut Street), south of CR 994, west of N. Illinois Drive, and east of N. Florida Drive. (Celina Village) (Liebman)
- G. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Westgate 115 Investors, L.P. for a ±115.5 acre tract of land and the adjacent right of way. Located in the McKinzie Wilhite Survey, Abstract Number 1008 & 1009 and is generally located on the southwest corner of CR 88 & CR 86 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Westgate 115 Tract) (Liebman)

- H. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Celina Coit 40 Partners LTD. For a ±49.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Abstract Number 1009 and is generally located on the southeast corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Celina Coit 40 Tract) (Liebman)
- I. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Ken Wood For a ±43.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Tract 3, Abstract Number 1008 and is generally located west of CR 86, south of CR 88, and north of CR 83 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Wood Tract) (Liebman)
- J. Consider and act upon a petition for the voluntary annexation from Mahard Egg Farm Inc., for a ±10 acre tract of land Located In The Collin County School Land Survey #14, Tract 3, Abstract Number 167 and is generally located at the north east corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Mahard Tract) (Liebman)
- K. Consider and adopt an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 669.95 acre tract of land located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located east of Preston Road and on both the north and south sides of Sunset Boulevard, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Parks at Wilson Creek Annexation) (Liebman)
- L. Consider and act to approve the Fiscal Year 2015 Audit. (Toutouchian)
- M. Consider and act upon a resolution of the City of Celina, Texas, pertaining to the sale of a certain 1.374 acre tract of Real Property to Emersons Commercial Real Estate. (Foreman)
- N. Consider and act upon agreements by and between the City of Celina and MuniCap, Inc., for specialized services related to the administration of the Wells South Public Improvement District and the Sutton Fields II Public Improvement District. (Toutouchian)
- O. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the Texas Coalition for Affordable Power, Inc. to negotiate an Electric Supply Agreement. (Toutouchian)
- P. Consider and act upon an agreement between the City of Celina, Texas and Brown Reynolds Watford Architects, Inc., for the Celina Methodist Church Feasibility Study (Montgomery)

- Q. The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Parkside Phase 2, approximately 27.286 acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644, and containing 122 Residential Lots and four (4) HOA/common area lots. The property is generally located west of Tolleson Drive, south of FM 455, north of W. Sunset Blvd. And East Of FM 428.

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed annexation of a ± 641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstracts No. 129 and 130, and the George Jay Survey, Abstract No. 488 and generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Annexation) (Liebman)
- B. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)
- C. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed annexation of three (3) rights-of-way adjacent to the annexation for Wells North: a portion of CR-83 right-of-way, a ± 1.845 acre strip of land situated in the McKinzie Wilhite Survey, Abstract No. 1008; a portion of CR-88 right-of-way, a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346; and a portion of CR-1224 right-of-way, a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346. (Liebman)
- D. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the proposed involuntary annexation of a ± 111.9710 acre tract of land situated in Tracts 10, 9, 34, & 76 of Block 2, of the Collin County School Land Survey #15, Abstract No. 170 and generally located north of Malone St, south of CR 95, west of Preston Road, and east of the BNSF Railroad. (Celina LM 115) (Liebman)
- E. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating the Wells North Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)
- F. The Celina City Council will conduct a public hearing to consider testimony on creating the G-Bar 7 Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 109.090 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located south of CR 55, north of CR 53, west of CR 1117, and east of CR 52, within the City of Celina, Texas and consider taking action on whether to continue the public hearing to 6:00 p.m. on March 8, 2016. (GBar7 PID) (Liebman)

- G. The Celina City Council will conduct a public hearing to consider testimony and act upon a zoning amendment request from an AG-Agricultural District to a PD-Planned Development District with an underlying zoning of SF-R-Single Family Residential District and a CF-Community Facility District for a ±127.897 acre tract of land in the Thomas McIntyre Survey, Abstract Number 903, Denton County, Texas. The property is generally located east of FM 1385, north and west of Crutchfield Road, and south of FM 428. (Sutton Fields 128) (Liebman)
- H. The Celina City Council will conduct a public hearing to consider testimony and act upon on a request to amend Planned Development No. 50 (PD-50), a ±681.999 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located north of FM 1461 (Frontier Parkway), west of FM 2478 (Custer Road), east of County Road 84 and south of Brinkmann Ranch Road. (Mustang Lakes) (Liebman)
- I. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 669.95 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R-Single Family Residential and R/O-Retail Office. The property is located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas and generally located east of Preston Road, north and south of Sunset Boulevard (future Carl Darnall Parkway), north of the future alignment of the Collin County Outer Loop, and west of FM 2478 (Custer Road). (Parks at Wilson Creek) (Liebman)
- J. Conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

IX. ACTION ITEM:

- A. Consider and act to approve the Economic Development Corporation Gigabit City Mission Statement. (Howard)
- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas and consisting of approximately 1235.8 acres of land generally located over the boundaries of Old Celina MMD and along Highway 289 and extending north, south, east and west therefrom; authorizing the issuance of notice by the City Secretary of Celina, Texas, regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Old Celina LTD.) (Liebman)
- C. Consider and act to approve new Engineering Design Standards, Specifications and Standard Details and allow the Director of Engineering and Public Works to make minor modifications as necessary. (Johnson)

- D. Consider and act upon an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 34.62 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Tract 55, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Kim Young Lei Annexation) (Liebman)
- E. Consider and act on a Final Plat for Light Farms, The Hawthorne Neighborhood Phase 1, being approximately 29.28 acres situated in the John Ragsdale Survey No. 14, Abstract No. 738 and being comprised of 118 lots and three (3) open spaces and generally located south of Light Farms Way and west of Prairie Crossing.(Hawthorne Phase 1) (Liebman)
- F. Consider and act upon a Commitment of Development Funding for Palladium Celina Senior Living, approximately 11.1 acres located on the west of S. Oklahoma Drive/Business 289, west of Cherrywood Street, and south of Ash Street, within the City of Celina, Collin County, Texas. (Liebman)
- G. Consider and act on Commitment of Development Funding for Provision at Celina a multi-family community, approximately 8.5 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)
- H. Consider and act on a Commitment of Development Funding for Gala Senior Residences, an age restricted multi-family community, approximately 6.2 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)
- I. Consider and act to allow the sale and consumption of alcoholic beverages at Cajun Fest, Farmer's Markets and Celina Fall Festival for the year 2016. (Ricketts)
- J. Consider and act upon amendments to the Celina Main Street Advisory Board Bylaws (Bise/Baty)

X. ADJOURNMENT:

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



Police Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Tony Griggs, Lieutenant
CC: Mike Foreman, City Manager
Date: February 9, 2016
Re: 2015 Annual Report Presentation

Action Requested:

Police Department 2015 Annual Report (Metdker)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

CELINA POLICE DEPARTMENT

2015

ANNUAL REPORT



The Celina Police Department is committed to achieving a safer community by providing dedicated service and involving our community as partners.



Director of Public Safety

Chief Mark Metdker

As the Director of Public Safety, Chief Metdker serves as the Fire Chief and Police Chief. Chief Metdker oversees both departments and coordinates the public safety needs of the community.

Police Administration



Assistant Chief of Police

Tony Griggs

2015 is a year of significant accomplishments for the Celina Police Department and the Celina community. These accomplishments are attributable to the dedicated service performed by our officers, administrative personnel, and the involvement of our community. Most importantly, our department is committed to forming partnerships with our community and keeping Celina a safe place to live, work, and raise families.

The Celina Police Department is undergoing organizational transformation as we continue to fully implement our overarching philosophy of community policing. Moreover, our department realizes the importance of building and maintaining trust within our community. This year, we introduced procedural justice as a strategy to build trust and maintain legitimacy. Procedural justice allows us to focus on

treating all persons with respect, fairness, and impartiality. We want all of our community members to have a voice in how our community is policed. Our goal through procedural justice is to create an environment that increases officer safety and sustains police legitimacy within

the community. In addition, the department continues to implement strategies that work well with community policing and are designed to reach our goal of keeping Celina safe.

Undoubtedly, this year brought to the forefront many new challenges for police agencies around the nation. Consequently, the Celina Police Department has implemented new policies and training that will prepare our department to meet these challenges in a manner that will better serve our community and our officers. This 2015 annual report provides a summary and analysis of key police - community indicators and activity. Furthermore, the annual report is consistent with our policy of transparency and fosters police-community relations. On behalf of all the dedicated men and women of the Celina Police Department, I want to thank you for allowing us to serve the Celina community.



Lieutenant Shea Scott

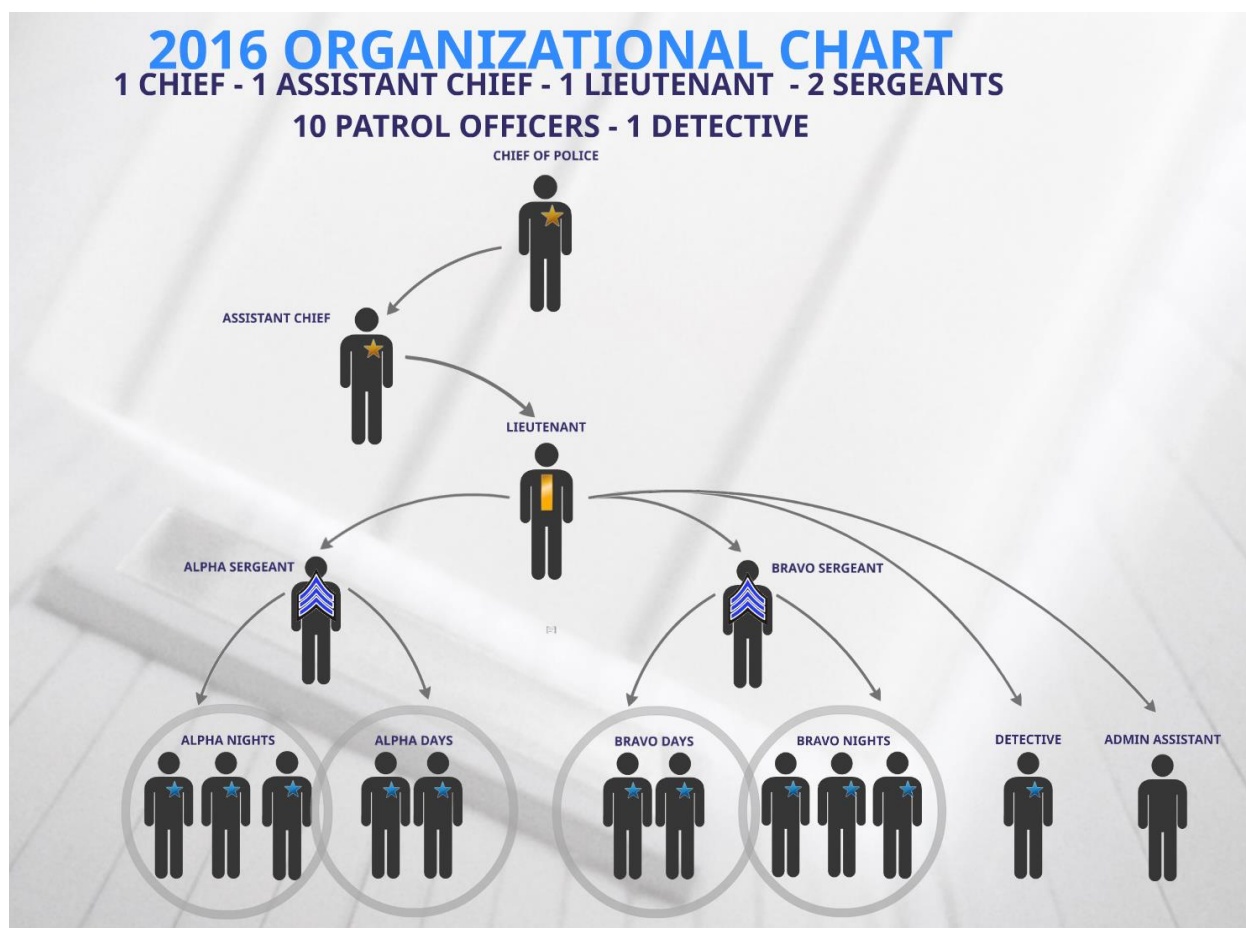
Lieutenant Scott oversees the Patrol Division, Criminal Investigation Division, Internal Affairs, and administrative functions. In addition, Lieutenant Scott is the department's Texas Police Chiefs Association Best Practices Recognition Program Manager.

Patrol Division – The Patrol Division consists of two patrol sergeants and ten officers who as guardians of the community provide continuous coverage for the City of Celina. These officers investigate a large range of incidents and offenses, provide extra patrol and vacation watches, and engage in community policing.

Criminal Investigation Division – The Criminal Investigation Division consists of one Police Corporal who serves as a detective. Responsibilities of the Division includes investigating all Part I and Part II crimes, responding to major crimes, processing crime scenes for evidence, preparing all case reports for filing with the District Attorney's office, and functioning as a liaison between the department and other agencies.

In 2015 the department created a Special Investigations Unit (SIU) to assist the Criminal Investigation Division in the investigation of major crimes. The SIU consists of a Lieutenant, Sergeant, and five officers from the Patrol Division. Members of the SIU receive specialized investigative training and engage in scenario training as a team. Most importantly, the formation of the SIU greatly increases the operational capacity of the Celina Police Department to respond to and investigate major crimes. The SIU is mobilized on an as needed basis.

Organizational Configuration



Authorized staffing effective October 1, 2015: 16 Sworn Police Officer positions and 1 Administrative Assistant. The department has 3 Reserve Officers not shown on the chart.

Significant organizational additions were completed in 2015. A promotion examination process for the position of Sergeant was developed and administered. Subsequently, two new Sergeant positions were created and the new Sergeants are now performing a vital leadership and management role within the organization. In addition, four new police officers were hired; two were assigned to day shift patrol and two backfilled the Sergeant promotions. Most

importantly, the new Sergeant and Police Officer positions increased the operational capacity of the department and overall safety of the community.

Texas Police Chiefs Association Recognition Program Re-Recognized Status 2015



“The Law Enforcement Recognition Program is a voluntary process where police agencies in Texas prove their compliance with 164 Texas Law Enforcement Best Practices. These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service, the reduction of risk and the protection of individual’s rights. The “Recognized” status is awarded for a four year period. During the four year period the agency must submit an annual report and show continuing compliance with several performance related standards. These are reviewed as they are received and compliance verified. During the last year of the period the agency must prepare updated documentation on all Best Practices and another on site review is conducted. The Recognition Committee must then vote again to approve “Recognized” status for the next four years (TPCA, 2016).”

- The Celina Police Department obtained **“Re-Recognition”** status in February 2015.

Community Policing

The Celina Police Department operates under the overarching philosophy of community policing. Implementation of community policing within our community requires an ongoing partnership between the community and the police department. As an indication of the importance of community policing to the police department and the community, the implementation is strategic objective 1.1 in the department's 2015 – 2020 Strategic Plan.

Strategic Objective 1.1: Effectively implement Community Policing in Celina as outlined in the Community Policing Implementation Plan.

Through the implementation of a Community Policing Philosophy, the Celina Police Department in partnership with the community will achieve a safer community and a sustainable environment in which residents can work, play, and raise families.

Community Policing is a philosophy that promotes organizational strategies, which support the systematic use of partnerships and problem-solving techniques, to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime. Community policing creates a sustainable atmosphere in which people can work, play, and raise families. Community policing is comprised of three key components (U.S. Department of Justice, 2015):

- **Partnerships**
Collaborative partnerships between the law enforcement agency and the individuals and organizations they serve to develop solutions to problems and increase trust in police.
- **Organizational Transformation**
The alignment of organizational management, structure, personnel, and information systems to support community partnerships and proactive problem solving.
- **Problem Solving**
The process of engaging in the proactive and systematic examination of identified problems to develop and evaluate effective responses.

Moreover, evidence based research indicates that long term and sustainable public safety objectives are obtained through community involvement. The Celina Police Department is committed to implementing Community Policing and forming strategic partnerships with the community. Most importantly, Community Policing will become the overarching philosophy of the police department.

Community Engagement

National Night Out - 2015



The block parties collected essential items for Hope's Door during National Night Out - 2015

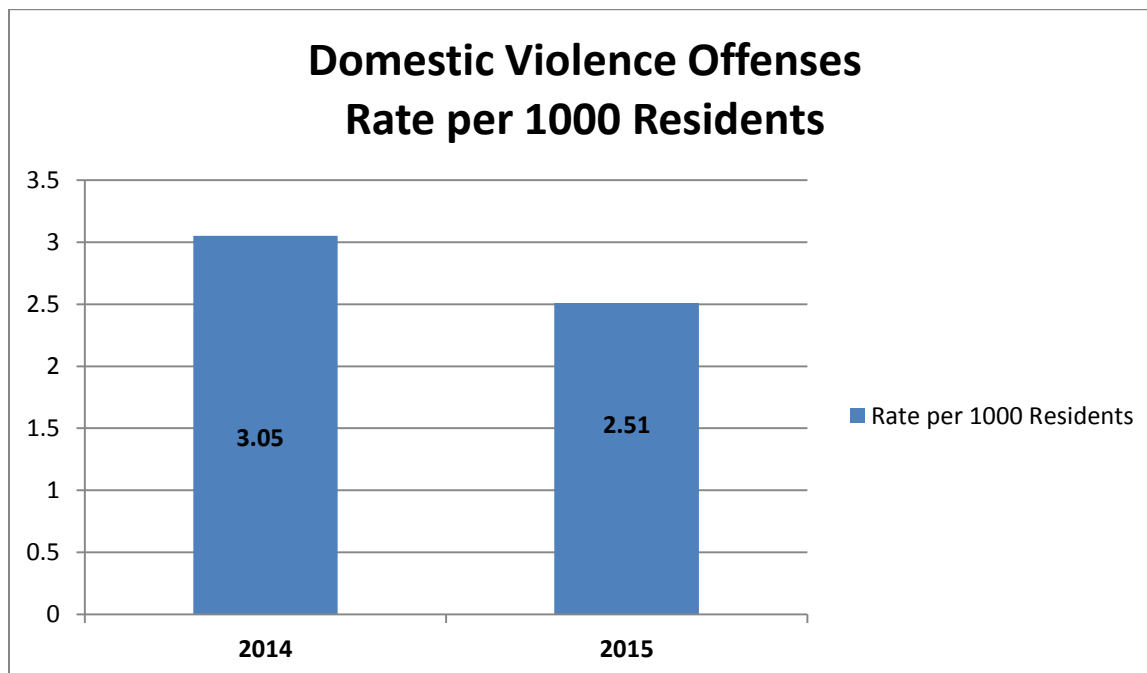
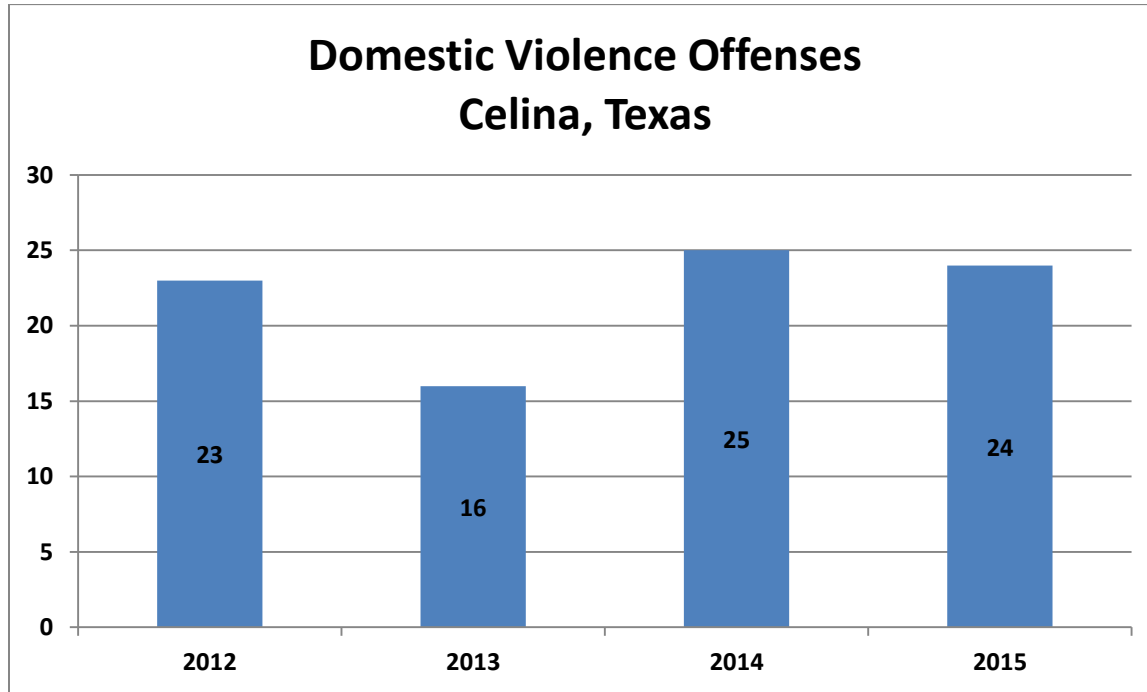


Community Engagement



Initiative Reviews

Domestic Violence Initiative – 2015 Review



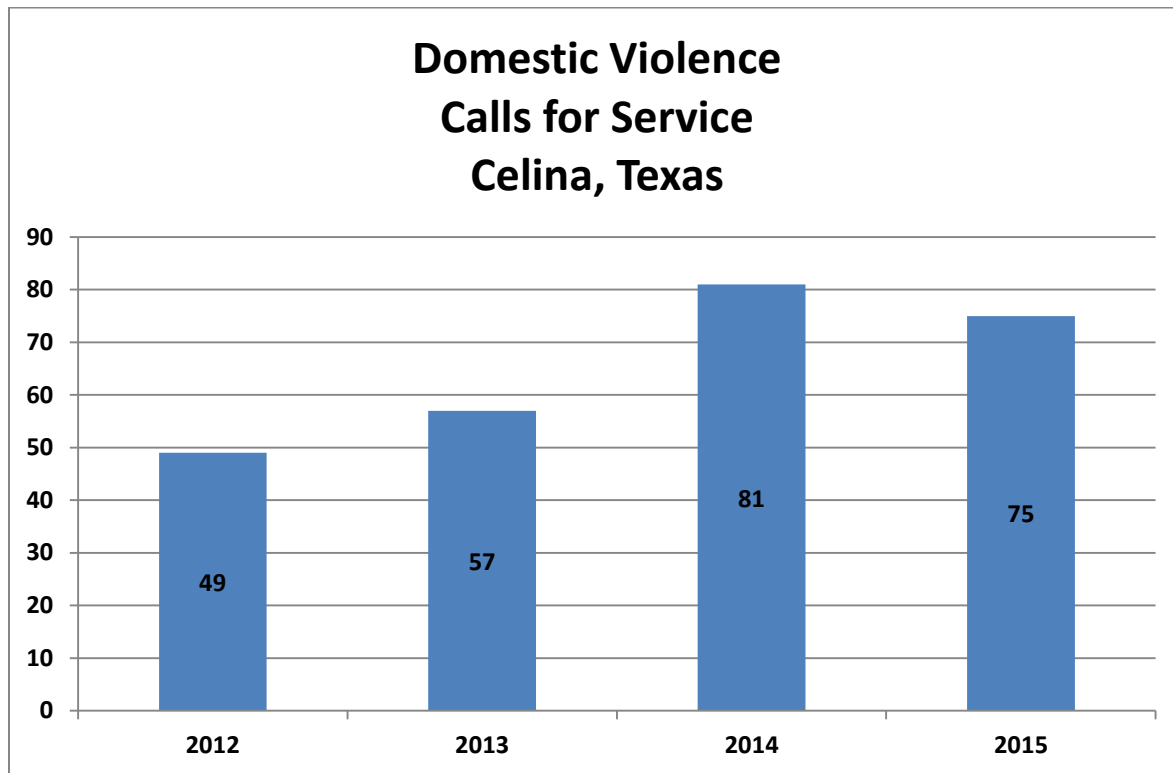
-17.70% decrease in Domestic Violence Offenses rate per 1000 residents

Note:

Population Estimate 2014 – 8,191

Population Estimate 2015 – 9,555

**(Based on Year End active residential water meters X 2.94 average persons per household);
(2.94 is the average between the U.S. Census Quick Facts Celina 3.07 and Collin County 2.81 average persons per household).**



2015 Domestic Violence Calls for Service decrease of -7.41%



The focus on stopping domestic violence and increasing safety for the victims of domestic violence remains an ongoing initiative for the police department and the Celina community. A major milestone for this initiative occurred in 2015; the Celina Police Department implemented the National Lethality Assessment Program – Maryland model (LAP). The LAP utilizes an evidenced based screening instrument and associated protocol to identify the victims of domestic violence who are most at risk of becoming a victim of domestic violence homicide. The Celina Police Department initiated a team consisting of seven other Collin County law enforcement agencies, the Collin County District Attorney's Office, and two Domestic Violence Service Providers who all received training and permission to implement the LAP in their jurisdictions. The Celina Police Department continues to serve as the team coordinator for the Collin County group.

The Celina Community in partnership with the police department made the domestic violence initiative the theme of National Night Out 2015. In addition, the block parties collected needed

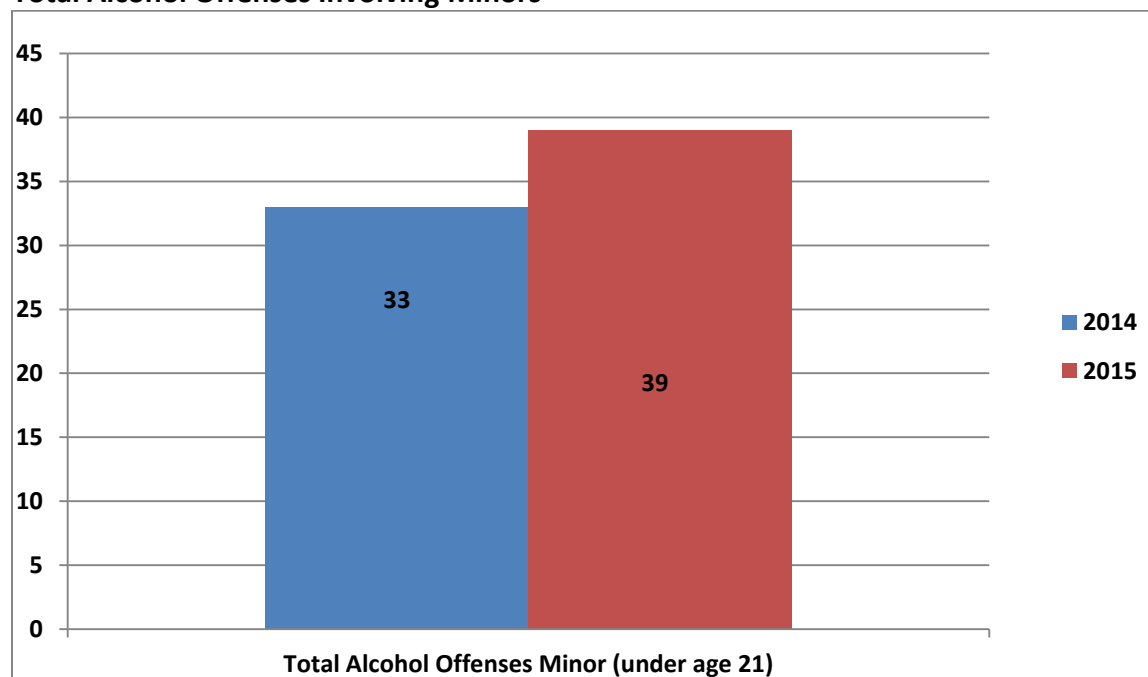
items for Hope's Door, a Domestic Violence Service Provider (DVSP). The focus on domestic violence during National Night Out served to raise the awareness of domestic violence throughout the community, promote the services provided by Hope's Door, and strengthen our partnerships.

Preventing Underage Drinking Initiative – 2015 Review

In 2014 the police department and the Celina community implemented an initiative to prevent underage drinking. During 2015, the police department continues to focus on this initiative with the goal of increasing the safety of minors and the community. Celina Police Officers enforce all applicable alcohol violations related to minors (minor in possession of alcohol, minor consumption of alcohol, and driving under the influence-minor). In addition, the police department utilizes social media and the department's website to increase awareness and highlight prevention resources. The police department seeks to form partnerships with the community to prevent underage drinking.

Celina Police Officers consistently enforce the alcohol laws related to minors by issuing citations or warnings.

Total Alcohol Offenses Involving Minors



The residential population in Celina increased 16.65% during 2015. The total Alcohol offenses involving underage offenders increased 18.18%. The increase in Alcohol offenses enforced by warning or citation is consistent with the focus of this initiative in preventing underage drinking. Community engagement is an essential element in preventing underage drinking and sustaining an environment in which underage drinking is deterred.

**Recognizing Excellence in Policing
2015 Annual Awards**

**Katherine Kozarevich
Officer of the Year**



**Shea Scott
Supervisor of the Year**



**Jeremiah Phillips
Rookie of the Year**



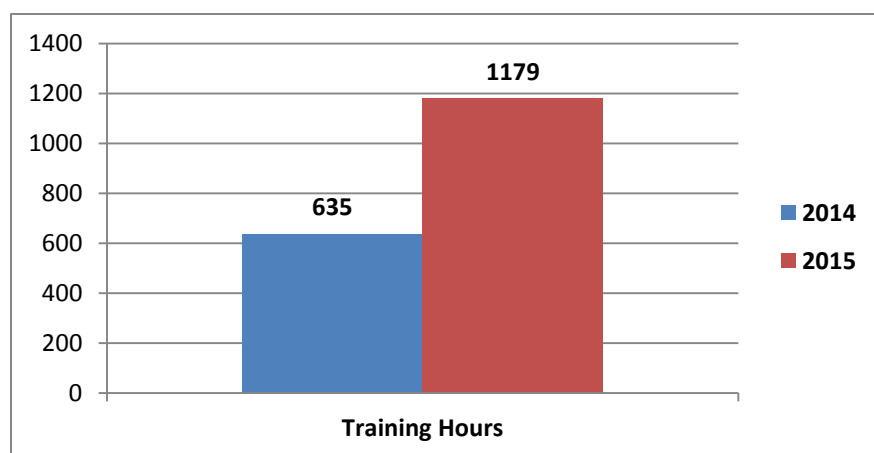
2015 Annual Public Safety Awards Banquet



2015 Training Summary

The department is focused on training throughout the year. All sworn officers and administrative personnel receive training that is mandated by the state and training that is relevant to their position. In addition, the department analyzes critical training categories and places a priority on these strategic training areas. During 2015, four new officers were added to the department and engaged in the department's field training program. A total of 2, 577 recruit training hours were completed in 2015 and all of the Field Training Officers demonstrated excellent leadership and management skills in providing this training.

Overall, 2015 training hours for the department, not including field training hours, increased by 46% over 2014.



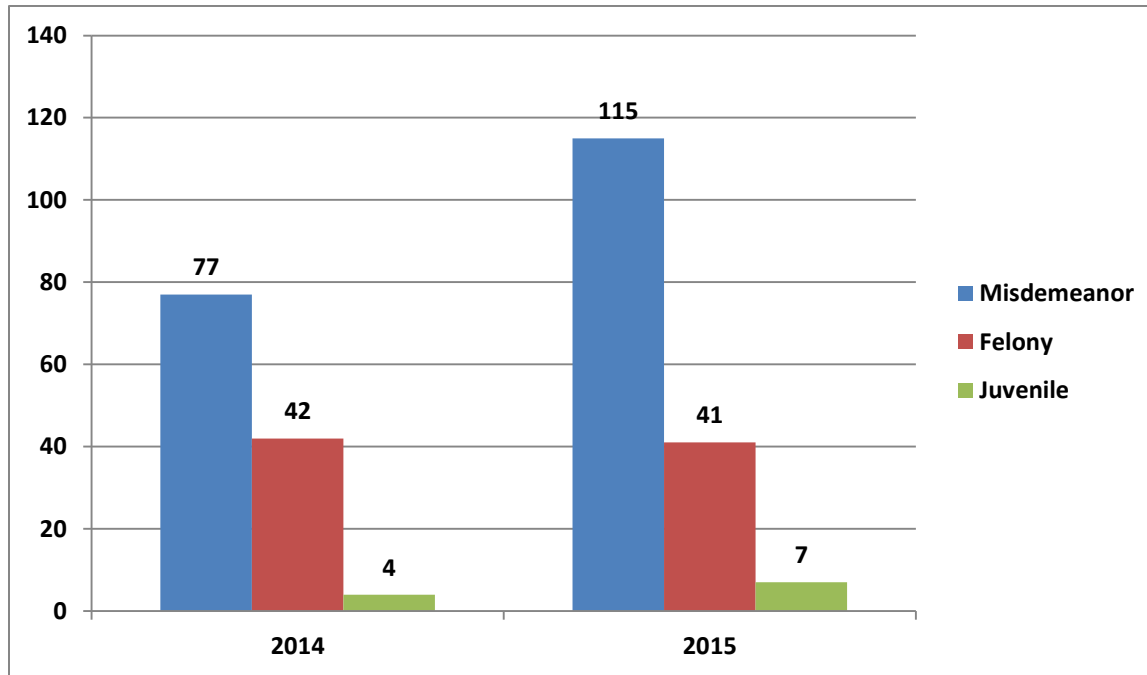
46%  **Increase in Training Hours**

The following are examples of training attended by department personnel during the year:

- Crisis Intervention Training
- De-Escalation
- Use of Force
- Ethics
- Community Policing
- Procedural Justice
- Active Shooter (participation with the Prosper Police Department)
- Police Supervision for New Supervisors
- Critical Issues in Policing Conference
- Homicide Investigation
- FTO School
- Mental Health Peace Officer
- K9 Encounters Defensive Tactics

Key Performance Metrics

Cases filed with the District Attorney's Office (Juvenile cases referred to Juvenile Probation)



The Criminal Investigation Division prepares cases for filing with the District Attorney's Office in both Collin County and Denton County.

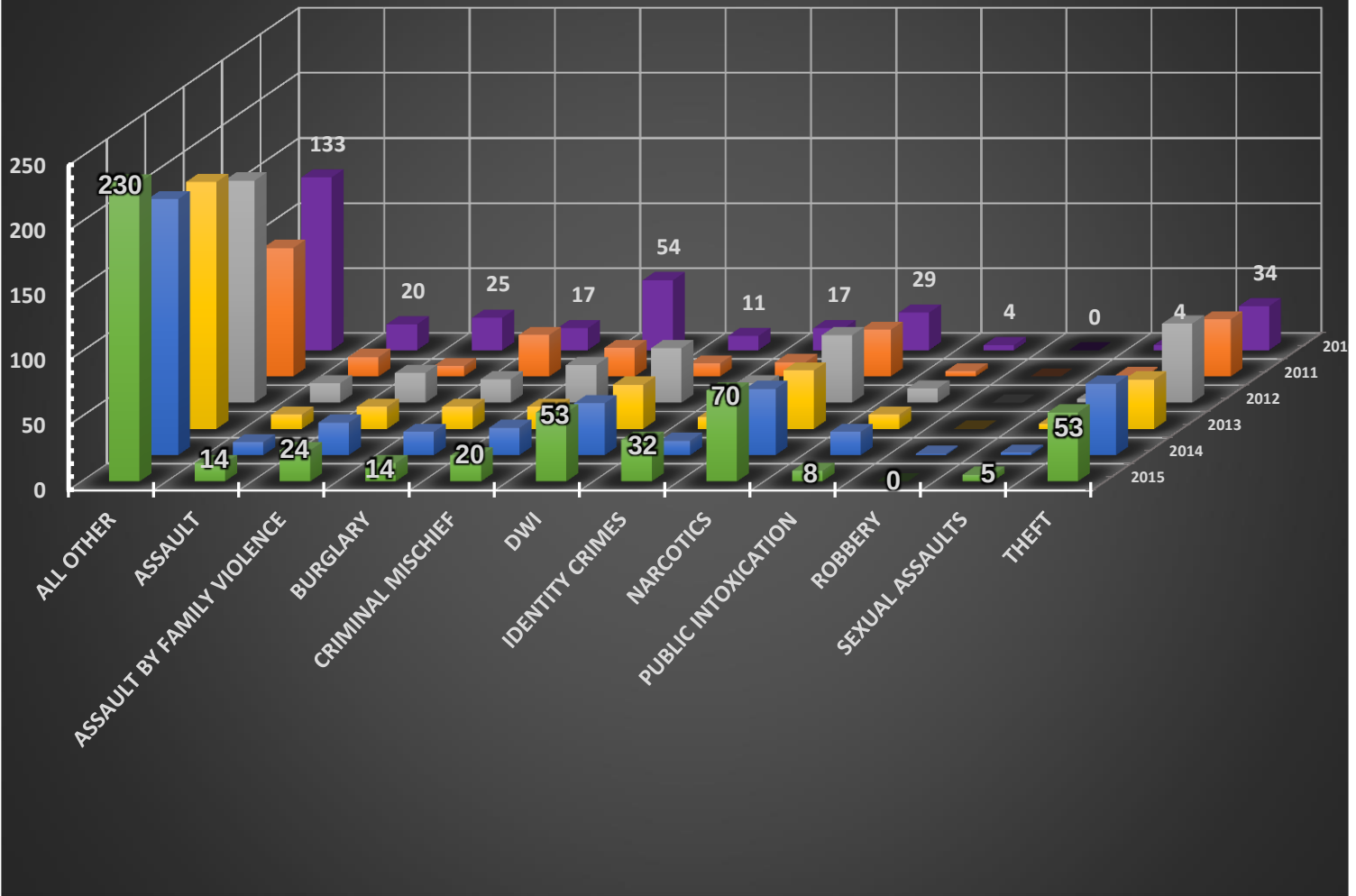
Misdemeanor Case Filing in 2015 increased by **49.35%**



(In an effort to enhance the safety of our community, the department has increased its focus on DWI and Narcotic related offenses. In the 2014 - 2015 comparison, DWI arrests increased by 15.38% and Narcotic related charges increased by 37.25%. In part, the DWI and Narcotic violations are reflected in the increase of misdemeanor case filings.)

The chart below consists of 6 years of major crimes reported.

6 YEAR CRIME STATISTICS

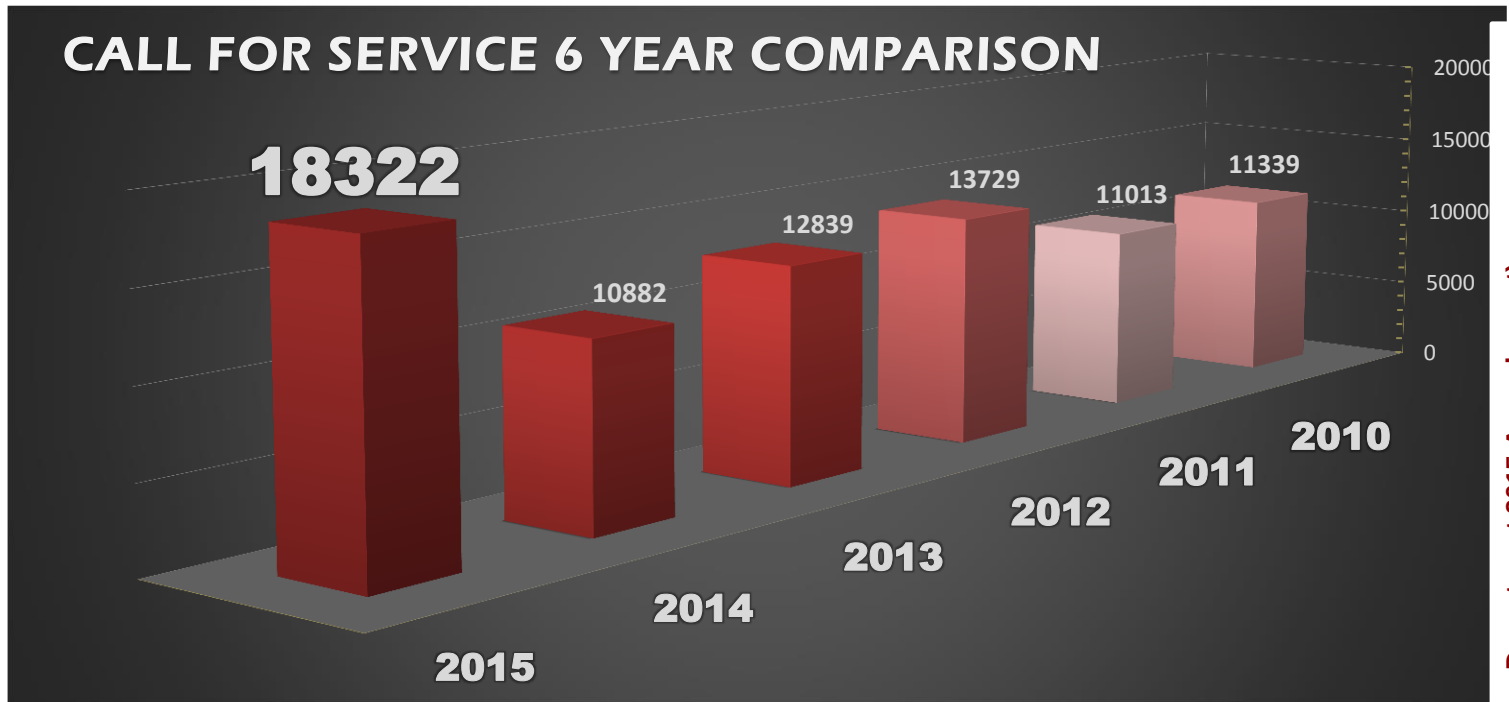


From 2010 to 2015 the residential population in Celina has increased by 58.51%. The total offenses from all categories in the above chart have decreased by 5.18% over a six year period (rate per 1000 residents). The data reflecting the total number of offenses includes the department's increased focus on the detection of DWI and Narcotic related offenses. Over the six year period, DWI detection and enforcement increased by 381.82% and Narcotic violation detection and enforcement increased by 141.38%.

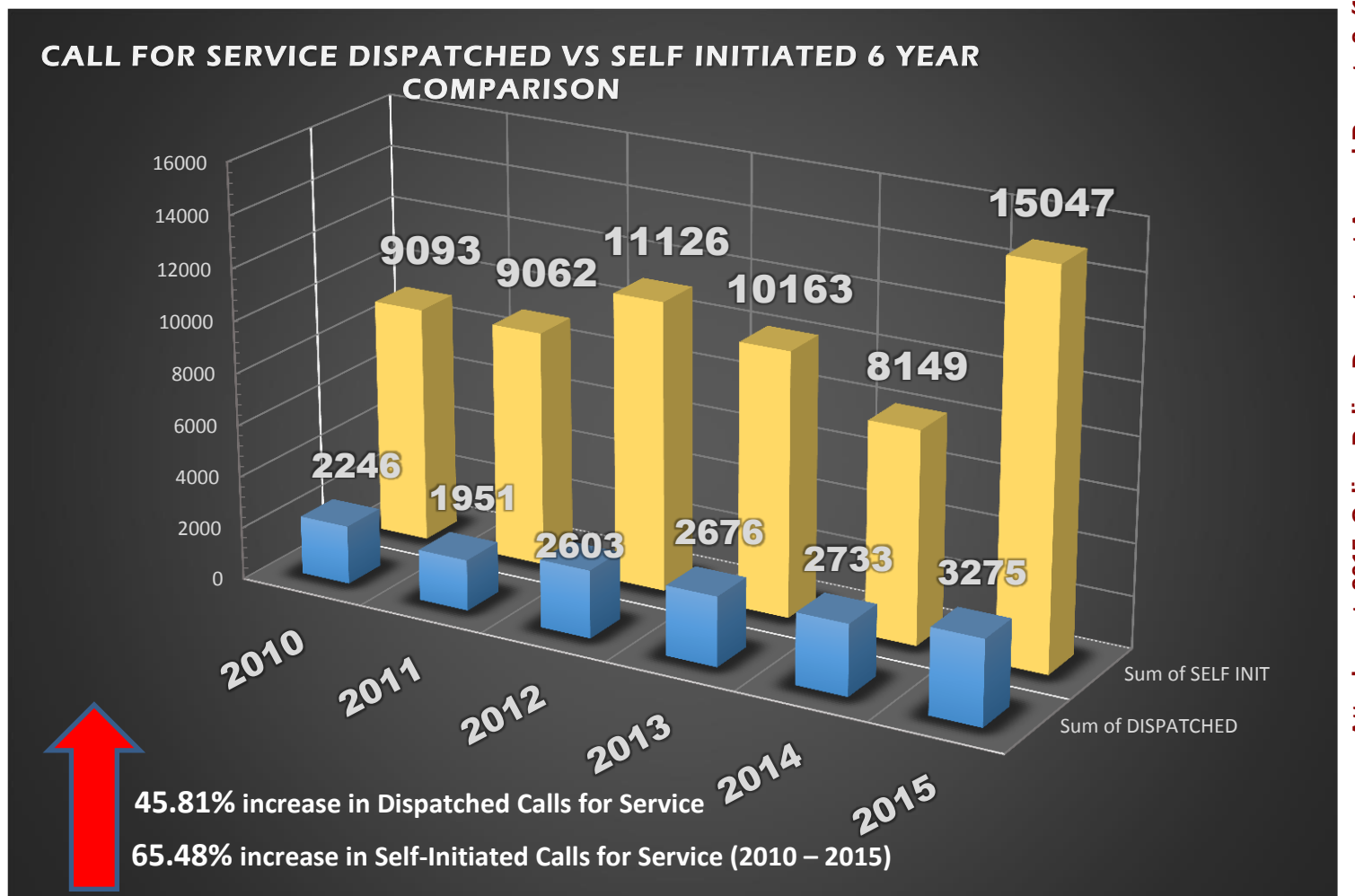
-5.18% decrease in crime rate of above offenses over a six year period (rate per 1000 residents).

- **DWI detection and enforcement** has increased by **381.82%** from 2010 to 2015
- **Narcotic violation detection and enforcement** has increased by **141.38%** from 2010 to 2015

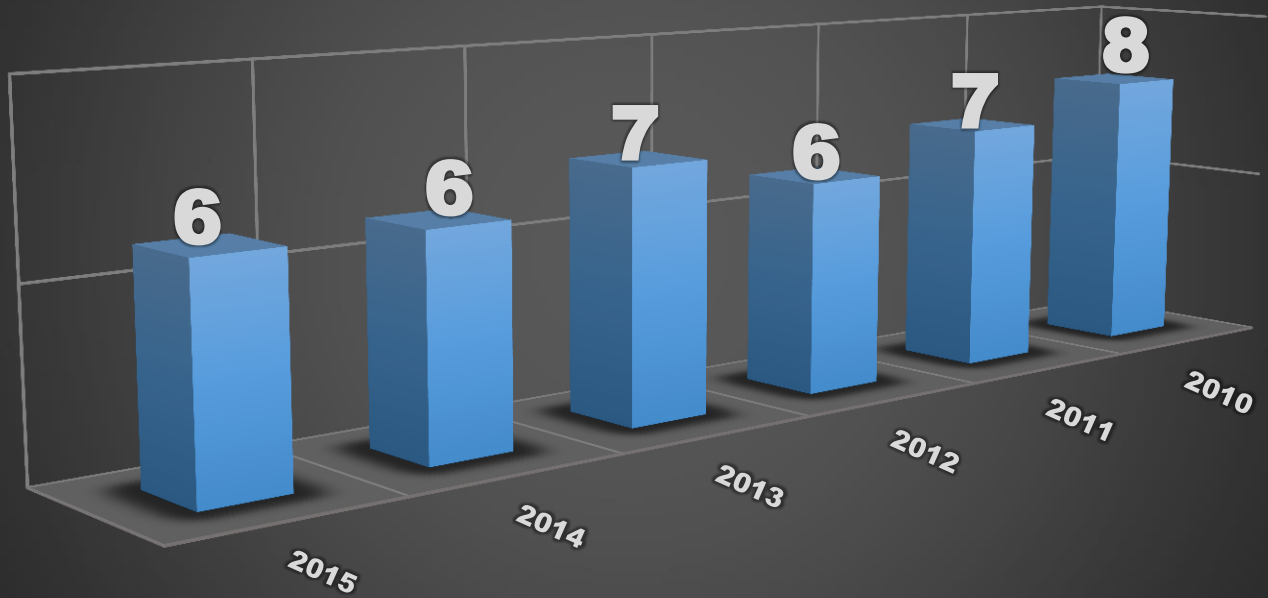
The chart below consists of 6 years of all calls for service totals.



The chart below consists of 6 years of all calls for service totals by DISPATCHED and SELF INITIATED.

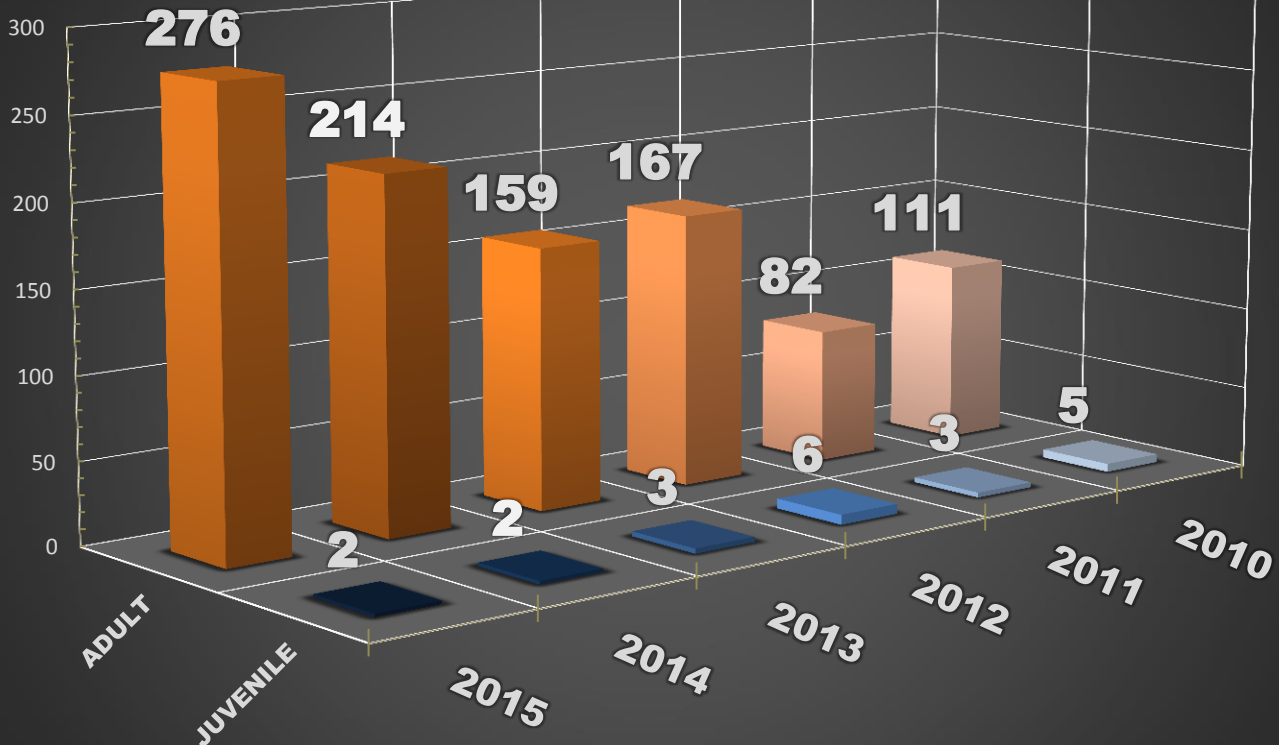


AVERAGE RESPONSE TIME IN MINUTES



The chart below consists of 6 years of adult and juvenile arrest totals.

6 YEAR ARREST TOTALS ADULT AND JUVENILES



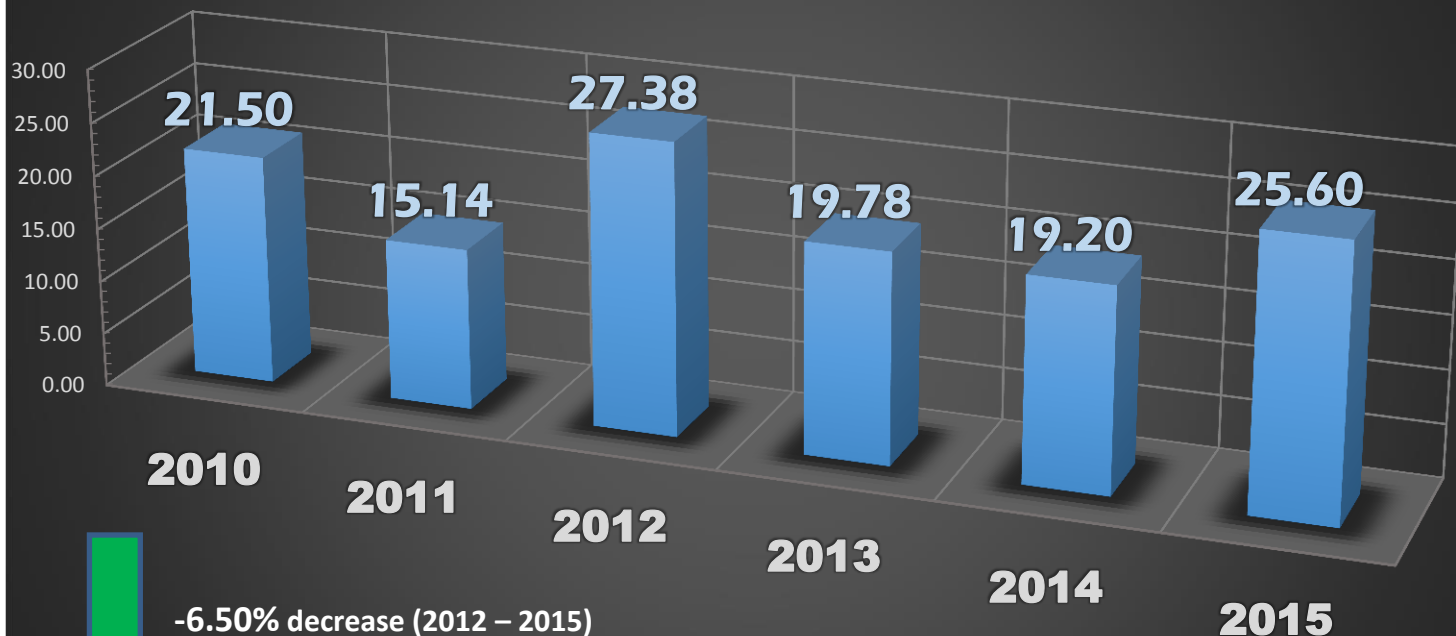
The chart below consists of 6 years of part II crimes which include financial, narcotics, DWI, vandalism, and illegal weapon offenses. It also covers offenses that are not categorized in a specific area.

PART II CRIMES 6 YEAR COMPARISON



The chart below consists of 6 years of part II crimes per every 1,000 people.

PART II CRIMES PER 1,000 POPULATION



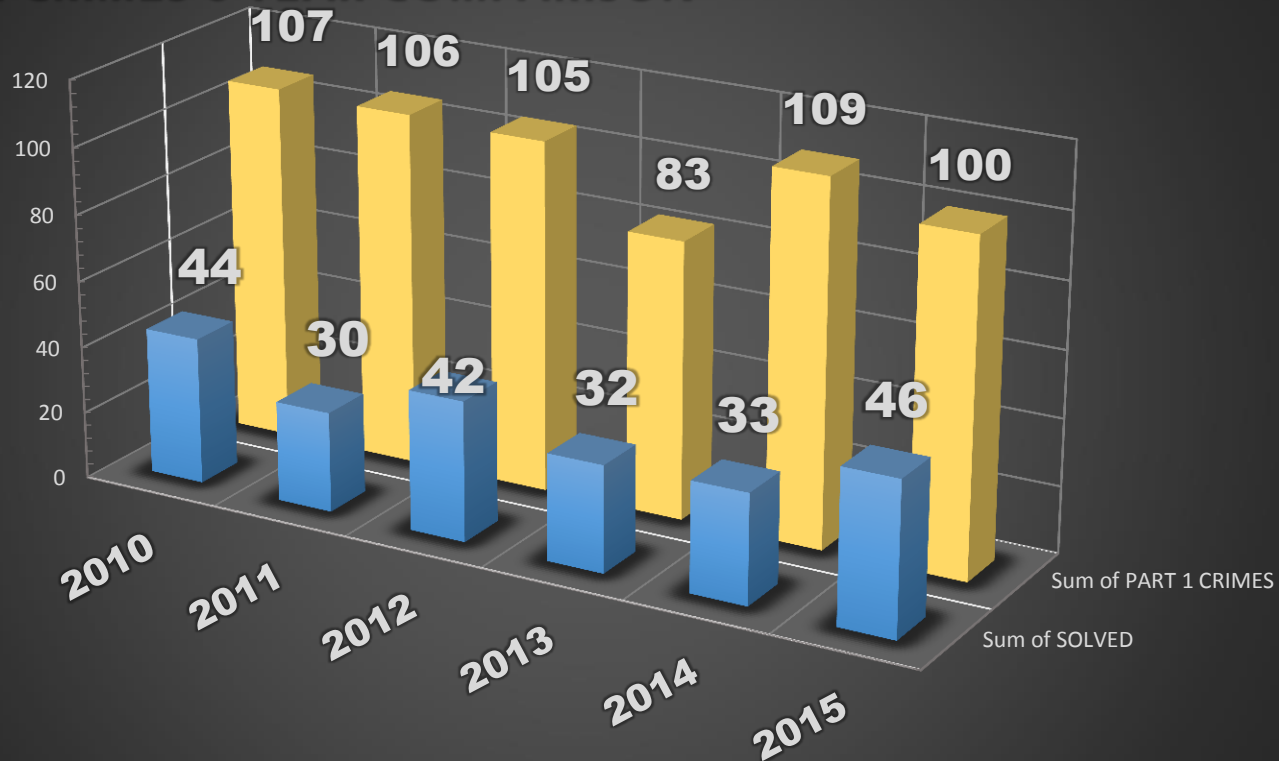
-6.50% decrease (2012 – 2015)

Part II crimes includes increased detection and enforcement of DWI and Narcotic offenses

The chart below consists of 6 years of part I crimes which include Rape, Robbery, Assaults, Burglaries, Thefts and Vehicle Thefts.

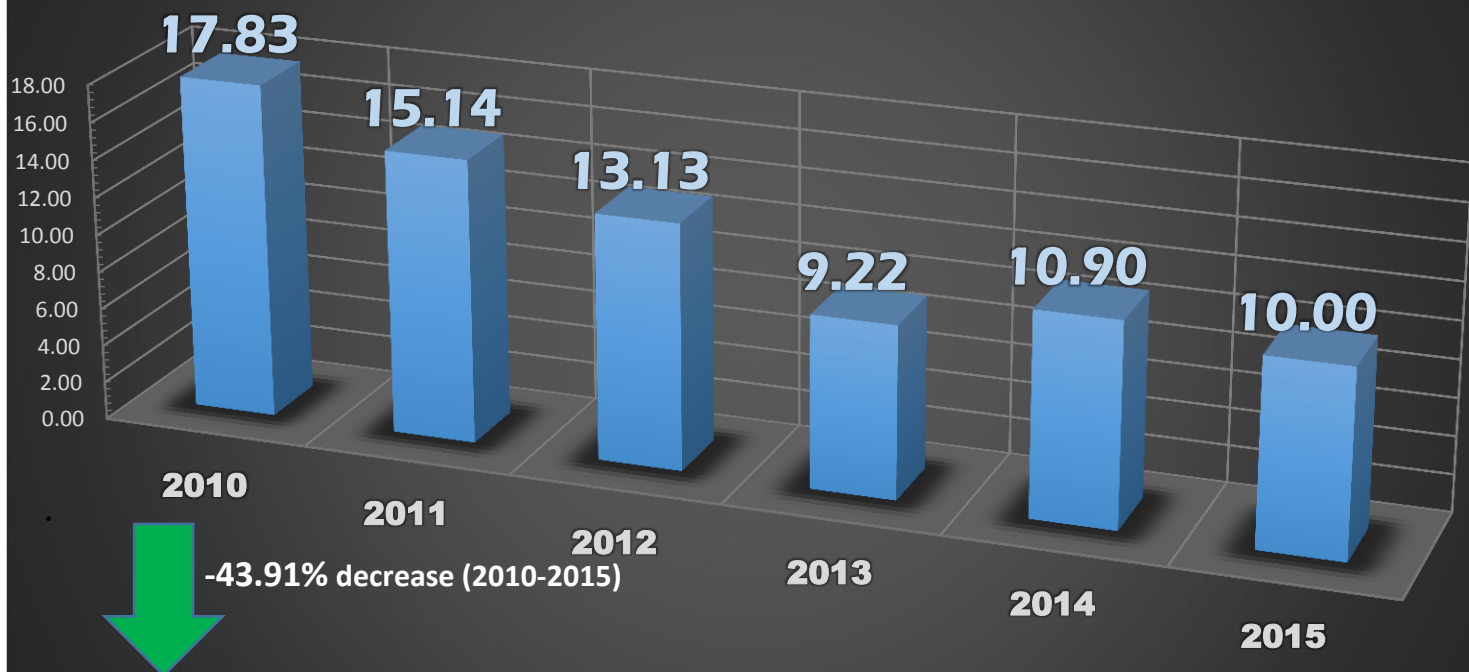
2.C.a

PART I CRIMES 6 YEAR COMPARISON



The chart below consists of 6 years of part I crimes per every 1,000 people.

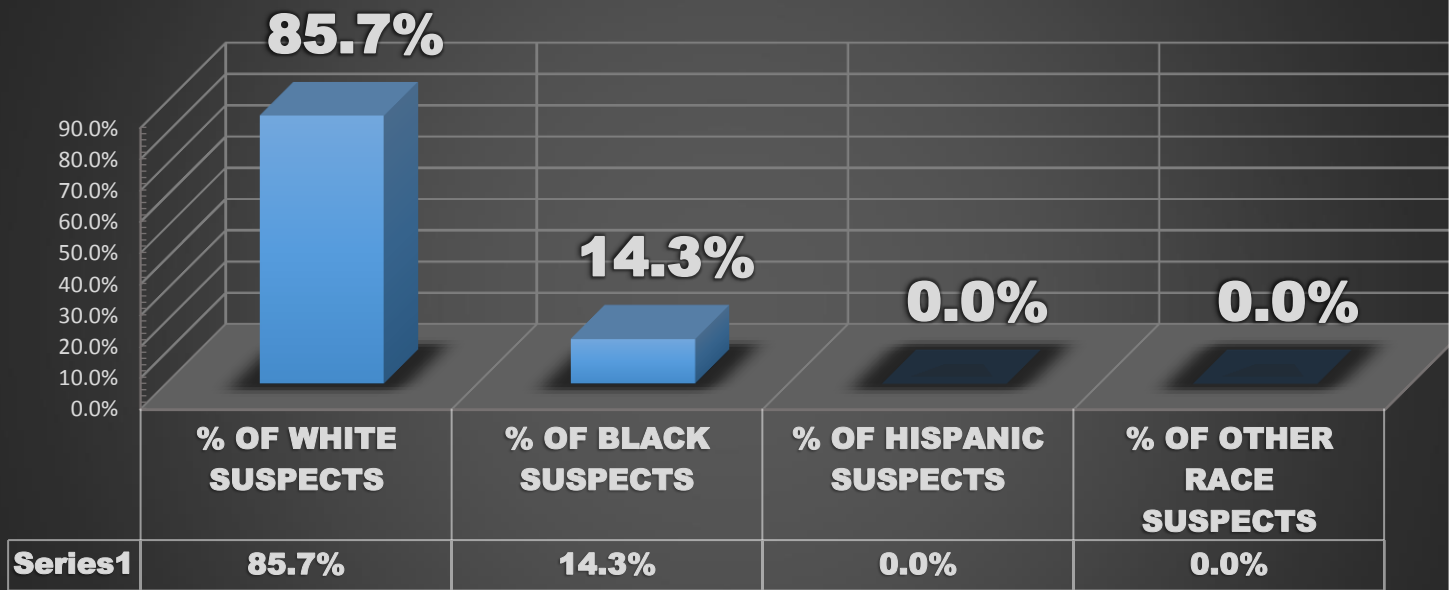
PART I CRIMES PER 1,000 POPULATION



Attachment: 2015_Celina Police Department Annual Report v2 (1450 : Police Department 2015 Annual report)

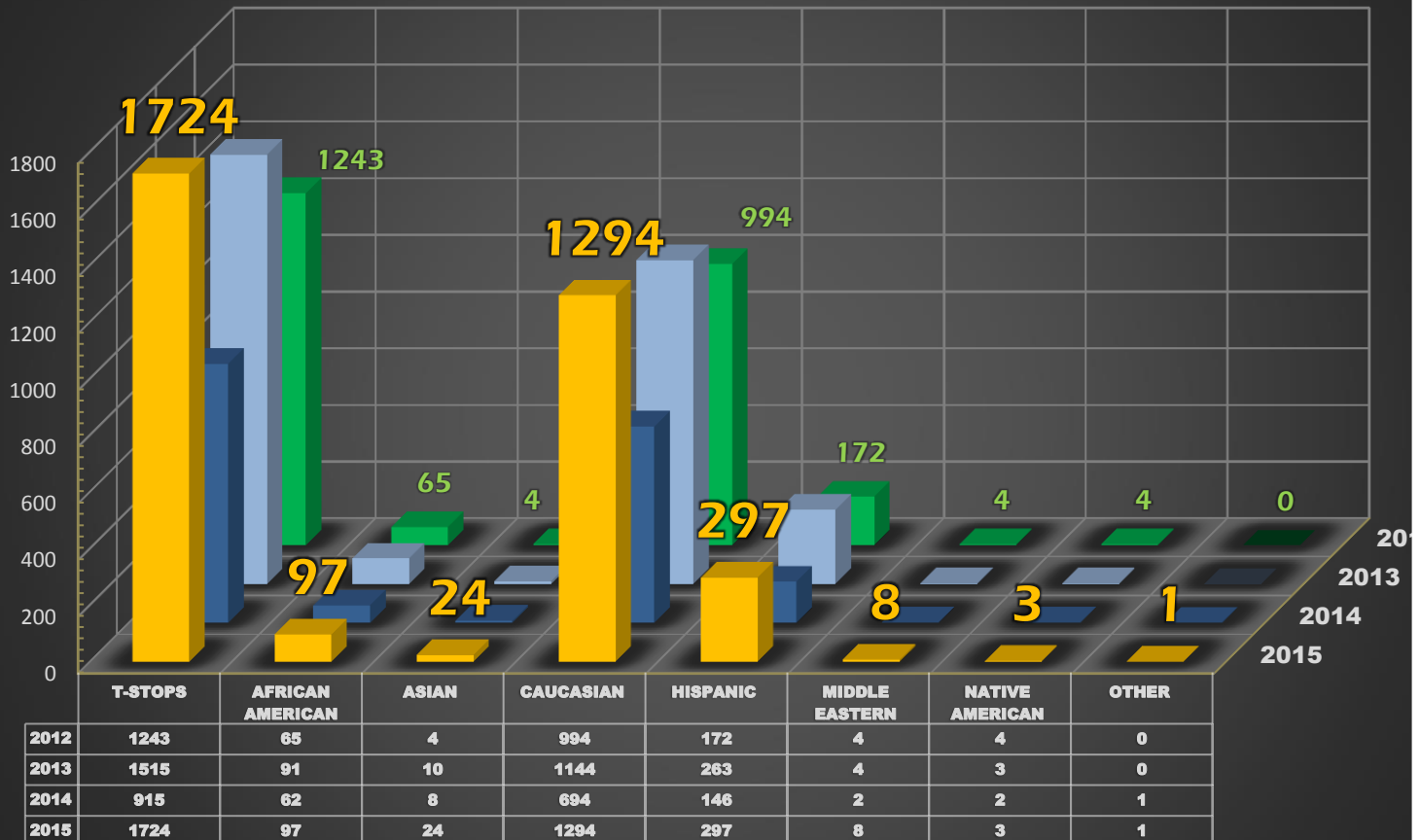
The chart below consists of 2015's use of force percentage by race.

2015 USE OF FORCE BY RACE



The chart below consists of 4 years of stops and racial profiling data.

RACIAL PROFILING 4 YEAR COMPARISON



Organizational Values

The Celina Police Department prescribes to our organizational values. We are committed to these values for ourselves and the community we serve.

Honesty: We will be truthful and trustworthy at all times.

Integrity: The Celina Police Department is built upon a foundation of ethical and professional conduct. We are committed to the highest level of moral principles and ethics. All members of the department will adhere to the Law Enforcement Code of Ethics, which is part of this manual.

Honor: We believe that it is an Honor to serve our community and in return we will Honor our community with dedicated service.

Transparency: We will practice openness about what our rules and procedures are and how our decisions are being made. Transparency will exist both within our organization and externally with the community. Transparency supports neutrality and fairness.

Teamwork: We will function as a team working collaboratively to achieve a shared vision of keeping Celina safe. We recognize that as an organization it is crucial for us to function as a team and imperative that we form partnerships with our community to achieve effective and sustainable results.

Accountability: We hold ourselves responsible for our own actions. We will always be accountable to our team members and our community.

Respect: We know that to get respect we must give respect. Our community shows its respect by placing its trust in us. We must earn our community's trust by applying the principles of procedural justice in all of our contacts.

Communication: Effective communication is often the most important element between success and failure. We will strive to communicate effectively with our team members and our community. We know that all individuals have a need to be heard and we will practice the art of listening.

Leadership: Leadership is doing the right things directed toward achieving a shared vision. In our organization we are all servant leaders, servant leaders when dealing with each other and our community.





**NOTICE OF
CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS 302 W. WALNUT ST., CELINA, TX 75009
FRIDAY, JANUARY 29, 2016 AT 8:00 AM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE OF QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Absent	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

II. ACTION ITEMS:

- A. Consider and act upon accepting a bid from Emersons Commercial Real Estate for the sale of 1.374 acres located at 1371 S. Preston Road, Celina, Texas. Foreman

Motion to approve the bid of \$600,000.00 submitted by Emerson's Commercial Real Estate contingent upon certain conditions to be set forth in the motion and to reject those terms in the memorandum dated January 15, 2016, which are inconsistent with or in addition to the bid specifications. The contingencies to be included in the real estate contract are as follows: 1) The Buyer must obtain all necessary land use, development and construction approvals from the City for the construction and operation of an Ace Hardware retail facility. 2) The Buyer must secure these approvals no later than August 31, 2016, or the Buyer shall re-convey the property to the City for the bid amount. 3) Any other terms deemed necessary by the City Manager. 4) If a real estate purchase contract is not approved by the City Council by March 9, 2016, this bid shall be deemed rejected.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Vaden, Place 5
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Geiger
ABSENT:	Hopkins

III. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:07 A.M.

Minutes Acceptance: Minutes of Jan 29, 2016 8:00 AM (Minutes Approval)

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jan 29, 2016 8:00 AM (Minutes Approval)



**NOTICE OF
CITY COUNCIL SPECIAL MEETING
PROGRESSIVE WASTE SOLUTIONS 2138 COUNTRY LANE, MCKINNEY, TX 75069
WEDNESDAY, JANUARY 27, 2016 AT 11:00 AM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE OF QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Absent	
Carmen Roberts	City of Celina	Place 4	Absent	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Absent	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION:

- A. Discussion regarding long range planning regarding the following items and topics: Municipal budget, Personnel, Public Safety projects, Comprehensive Land Plan and general zoning and development issues, Home Rule Charter Amendments, Land acquisition and park development, Capital Improvements including water, wastewater, transportation and drainage improvements.

Plant Manager Shawn Eiras and Marketing Coordinator Elizabeth Combs with Progressive Waste welcomed the group to their facility and explained their processes. City Manager Mike Foreman discussed municipal building expansions, remodels and future plans. City Attorney Lance Vanzant discussed the proposed Home Rule Charter Amendments and city council member roles in a council manager form of government. City Secretary Vicki Faulkner discussed the upcoming General Election process and important dates. Director of Planning and Development Services Helen-Eve Liebman discussed current and future development and zoning amendments. Public Safety Director Mark Metdker discussed fire and police department accomplishments and future needs. Marketing Director Terri Ricketts discussed marketing strategies for the city. Director of Finance Jay Toutounchian discussed the recently completed audit, bonds and the upcoming budget cycle. Human Resource Manager Haley Norris discussed the Keep Celina Beautiful program and personnel statistics.

III. ADJOURNMENT:

There being no further discussion Mayor Terry adjourned the meeting at 2:26 PM.

Sean Terry, Mayor

Minutes Acceptance: Minutes of Jan 27, 2016 11:00 AM (Minutes Approval)

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jan 27, 2016 11:00 AM (Minutes Approval)



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, JANUARY 12, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding Light Farms Development Agreement (Liebman)

Director of Planning and Development Services Helen-Eve Liebman stated that the agreement is recommended as presented.

B. Home occupation regulation briefing (Liebman)

Director of Planning and Development Services Helen-Eve Liebman stated that a committee would be formed to ensure the will of the citizens is expressed on this matter.

C. Department Update for Engineering and Public Works (Johnson)

D. My1City (Ricketts)

Shailender Malik with My 1 City presented their "App" that connects citizens to real time information and alerts.

E. 2016 Festivals and Event Dates (Ricketts, Bise)

Marketing Director Terri Ricketts and Main Street Director Bridgette Bise presented 2016 event dates to the city council for consideration.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session with City Manager Mike Foreman and City Attorney Lance Vanzant at 5:55 PM.

Minutes Acceptance: Minutes of Jan 12, 2016 5:00 PM (Minutes Approval)

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

- A. Discussion regarding potential sale of city owned real property (S. Preston Road)
- B. Discussion regarding land located north of Frontier Parkway, south of FM 455, west and north of FM 428 and east of CR 8.
- C. Consider and act upon any items discussed in executive session.

City Council reconvened into open session at 6:17 PM. Councilman Hopkins moved to approve the purchase of a 14.97 acre tract and a 4 acre tract under the terms discussed in Executive Session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

IV. PLEDGE OF ALLEGIANCE/INVOCATION 6:00 PM:

Mayor Terry led the pledges of allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Community Builder Award

Kyle Robinson and Mike Terry with the Celina Masonic Lodge presented Public Safety Director Mark Metdker with the Community Builder Award.

B. Volunteer of the Year Award

Mayor Terry presented Rachel Baty with the 2015 Volunteer of the Year Award.

VI. OPEN FORUM:

Jack Ousley of 12798 W. FM 455 praised Main Street Director Bridgette Bise as an asset to the city and noted that he supported the decision to move the venue for the Golf Tournament.

Greg Ford of 3514 Mallard noted that he was the Vice President of North Preston Lakes HOA and asked the City Council to consider their neighborhood and hold off on the expansion of the nearby recycling plant due to the level of noise and odor.

Jim Judge representing Charlsie May (Consent Agenda H), requested the city to consider the (pre-annexation) agreement that Ms. May signed.

VII. CONSENT AGENDA:

Councilman Anderson asked that item O be taken from the Consent Agenda and considered separately as Action Item F.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

A. Minutes Approval:

1. City Council - Regular Meeting - Dec 7, 2015 5:00 PM
 - B. Consider and act to authorize the City Manager to execute an agreement with Denton County to fund the repairs of Mutual Boundary Roads. (Johnson)
 - C. Consider and act upon a petition for annexation and set two public hearing dates on February 9, 2016 at 6:00 p.m. and February 9, 2016 at 6:05 p.m. for a ±641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstracts No. 129 and 130, and the George Jay Survey, Abstract No. 488 and generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Annexation) (Liebman)
 - D. Consider and act upon a petition for annexation and set two public hearing dates on February 9, 2016 at 6:00 p.m. and February 9, 2016 at 6:05 p.m. for a ±244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)
 - E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday February 9, 2016 at 6:00 p.m. and Tuesday February 9, 2016 at 6:05 p.m., 112 N. Colorado, Celina, Texas) for two public hearings on the proposed annexation of the portion of CR 83 right-of-way adjacent to the annexation for Wells North, a ±1.845 acre strip of land situated in the Lindsey Lewis Survey, Abstract No. 532. (CR 83 ROW annexation) (Liebman)
- 2016-01R
- F. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday February 9, 2016 at 6:00 p.m. and Tuesday February 9, 2016 at 6:05 p.m., 112 N. Colorado, Celina, Texas) for public hearings on the proposed annexation of the portion of CR 88 right-of-way adjacent to the annexation for Wells North, a ±2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346. (CR 88 ROW annexation) (Liebman)
- 2016-02R
- G. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday February 9, 2016 at 6:00 p.m. and Tuesday February 9, 2016 at 6:05 p.m., 112 N. Colorado, Celina, Texas) for public hearings on the proposed annexation of the portion of CR 1224 right-of-way adjacent to the annexation for Wells North, a ±2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346. (CR 1224 ROW annexation) (Liebman)
- 2016-03R

Minutes Acceptance: Minutes of Jan 12, 2016 5:00 PM (Minutes Approval)

- H. Consider and adopt the ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 45.311 acre tract of land in the Thomas Stayton Survey, Abstract No. 806, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located north and east of CR 51 and west of the future alignment of the Dallas North Tollway. (May Tract Annexation Decision) (Liebman)

2016-01

- I. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, February 9, 2016 at 6:00 p.m. & Tuesday, February 9, 2016 at 6:05 p.m.) for public hearings on the proposed involuntary annexations of Tracts 10, 9, 34, & 76 of Block 2, of the Collin County School Land Survey #15, Abstract No. 170 and being ±111.9710 acres. (Liebman)

2016-04R

- J. Consider and act upon a resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Council Member for Place 1, and a Council Member for Place 6 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of Denton County and Celina Independent School District Board of Trustees to be held on May 7, 2016. (Faulkner)

2016-05R

- K. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, ordering an election to be held in said city on the 7th day of May, 2016, for the purpose of submitting to the qualified voters of the City of Celina, Texas, certain proposed amendments to the existing City Charter; designating the places at which said election is to be held; appointing the early voting clerk; making provisions for notice and publication of the election; and providing for an effective date. (Faulkner)

2016-02

- L. Consider an act to approve the EMS agreement for Denton County. Metdker
- M. Consider an act to approve the Denton County Fire Agreement. Metdker
- N. Consider and act upon an ordinance Of The City Council Of The City Of Celina, Texas, Amending The City's Code Of Ordinances, Appendix A: Fee Schedule, Earthwork Permit. (Johnson)

2016-03

- O. Consider and act to approve the Celina Main Street 2016 Golf Tournament date and tournament location (Bise)
- P. Consider and act to approve the 2016 Celina Farmers Markets Dates (Bise, Baty)

VIII. PUBLIC HEARING/ACTION:

Minutes Acceptance: Minutes of Jan 12, 2016 5:00 PM (Minutes Approval)

- A. Conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Mayor Terry opened the hearing at 6:30 PM and continued the hearing with no action per the property owner's written request.

RESULT:	NO ACTION
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- B. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the voluntary annexation of a ±669.95 acre tract of land located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas, and generally located east of Preston Road and on both the north and south sides of Sunset Boulevard, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on January 12, 2016 at (Parks at Wilson Creek) (Liebman)

Mayor Terry opened the first hearing at 6:30 PM. No public comment was received. Mayor Terry closed the hearing at 6:32 PM

Mayor Terry opened the second hearing at 6:32 PM. No public comment was received. Mayor Terry closed the hearing at 6:34 PM.

- C. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the proposed involuntary annexation of a ±34.62 acre tract of land situated in Tract 55 of the Coleman Watson Survey, Abstract No. 945 and generally located north of FM 1461 (Frontier Parkway), south of Coastal Drive, west of FM 2478 (Custer Road), and east of CR 84. (Kim Young Lei) (Liebman)

Mayor Terry opened the first hearing at 6:34 PM. No public comment was received. Mayor Terry closed the hearing at 6:35 PM.

Mayor Terry opened the second hearing at 6:35 PM. No public comment was received. Mayor Terry closed the hearing at 6:35 PM.

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City Council of the City of Celina, Texas, supporting the construction of an overpass on Frontier Parkway (County Road 5) over the Burlington Northern/Santa Fe Railway Line, the reconstruction of FM 1461 from Preston Road to Custer Road, and the two southbound Dallas North Tollway service lanes along with the Dallas North Tollway Overpass at US Highway 380, in cooperation with the Town of Prosper, Collin County and the Regional Transportation Council. (Johnson)

2016-06R

Minutes Acceptance: Minutes of Jan 12, 2016 5:00 PM (Minutes Approval)

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Chad Anderson, Place 6
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting a petition to create a Public Improvement District (PID) in the Extraterritorial Jurisdiction, calling for a public hearing and directing the statutory notices to be given. The property, Wells North, is an approximately 244.136 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas and generally located south of CR 88, north of CR 83, east of Carter Ranch and approximately 1,350 feet west of the future alignment of Coit Road. (Wells North PID Petition) (Liebman)

2016-07R

RESULT: APPROVED [UNANIMOUS]
MOVER: Lori Vaden, Place 5
SECONDER: Carmen Roberts, Place 4
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- C. Consider and act upon a eighth amendment to the Amended and Restated Development Agreement with Light Farms regarding sex offender residency restrictions and provisions for payment of Police and Fire services. (Liebman)

RESULT: APPROVED [UNANIMOUS]
MOVER: Carmen Roberts, Place 4
SECONDER: Andy Hopkins, Place 3
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting a petition to create a Public Improvement District (PID) in the City Limits of Celina, Texas, calling for a public hearing and directing the statutory notices to be given. The property, "G-Bar 7", is an approximately ±119.138 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167 Celina, Texas and generally located south of CR 55, north of CR 53, east of CR 52 and west of the BNSF railroad & CR 1117. (G-Bar 7 PID Petition) (Liebman)

2016-08R Mayor Terry left the meeting at this time (6:40 PM) and asked Mayor Pro Tem Anderson to handle items D, E and F (Consent Agenda O). (Mayor Terry recused himself from Consent Agenda O)

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Lori Vaden, Place 5
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- E. Consider and act upon a resolution declaring expectation to reimburse expenditures with proceeds of future debt. (Toutounchian)

2015-09R

Minutes Acceptance: Minutes of Jan 12, 2016 5:00 PM (Minutes Approval)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

X. ADJOURNMENT:

There being no further discussion Mayor Pro Tem Anderson adjourned the meeting at 6:55 PM.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jan 12, 2016 5:00 PM (Minutes Approval)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Senior Planner
CC: Legal Manager,
Date: February 9, 2016
Re: Mustang Lakes Phase 2A Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Mustang Lakes Phase 2A, approximately 58.98 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 240 residential lots and seven (7) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)

Background Information:

Staff has reviewed the Construction Plat for Mustang Lakes Phase 2A, and has deemed it acceptable.

Public Notice:

N/A

Legal Review:

N/A

Supporting Document:

- Plat Exhibit

Planning and Zoning Commission Recommendation:

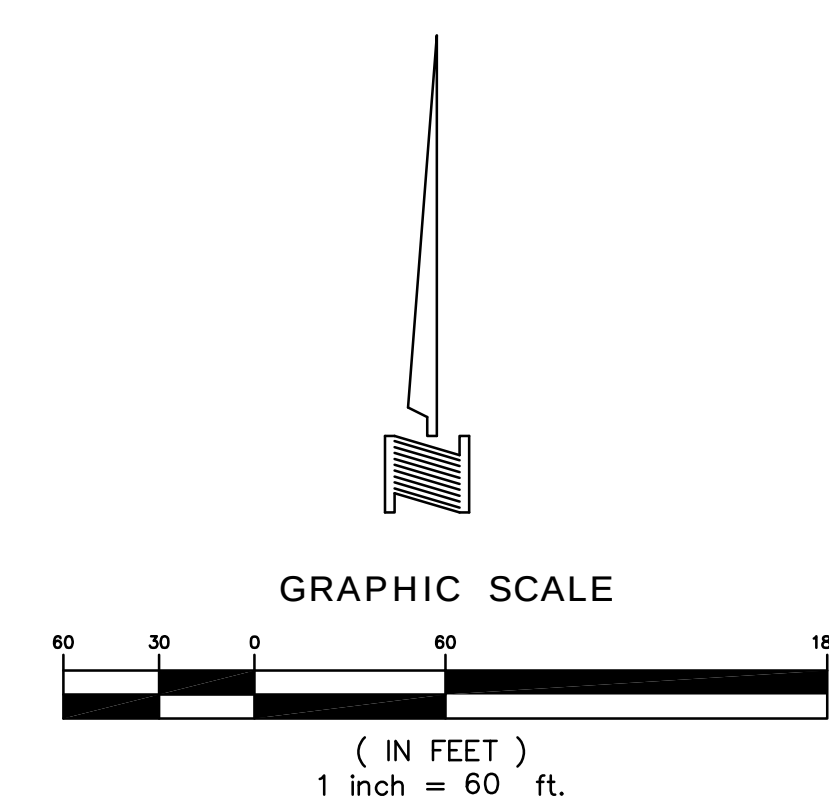
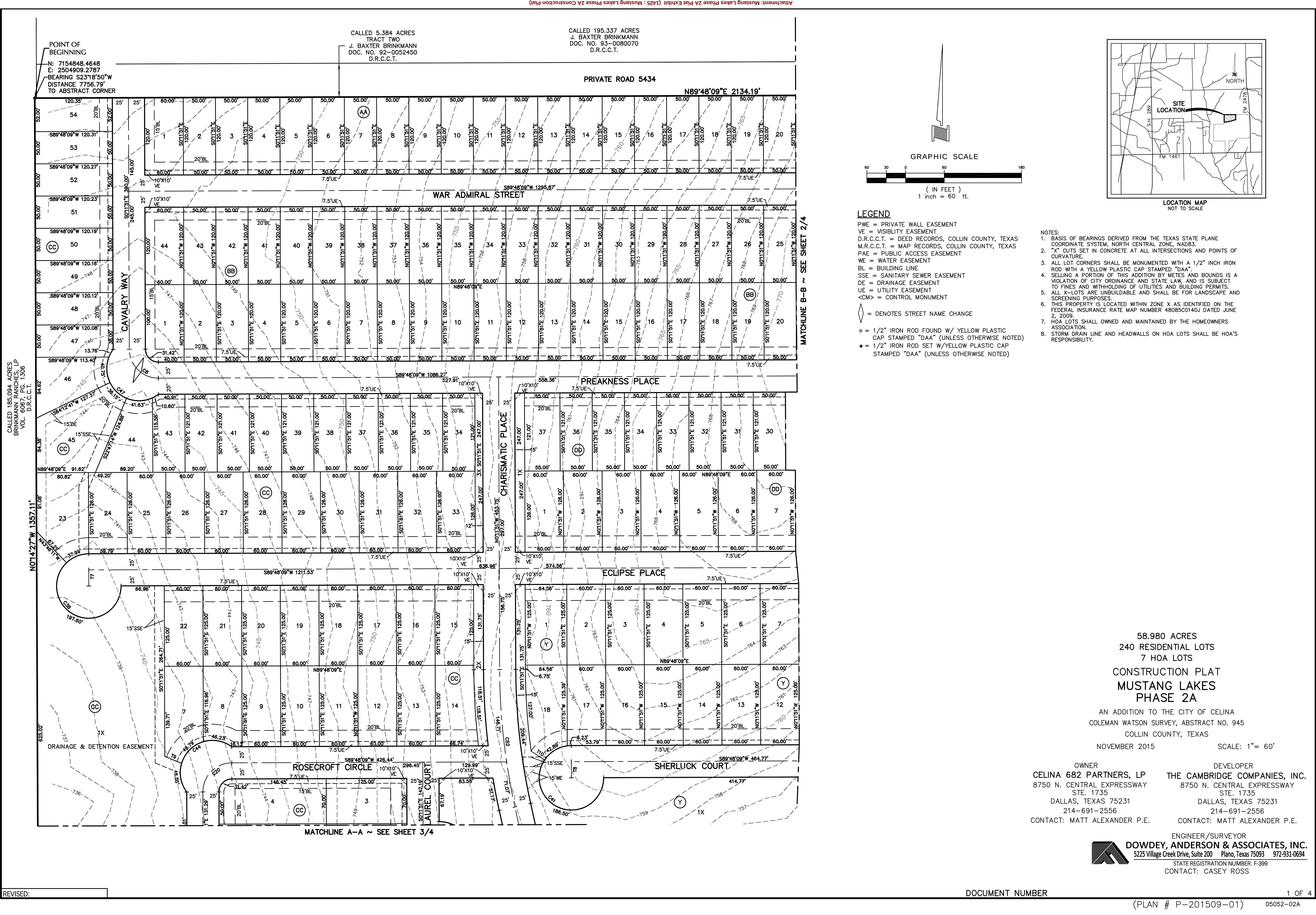
At their meeting on January 19, 2016, the Planning and Zoning Commission voted unanimously to recommend approval, subject to the applicant addressing staff's comments prior to being heard by the City Council

Staff Recommendation:

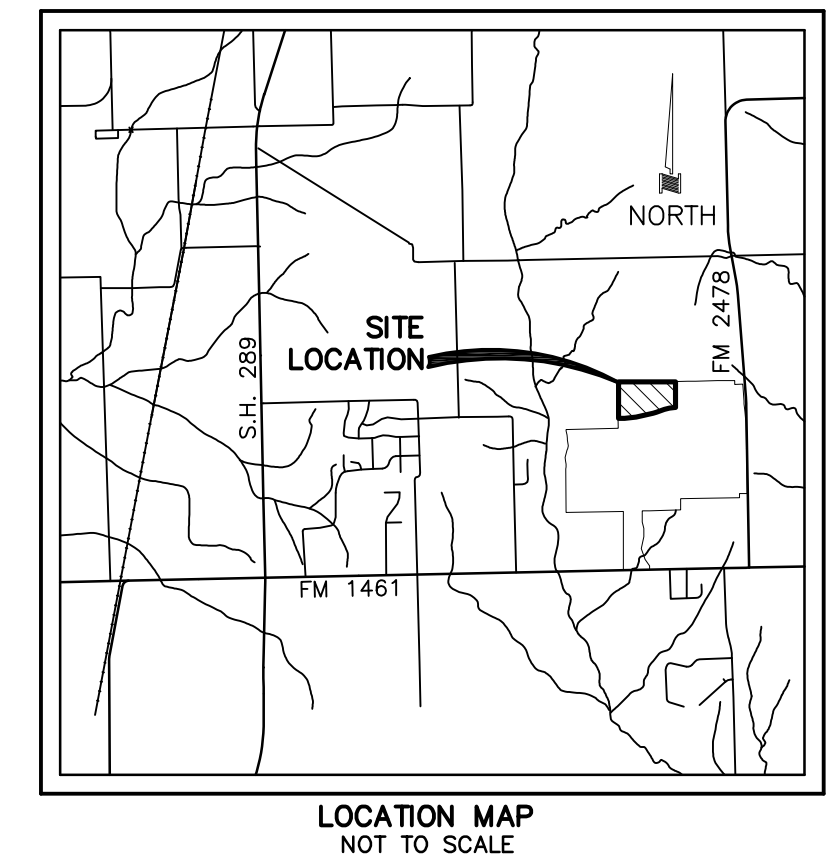
Staff recommends approval, with the understanding that the H&H study will be completed prior to the release of construction plans

Staff Recommendation:

Staff recommends approval, with the understanding that the H&H study will be completed prior to the release of construction plans

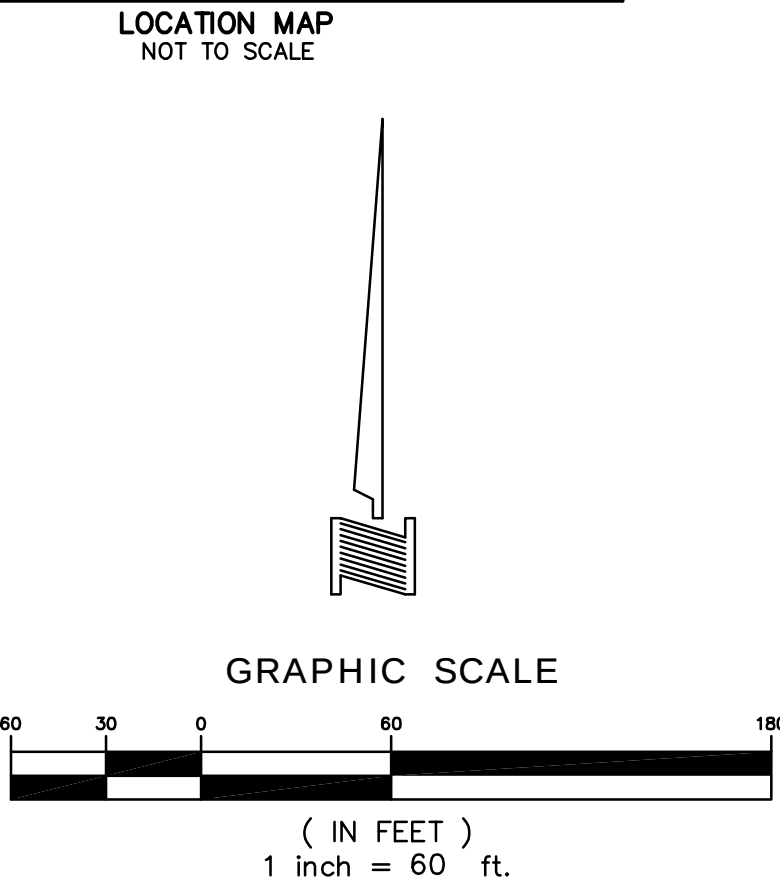
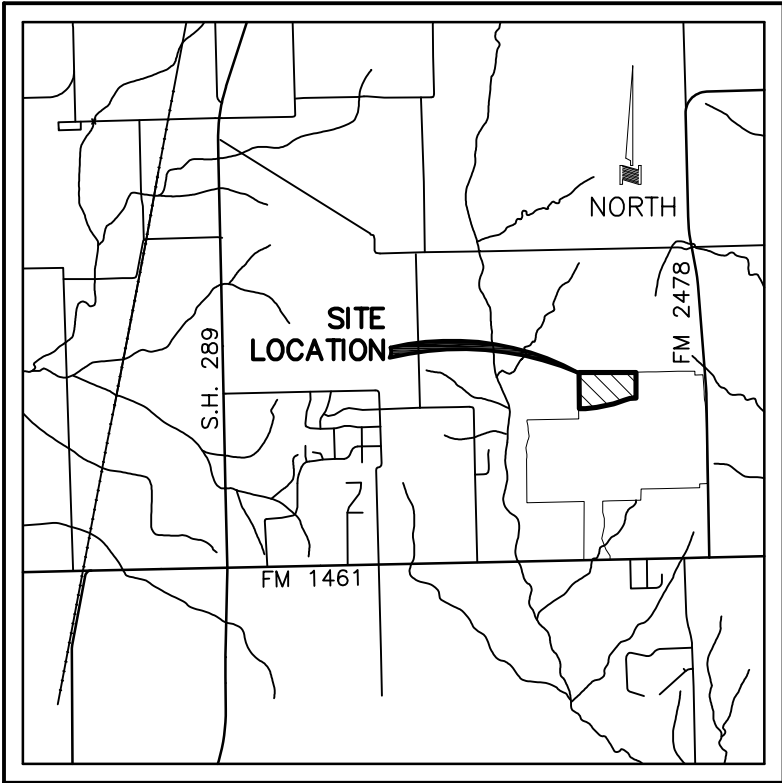


LEGEND
PWE = PRIVATE WALL EASEMENT
VE = VISIBILITY EASEMENT
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
◊ = DENOTES STREET NAME CHANGE
● = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)



- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 5. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES.
 6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
 7. HOA LOTS SHALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 8. STORM DRAIN LINE AND HEADWALLS ON HOA LOTS SHALL BE HOA'S RESPONSIBILITY.

58.980 ACRES
240 RESIDENTIAL LOTS
7 HOA LOTS
**CONSTRUCTION PLAT
MUSTANG LAKES
PHASE 2A**
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
NOVEMBER 2015
SCALE: 1"= 60'
OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.
DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.
ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
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58.980 ACRES
240 RESIDENTIAL LOTS
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CONSTRUCTION PLAT
MUSTANG LAKES
PHASE 2A

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
NOVEMBER 2015

SCALE: 1"= 60'

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CONTACT: CASEY ROSS

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	AA	7200	0.17
1	Z	6451	0.15
1	DD	7560	0.17
1	BB	7114	0.16
1	Y	8070	0.19
1	CC	7797	0.18
2	AA	6000	0.14
2	Z	6670	0.15
2	DD	7560	0.17
2	BB	6000	0.14
2	Y	7500	0.17
2	CC	7507	0.17
3	AA	6000	0.14
3	Z	6755	0.16
3	DD	7560	0.17
3	BB	6000	0.14
3	Y	7500	0.17
3	CC	8750	0.20
4	AA	6000	0.14
4	Z	6957	0.16

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
4	DD	7560	0.17
4	BB	6000	0.14
4	Y	7500	0.17
4	CC	11566	0.27
5	AA	6000	0.14
5	Z	7041	0.16
5	DD	7560	0.17
5	BB	6000	0.14
5	Y	7500	0.17
5	CC	9453	0.22
6	AA	6000	0.14
6	Z	6949	0.16
6	DD	7560	0.17
6	BB	6000	0.14
6	Y	7500	0.17
6	CC	7624	0.18
7	CC	8125	0.19
7	AA	6000	0.14
7	Z	6690	0.15
7	DD	7560	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
7	BB	6000	0.14
7	Y	7500	0.17
8	AA	6000	0.14
8	Z	6265	0.14
8	DD	7560	0.17
8	BB	6000	0.14
8	Y	7500	0.17
8	CC	7166	0.16
9	AA	6000	0.14
9	Z	6000	0.14
9	DD	7559	0.17
9	BB	6000	0.14
9	Y	8664	0.20
9	CC	7500	0.17
10	AA	6000	0.14
10	Z	6000	0.14
10	DD	9476	0.22
10	BB	6000	0.14
10	Y	8748	0.20
10	CC	7500	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
32	BB	6000	0.14
32	Y	8014	0.18
32	CC	7560	0.17
33	AA	9342	0.21
33	DD	6050	0.14
33	BB	6000	0.14
33	Y	7114	0.16
33	CC	7560	0.17
34	CC	6050	0.14
34	AA	5810	0.13
34	DD	6050	0.14
34	BB	6000	0.14
34	Y	6306	0.14
35	AA	8566	0.20
35	DD	6050	0.14
35	BB	6000	0.14
35	Y	6352	0.15
35	CC	6050	0.14
36	AA	7791	0.18
36	DD	6050	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
36	BB	6000	0.14
36	Y	6067	0.14
36	CC	6050	0.14
37	DD	6655	0.15
37	BB	6000	0.14
37	Y	6000	0.14
37	CC	6050	0.14
38	BB	6000	0.14
38	Y	6000	0.14
38	CC	6050	0.14
39	BB	6000	0.14
39	Y	6000	0.14
39	CC	6050	0.14
40	BB	6000	0.14
40	Y	6000	0.14
40	CC	6050	0.14
41	BB	6000	0.14
41	Y	6000	0.14
41	CC	6050	0.14
42	BB	6000	0.14

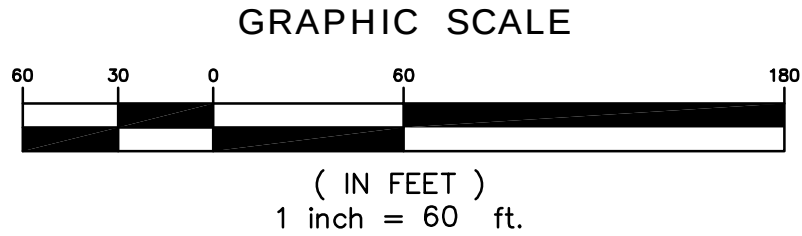
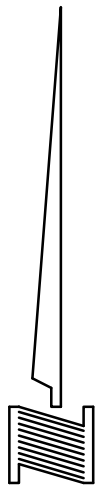
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
42	Y	6300	0.14
42	CC	6050	0.14
43	BB	6000	0.14
43	Y	6300	0.14
43	CC	6023	0.14
44	BB	7200	0.17
44	Y	6000	0.14
44	CC	7348	0.17
45	Y	6000	0.14
45	CC	13224	0.30
46	Y	6000	0.14
46	CC	7573	0.17
47	Y	10048	0.23
47	CC	5959	0.14
48	Y	88833	2.04
48	CC	6005	0.14
49	CC	6007	0.14
50	CC	6009	0.14
51	CC	6011	0.14
52	CC	6013	0.14

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C32	299°59'52"	50.00'	28.87'	261.80'	S38°34'58"W 50.00'
C33	90°26'13"	70.00'	70.54'	110.49'	N56°56'02"E 99.37'
C35	90°05'41"	45.00'	45.07'	70.76'	N32°56'57"W 63.69'
C37	270°00'03"	50.00'	50.00'	235.62'	N39°25'12"E 70.71'
C38	270°11'52"	50.00'	49.83'	235.79'	S45°05'55"E 70.59'
C39	141°41'02"	50.00'	143.92'	123.64'	N45°11'51"W 94.46'
C41	270°00'00"	50.00'	50.00'	235.62'	S45°11'51"E 70.71'
C42	270°00'01"	50.00'	50.00'	235.62'	N44°48'09"E 70.71'
C43	295°19'59"	50.00'	31.65'	257.73'	N69°00'21"E 53.48'
C44	163°44'23"	50.00'	350.00'	142.89'	S44°48'09"W 98.99'
C47	163°44'23"	50.00'	350.00'	142.89'	S45°11'51"E 98.99'
C49	299°56'16"	50.00'	28.90'	261.75'	S74°29'07"E 50.05'
C50	136°30'55"	50.00'	125.37'	119.13'	S31°11'25"W 92.89'
C51	6°33'014"	20.00'	12.38'	22.17'	S31°33'16"W 21.05'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T7	S00°11'51"E	25.00'
T8	S00°11'51"E	25.00'
T12	N89°48'09"E	15.00'
T13	N89°48'09"E	25.00'
T14	S07°50'23"W	41.29'
T20	S05°34'47"E	25.00'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T9	S67°37'34"E	28.17'
T10	S56°29'16"E	25.00'
T11	N62°02'30"W	25.00'
T15	N44°48'09"E	21.21'
T16	N14°21'10"E	20.00'
T17	N28°05'46"W	20.00'
T18	N44°48'09"E	15.86'
T19	N89°54°47"E	10.77'
T21	S20°43'33"W	25.00'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	90°00'00"	45.00'	45.00'	70.69'	S45°11'51"E 63.64'
C9	19°02'14"	800.00'	134.14'	265.81'	N80°40'44"W 264.59'
C10	19°02'14"	800.00'	134.14'	265.81'	N80°40'44"W 264.59'
C11	21°08'33"	300.00'	55.99'	110.70'	N79°37'34"W 110.08'
C12	21°08'33"	1000.00'	186.63'	369.01'	N79°37'34"W 366.92'
C13	63°30'14"	45.00'	27.85'	49.88'	S31°33'16"W 47.36'
C14	22°13'27"	350.00'	68.74'	135.76'	S74°25'06"W 134.91'
C15	18°11'42"	500.00'	80.06'	158.78'	S08°54'00"W 158.11'
C16	14°25'14"	500.00'	63.26'	125.84'	S07°00'46"W 125.51'
C17	6°23'00"	800.00'	44.61'	89.13'	S11°01'53"W 89.08'
C18	70°37'41"	45.00'	31.88'	55.47'	S35°06'59"W 52.03'
C19	90°00'00"	45.00'	45.00'	70.69'	N45°11'51"W 63.64'
C20	90°00'00"	45.00'	45.00'	70.69'	S44°48'09"W 63.64'
C46	19°22'19"	500.00'	85.34'	169.05'	S80°06'59"W 168.25'
C52	12°18'29"	1000.00'	107.82'	214.81'	N06°21'05"W 214.40'



LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
11	AA	6000	0.14
11	Z	7200	0.17
11	DD	14017	0.32
11	BB	6000	0.14
11	Y	7500	0.17
11	CC	7500	0.17
12	AA	6000	0.14
12	Z	7202	0.17
12	DD	9814	0.23
12	BB	6000	0.14
12	Y	7500	0.17
12	CC	7500	0.17
13	AA	6000	0.14
13	Z	6146	0.14
13	DD	7638	0.18
13	BB	6000	0.14
13	Y	7500	0.17
13	CC	7500	0.17
14	AA	6000	0.14
14	Z	6667	0.15

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
14	DD	7500	0.17
14	BB	6000	0.14
14	Y	7500	0.17
14	CC	7765	0.18
15	AA	6000	0.14
15	Z	7228	0.17
15	DD	10462	0.24
15	BB	6000	0.14
15	Y	7500	0.17
15	CC	7500	0.17
16	AA	6000	0.14
16	Z	7446	0.17
16	DD	10159	0.23
16	BB	6000	0.14
16	Y	7500	0.17
16	CC	7500	0.17
17	AA	6000	0.14
17	Z	7519	0.17
17	DD	6082	0.14
17	BB	6000	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
17	Y	7501	0.17
17	CC	7500	0.17
18	AA	6000	0.14
18	Z	7451	0.17
18	DD	6264	0.14
18	BB	6000	0.14
18	Y	8379	0.19
18	CC	7500	0.17
19	AA	6000	0.14
19	Z	7249	0.17
19	DD	6409	0.15
19	BB	6000	0.14
19	Y	6205	0.14
19	CC	7500	0.17
20	AA	6000	0.14
20	Z	6914	0.16
20	DD	6376	0.15
20	BB	6000	0.14
20	Y	6550	0.15
20	CC	7500	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
53	CC	6014	0.14
54	CC	6257	0.14

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	AA	11973	0.27
1X	Z	11986	0.28
1X	DD	3705	0.09
1X	Y	88833	2.04
1X	CC	143533	3.30
2X	CC	3754	0.09
3X	CC	2964	0.07

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	AA	6000	0.14
21	Z	6451	0.15
21	DD	6234	0.14
21	BB	6000	0.14
21	Y	6860	0.16
21	CC	7500	0.17
22	AA	6000	0.14
22	Z	6176	0.14
22	DD	9848	0.23
22	BB	7801	0.18
22	Y	6544	0.15
22	CC	7500	0.17
23	AA	6000	0.14
23	Z	11986	0.28
23	DD	7732	0.18
23	BB	7800	0.18
23	Y	6081	0.14
23	CC	9836	0.23
24	AA	6000	0.14
24	DD	6380	0.15

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
24	BB	6000	0.14
24	Y	6388	0.15
24	CC	7560	0.17
25	AA	6000	0.14
25	DD	6232	0.14
25	BB	6000	0.14
25	Y	8134	0.19
25	CC	7560	0.17
26	AA	6010	0.14
26	DD	6220	0.14
26	BB	6000	0.14
26	Y	7839	0.18
26	CC	7560	0.17
27	AA	6106	0.14
27	DD	6265	0.14
27	BB	6000	0.14
27	Y	6853	0.16
27	CC	7560	0.17
28	AA	6324	0.15
28	DD	6050	0.14



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Senior Planner
CC: Mike Foreman, City Manager
Date: February 9, 2016
Re: Mustang Lakes Phase 2B Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Mustang Lakes Phase 2B, approximately 44.778 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 120 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)

Background Information:

Staff has reviewed the Construction Plat for Mustang Lakes Phase 2B, and has deemed it acceptable.

Public Notice:

N/A

Legal Review:

N/A

Supporting Document:

- Plat Exhibit

Planning and Zoning Commission Recommendation:

At their meeting on January 19, 2016, the Planning and Zoning Commission voted unanimously to recommend approval, subject to the applicant addressing staff's comments prior to being heard by the City Council.

Staff Recommendation:

Staff recommends approval, with the understanding that the H&H study will be completed prior to the release of construction plans





LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	V	17585	0.40
1	K	15972	0.37
1	J	15230	0.35
2	V	15600	0.36
2	K	14970	0.34
2	J	15551	0.36
3	V	18708	0.43
3	K	12900	0.30
3	J	15828	0.36
4	H	10266	0.24
4	V	18926	0.43
4	K	12900	0.30
4	J	15464	0.35
5	H	10022	0.23
5	K	12900	0.30
5	J	15074	0.35
6	H	9981	0.23
6	K	12900	0.30
6	J	15108	0.35
7	H	9879	0.23

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
7	K	12900	0.30
7	J	15614	0.36
8	H	9978	0.23
8	K	12900	0.30
8	J	15499	0.36
8	G	12619	0.29
9	J	15613	0.36
9	H	9978	0.23
9	K	12900	0.30
9	G	11045	0.25
10	J	16844	0.39
10	H	9873	0.23
10	K	12900	0.30
10	G	10951	0.25
11	H	9917	0.23
11	K	12900	0.30
11	G	10395	0.24
12	H	9888	0.23
12	K	12900	0.30
12	G	15368	0.35

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
13	H	9909	0.23
13	K	13105	0.30
13	G	13547	0.31
13	F	9825	0.23
14	H	9978	0.23
14	K	14548	0.33
14	G	10905	0.25
14	F	10002	0.23
15	H	9909	0.23
15	G	10235	0.23
15	F	11277	0.26
16	H	9878	0.23
16	G	9876	0.23
16	F	10781	0.25
17	H	11227	0.26
17	G	9833	0.23
17	F	9812	0.23
18	H	12618	0.29
18	G	9815	0.23
18	F	9812	0.23

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N57°59'38"W	50.00'
T2	N32°00'22"E	15.42'
T3	N12°28'57"E	50.00'
T4	N77°48'11"W	25.50'
T5	S65°13'40"W	40.00'
T11	N82°02'30"W	25.00'
T18	N44°48'09"E	15.86'
T19	N89°54'47"E	10.77'
T21	S20°43'33"W	25.00'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T8	S00°11'51"E	25.00'
T14	S07°50'23"W	41.28'
T20	S05°34'47"E	25.00'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
19	H	11336	0.26
19	G	9821	0.23
19	F	9812	0.23
20	H	11275	0.26
20	G	10012	0.23
20	F	9812	0.23
21	H	11228	0.26
21	G	10386	0.24
21	F	9812	0.23
22	H	11326	0.26
22	G	10603	0.24
22	F	9812	0.23
23	H	11292	0.26
23	G	10664	0.24
23	F	9812	0.23
24	H	11316	0.26
24	G	10570	0.24
24	F	9812	0.23
25	H	11287	0.26
25	G	10499	0.24

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
25	F	9812	0.23
26	H	11205	0.26
26	G	10693	0.25
26	F	9812	0.23
27	H	11287	0.26
27	G	10749	0.25
27	F	9812	0.23
28	H	11277	0.26
28	F	9812	0.23
29	H	11176	0.26
29	G	14813	0.34
29	F	12117	0.28
30	H	14922	0.34
30	G	13236	0.30
31	H	13932	0.32
31	G	13215	0.30
32	H	11111	0.26
32	G	13061	0.30
33	H	9766	0.22
33	G	12560	0.29

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
34	H	9846	0.23
34	G	12310	0.28
35	H	11619	0.27
35	G	12594	0.29
36	H	12040	0.28
36	G	12688	0.29
37	H	12040	0.28
37	G	12538	0.29
38	H	12040	0.28
38	G	12572	0.29
39	H	12040	0.28
39	G	12715	0.29
40	H	12040	0.28
40	G	12323	0.28
41	H	12040	0.28
42	H	12040	0.28
43	H	12040	0.28
44	H	12040	0.28
45	H	12040	0.28

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C32	299°59'52"	50.00'	28.87'	261.80'	S38°34'58"W 50.00'
C33	90°28'13"	70.00'	70.54'	110.49'	N56°56'02"E 99.37'
C35	90°05'41"	45.00'	45.07'	70.76'	N32°56'57"W 63.69'
C37	270°00'03"	50.00'	50.00'	235.62'	N39°25'12"E 70.71'
C38	270°11'52"	50.00'	49.83'	235.79'	S45°05'55"E 70.59'
C39	141°41'02"	50.00'	143.92'	123.84'	N45°11'51"W 84.46'
C41	270°00'00"	50.00'	50.00'	235.82'	S45°11'51"E 70.71'
C42	270°00'01"	50.00'	50.00'	235.62'	N44°48'09"E 70.71'
C43	295°19'59"	50.00'	31.85'	257.73'	N69°00'21"E 53.48'
C44	163°44'23"	50.00'	350.00'	142.89'	S44°48'09"W 98.99'
C47	163°44'23"	50.00'	350.00'	142.89'	S45°11'51"E 98.99'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C22	20°21'53"	2000.00'	359.22'	710.86'	S80°08'56"E 707.13'
C23	50°48'58"	400.00'	190.00'	354.76'	S64°55'23"E 343.25'
C24	33°56'07"	250.00'	76.28'	148.07'	N67°27'09"E 145.82'
C25	24°40'28"	1200.00'	282.46'	516.78'	N57°37'46"W 512.80'
C26	2°55'52"	2000.00'	51.17'	102.32'	N10°14'59"E 102.31'
C27	90°26'13"	45.00'	45.34'	71.03'	N56°56'02"E 63.88'
C28	28°53'44"	2686.00'	637.86'	1252.40'	S64°24'00"E 1240.93'
C29	19°14'02"	3000.00'	508.32'	1007.08'	S67°54'31"E 1002.36'
C30	89°37'26"	45.00'	44.71'	70.39'	S32°42'49"E 63.43'
C31	90°21'03"	45.00'	45.28'	70.96'	S57°16'25"W 63.83'

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	V	17949	0.41
1X	J	2164	0.05
1X	G	18533	0.43
2X	V	87680	2.01

44.778 ACRES
120 RESIDENTIAL LOTS
4 HOA LOTS
CONSTRUCTION PLAT
MUSTANG LAKES
PHASE 2B
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
NOVEMBER 2015
SCALE: 1"= 60'
OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.
DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.
ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200
Plano, Texas 75093
972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS

Y:\005020\0502-02FP.dwg, FINAL PLAT 2B-3, 11/30/2015 4:54:03 PM, jallen, Dowdey, Anderson & Associates, Inc., JJA

REVISED:

DOCUMENT NUMBER

(PLAN # P-201509-01)

Packet Pg. 50

Attachment: Mustang Lakes Phase 2B Plat Exhibit (1426 : Mustang Lakes Phase 2B Construction Plat)

Y:\05052\05052-02FP.dwg, FINAL PLAT 2B-4, 11/30/2015 4:34:08 PM, jallen, Dowdley, Anderson & Associates, Inc., JA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE 2B addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

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

The area or areas shown on the plat as "VAM" (Viability, 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 but 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.

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

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

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

CELINA 682 PARTNERS, LP

By: _____

Name: _____

Title: _____

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

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

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

Signature of the Registered Professional

Texas Registration No.

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public In and for the State of Texas

My Commission Expires On:

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

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

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary Date

Property Location Statement

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

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

Date

44.778 ACRES
120 RESIDENTIAL LOTS
4 HOA LOTS

CONSTRUCTION PLAT
MUSTANG LAKES
PHASE 2B

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
NOVEMBER 2015 SCALE: 1"= 60'

OWNER	DEVELOPER
CELINA 682 PARTNERS, LP	THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY	8750 N. CENTRAL EXPRESSWAY
STE. 1735	STE. 1735
DALLAS, TEXAS 75231	DALLAS, TEXAS 75231
214-691-2556	214-691-2556
CONTACT: MATT ALEXANDER P.E.	CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Light Farms Cypress Creek & Worthington Way ROW Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms rights-of-way, Cypress Creek Way and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167. Cypress Creek extends from the BNSF right-of-way eastward to John Campbell Trail and Worthington Way extends from John Campbell Trail southward to approximately 400 feet north of Allbright Road. (Cypress Creek Way and Worthington Way ROW) (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms, Cypress Creek & Worthington Way, and has deemed it acceptable. The purpose of the plat is to facilitate the extension of Cypress Creek Way across the BNSF Railroad and to connect the east and west phases of Light Farms together. Light Farms has coordinated with the BNSF Railroad for an additional rail crossing.

Board Review/Citizen Input:

At its regularly scheduled meeting on January 19, 2016 The Planning and Zoning Commission unanimously recommended its approval of the plat.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

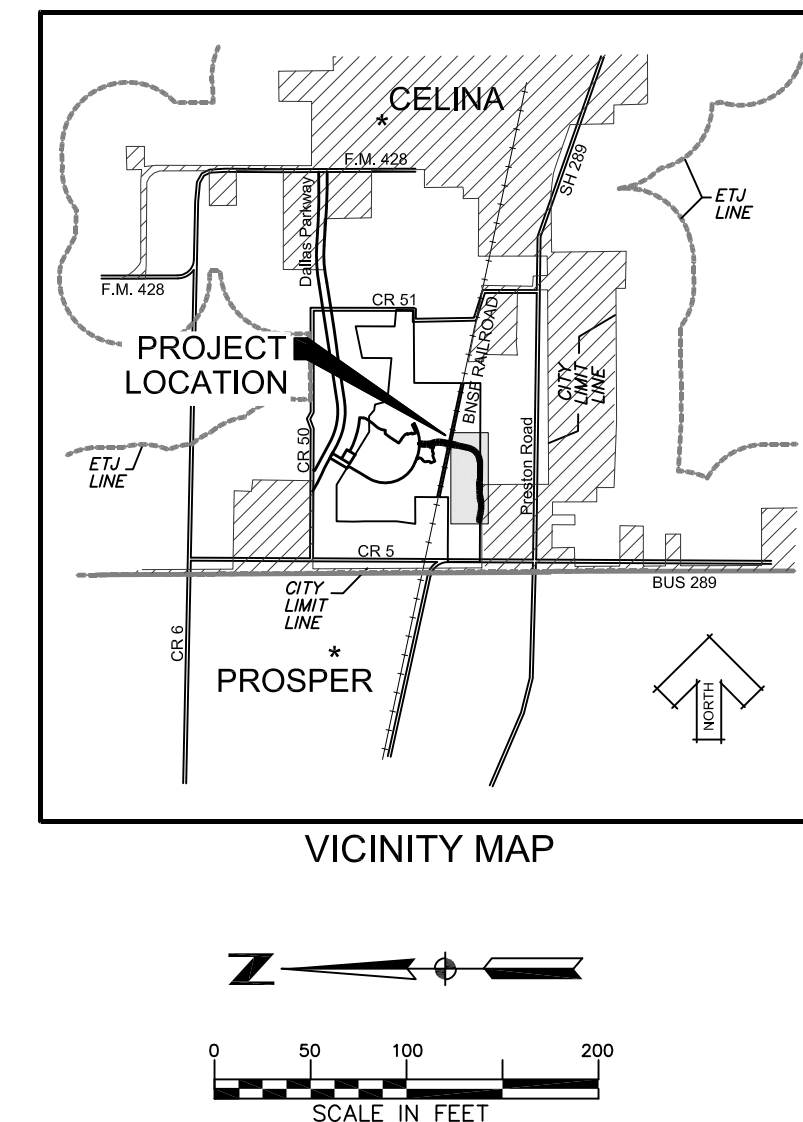
N/A

Supporting Documents:

- Proposed Plat

Staff Recommendation:

Staff recommends approval of the plat



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 11°36'46" E	35.00'
L2	N 52°18'20" E	116.22'
L3	S 89°32'00" W	35.00'
L4	N 77°18'50" E	35.00'
L5	S 77°18'50" W	74.56'
L6	S 82°01'50" E	35.00'
L7	N 82°01'50" W	35.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	77°55'09"	600.0'	61.95'	S39°25'39"W	754.53'
C2	77°05'54"	500.0'	81.97'	S33°04'52"E	61.91'
C3	13°20'33"	500.0'	116.43'	S0°02'27"E	116.17'
C4	6°44'30"	500.0'	58.83'	S3°20'28"W	58.80'
C5	12°42'58"	788.50'	175.00'	S6°19'42"E	174.64'
C6	13°22'02"	830.00'	193.64'	S6°00'11"W	193.20'
C7	7°17'17"	611.50'	77.78'	N4°19'30"E	77.73'
C8	8°41'52"	500.00'	75.90'	N12°19'04"E	75.83'
C9	8°41'52"	500.00'	75.90'	N12°19'04"E	75.83'
C10	14°59'13"	368.50'	96.39'	N59°47'52"W	96.11'

NOTES:

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

BENCHMARKS

BM # 5 - Square cut on top of concrete headwall, 5' west of edge of pavement of Frontier Parkway, 56 feet south of centerline of County Road No. 5, 485 feet east of centerline County Road No. 51.
Elev. = 652.94

BM # 8 - Square cut northeast corner of concrete headwall, north side of County Road 5, 1200 feet (+/-) east of intersection of County Road 5 and Frontier Parkway.
Elev. = 662.56

LEGEND

IRF — IRON ROD FOUND
IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP
STAMPED "HUITT-ZOLLARS"
IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
WME — WALL MAINTENANCE EASEMENT
UE — UTILITY EASEMENT
◆ — DENOTES STREET NAME CHANGE
L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS

FINAL PLAT
CYPRESS CREEK WAY & WORTHINGTON WAY

7.0357 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
DECEMBER, 2015

OWNER
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1
C/O CRAWFORD & JORDAN, LLP, 19 Briar Hollow Lane, Suite 245, Houston, Texas 77027

DEVELOPER

LFC LAND COMPANY, LLC.

8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0751

CITY FILE No. CP13-XX

SHEET 1 of 2

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Whereas LFC Land Company LLC is the owner a tract of land in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of Tract B as described in instrument to LFC Land Company, LLC as recorded in Document No. 20120423000464780 of the Land Records of Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the most westerly southwest corner of said LFC Land Company, LLC tract, said point being on the easterly right-of-way line (100' right-of-way) of the Burlington Northern Railroad (formerly Red River Texas & Southern Railway Co.) as recorded in Volume 121, Page 20 (L.R.C.C.T.);

THENCE, along the easterly right-of-way line of said Burlington Northern Railroad, North 11 degrees 20 minutes 28 seconds East, a distance of 2,074.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the POINT OF BEGINNING;

THENCE, continuing along the easterly right-of-way line of said Burlington Northern Railroad, North 11 degrees 20 minutes 28 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, departing the easterly right-of-way line of said Burlington Northern Railroad South 78 degrees 23 minutes 14 seconds East, a distance of 199.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 72 degrees 26 minutes 45 seconds East;

THENCE, along said curve to the right an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears South 72 degrees 26 minutes 45 seconds East;

THENCE, along said curve to the left an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 23 minutes 14 seconds East, a distance of 397.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 33 degrees 17 minutes 14 seconds, a radius of 635.00 feet, subtended by a 363.75 foot chord which bears South 61 degrees 44 minutes 37 seconds East;

THENCE, along said curve to the right an arc distance of 368.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";
THENCE, South 85 degrees 43 minutes 15 seconds East, a distance of 44.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 52 degrees 18 minutes 16 seconds East, a distance of 52.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 16 degrees 44 minutes 32 seconds, a radius of 398.50 feet, subtended by a 116.03 foot chord which bears North 60 degrees 40 minutes 32 seconds East;

THENCE, along said curve to the right an arc distance of 116.45 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 26 minutes 29 seconds East, a distance of 64.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 12 degrees 53 minutes 30 seconds, a radius of 338.50 feet, subtended by a 76.00 foot chord which bears South 58 degrees 45 minutes 01 seconds West;

THENCE, along said curve to the left an arc distance of 76.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 52 degrees 18 minutes 16 seconds West, a distance of 50.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 08 degrees 20 minutes 32 seconds West, a distance of 43.19 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 33 degrees 47 minutes 55 seconds, a radius of 635.00 feet, subtended by a 369.18 foot chord which bears South 17 degrees 22 minutes 02 seconds East;

THENCE, along said curve to the right an arc distance of 374.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 28 minutes 05 seconds East, a distance of 479.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 28 minutes 05 seconds East, a distance of 7.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 28 minutes 05 seconds East, a distance of 89.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 31 minutes 55 seconds West, a distance of 7.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 28 minutes 05 seconds East, a distance of 120.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 07 degrees 05 minutes 54 seconds, a radius of 535.00 feet, subtended by a 66.24 foot chord which bears South 03 degrees 04 minutes 52 seconds West;

THENCE, along said curve to the right an arc distance of 66.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 06 degrees 37 minutes 50 seconds West, a distance of 87.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 13 degrees 20 minutes 33 seconds, a radius of 465.00 feet, subtended by a 108.04 foot chord which bears South 00 degrees 02 minutes 27 seconds East;

THENCE, along said curve to the left an arc distance of 108.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 06 degrees 34 minutes 30 seconds, a radius of 535.00 feet, subtended by a 62.91 foot chord which bears South 03 degrees 20 minutes 28 seconds East;

THENCE, along said curve to the right an arc distance of 62.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 01 minutes 46 seconds West, a distance of 152.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 12 degrees 42 minutes 58 seconds, a radius of 753.50 feet, subtended by a 166.89 foot chord which bears South 06 degrees 19 minutes 42 seconds East;

THENCE, along said curve to the left an arc distance of 167.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 41 minutes 11 seconds East, a distance of 191.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 13 degrees 22 minutes 02 seconds, a radius of 865.00 feet, subtended by a 201.35 foot chord which bears South 06 degrees 00 minutes 10 seconds East;

THENCE, along said curve to the right an arc distance of 201.81 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 40 minutes 51 seconds West, a distance of 190.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 07 degrees 17 minutes 17 seconds, a radius of 646.50 feet, subtended by a 82.18 foot chord which bears South 04 degrees 19 minutes 30 seconds West;

THENCE, along said curve to the right an arc distance of 82.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 07 degrees 58 minutes 08 seconds West, a distance of 79.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 535.00 feet, subtended by a 81.14 foot chord which bears South 12 degrees 19 minutes 04 seconds West;

THENCE, along said curve to the right an arc distance of 81.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 465.00 feet, subtended by a 70.52 foot chord which bears South 12 degrees 19 minutes 04 seconds West;

THENCE, along said curve to the left an arc distance of 70.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 07 degrees 58 minutes 08 seconds West, a distance of 197.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 82 degrees 01 minutes 52 seconds West, a distance of 70.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 07 degrees 58 minutes 08 seconds East, a distance of 197.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the right having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 535.00 feet, subtended by a 81.14 foot chord which bears North 12 degrees 19 minutes 04 seconds East;

THENCE, along said curve to the right an arc distance of 81.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 08 degrees 41 minutes 52 seconds, a radius of 465.00 feet, subtended by a 70.52 foot chord which bears North 12 degrees 19 minutes 04 seconds East;

THENCE, along said curve to the left an arc distance of 70.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 07 degrees 58 minutes 08 seconds East, a distance of 79.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 07 degrees 17 minutes 17 seconds, a radius of 576.50 feet, subtended by a 73.28 foot chord which bears North 04 degrees 19 minutes 30 seconds East;

THENCE, along said curve to the left an arc distance of 73.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 40 minutes 51 seconds East, a distance of 190.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 12 degrees 04 minutes 54 seconds West, a distance of 73.52 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 08 degrees 15 minutes 20 seconds West, a distance of 48.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";
THENCE, North 55 degrees 08 minutes 16 seconds West, a distance of 34.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 49 minutes 25 seconds West, a distance of 74.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 32 degrees 03 minutes 13 seconds East, a distance of 35.52 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 12 degrees 41 minutes 11 seconds West, a distance of 47.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 05 degrees 01 minutes 02 seconds West, a distance of 107.93 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the right having a central angle of 10 degrees 55 minutes 16 seconds, a radius of 823.50 feet, subtended by a 156.73 foot chord which bears North 05 degrees 25 minutes 52 seconds West;

THENCE, along said curve to the right an arc distance of 156.97 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 01 minutes 46 seconds East, a distance of 152.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 06 degrees 44 minutes 30 seconds, a radius of 465.00 feet, subtended by a 54.68 foot chord which bears North 03 degrees 20 minutes 28 seconds West;

THENCE, along said curve to the left an arc distance of 54.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 13 degrees 20 minutes 33 seconds, a radius of 535.00 feet, subtended by a 124.30 foot chord which bears North 00 degrees 02 minutes 27 seconds West;

THENCE, along said curve to the right an arc distance of 124.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 06 degrees 37 minutes 50 seconds East, a distance of 87.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 07 degrees 05 minutes 54 seconds, a radius of 465.00 feet, subtended by a 57.57 foot chord which bears North 03 degrees 04 minutes 52 seconds East;

THENCE, along said curve to the left an arc distance of 57.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 28 minutes 05 seconds West, a distance of 700.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 77 degrees 55 minutes 09 seconds, a radius of 565.00 feet, subtended by a 710.51 foot chord which bears North 39 degrees 25 minutes 39 seconds West;

THENCE, along said curve to the left an arc distance of 768.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 397.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a curve to the left having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears North 84 degrees 19 minutes 42 seconds West;

THENCE, along said curve to the left an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet, subtended by a 72.46 foot chord which bears North 84 degrees 19 minutes 42 seconds West;

THENCE, along said curve to the right an arc distance of 72.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 23 minutes 14 seconds West, a distance of 199.43 feet to the POINT OF BEGINNING and CONTAINING 7.0357 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as CYPRESS CREEK WAY & WORTHINGTON WAY at LIGHT FARMS, additions within the extra-territorial jurisdiction of 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 in 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 easements 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 utilities 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 of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

LFC Land Company, LLC

By: RJM/Celina III, L.P., manager

By: RJM/Celina III GP, Inc., general partner

Tony Ruggeri, President

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

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

By:

Keller Webster, President Collin County Municipal Utility District No. 1

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2016

Notary Public in and for the State of Texas

My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862

Date

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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 of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

PROPERTY LOCATION STATEMENT

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor Date of approval

ATTEST:

City Secretary Date

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

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

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary Date

FINAL PLAT
CYPRESS CREEK WAY & WORTHINGTON WAY
7.0357 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
DECEMBER, 2015

OWNER
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1
C/O CRAWFORD & JORDAN, LLP, 19 Briar Hollow Lane, Suite 245, Houston, Texas 77027

DEVELOPER LFC LAND COMPANY, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411	
PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
CITY FILE No. CP13-XX	SHEET 2 of 2



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Wells South Phase 1 Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Wells South Phase 1, approximately 98.51 acres situated in the Jonathan Westover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1002, and generally located on the north side of FM 1461 (Frontier Parkway and on the west side of CR 84, consisting of 294 residential lots and eighteen (18) open space lots. (Wells South Phase 1) (Liebman)

Background Information:

Staff has reviewed the proposed Construction Plat for Wells South Phase 1, and has deemed it acceptable.

Public Notice:

N/A

Legal Review:

N/A

Supporting Document:

- Plat Exhibit

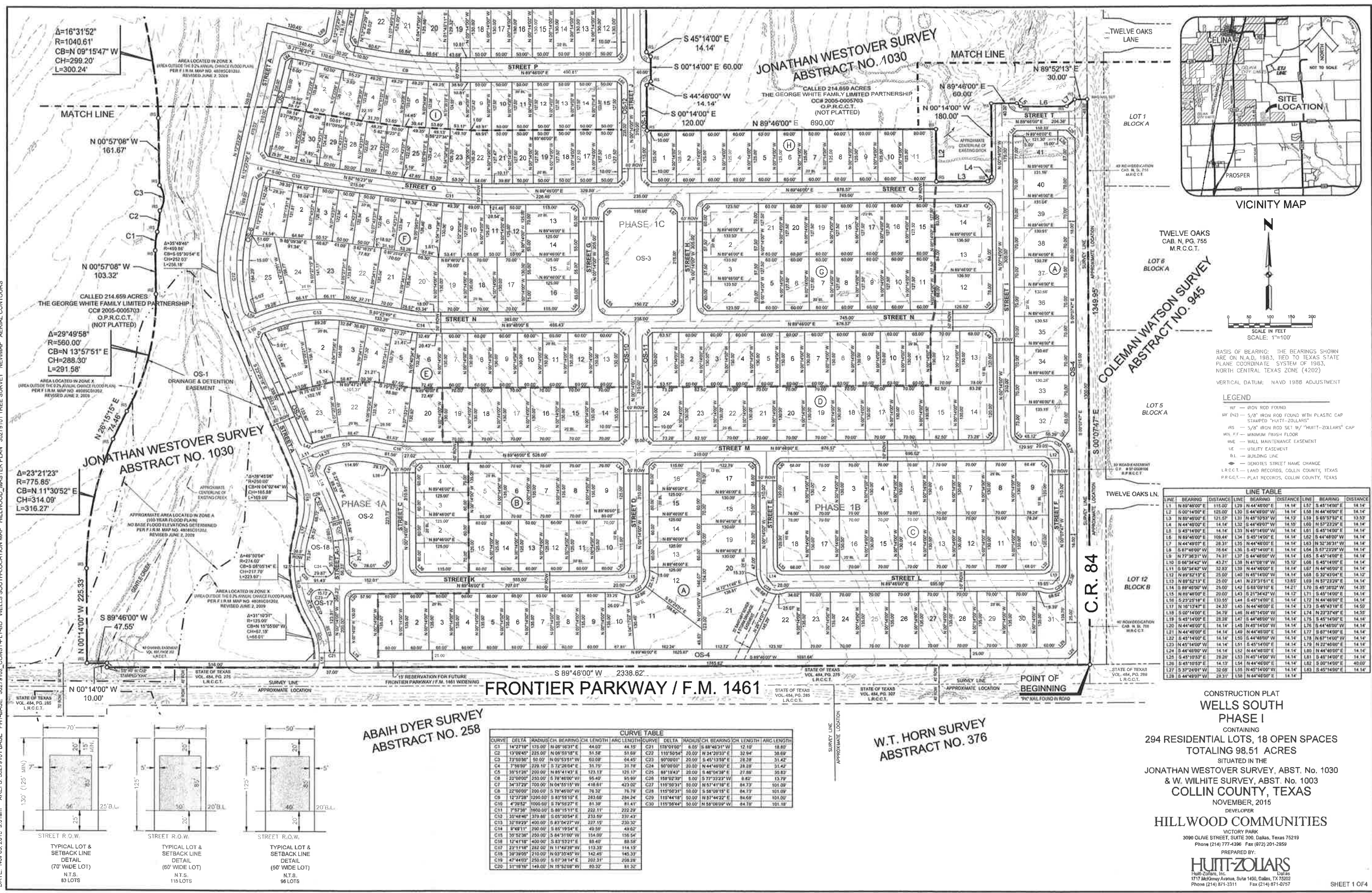
Planning and Zoning Commission Recommendation:

At their meeting on January 19, 2016, the Planning and Zoning Commission voted unanimously to recommend approval, subject to the applicant addressing staff's comments prior to being heard by the City Council.

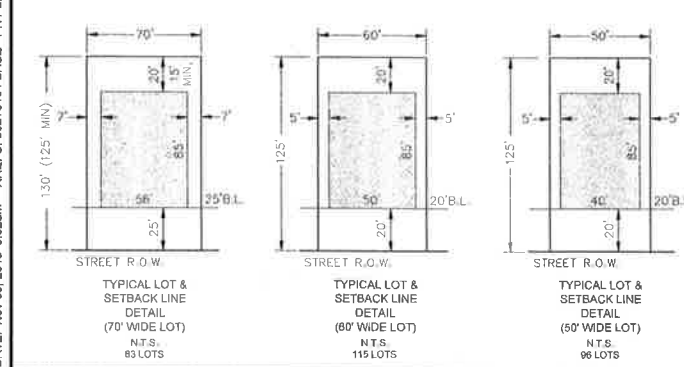
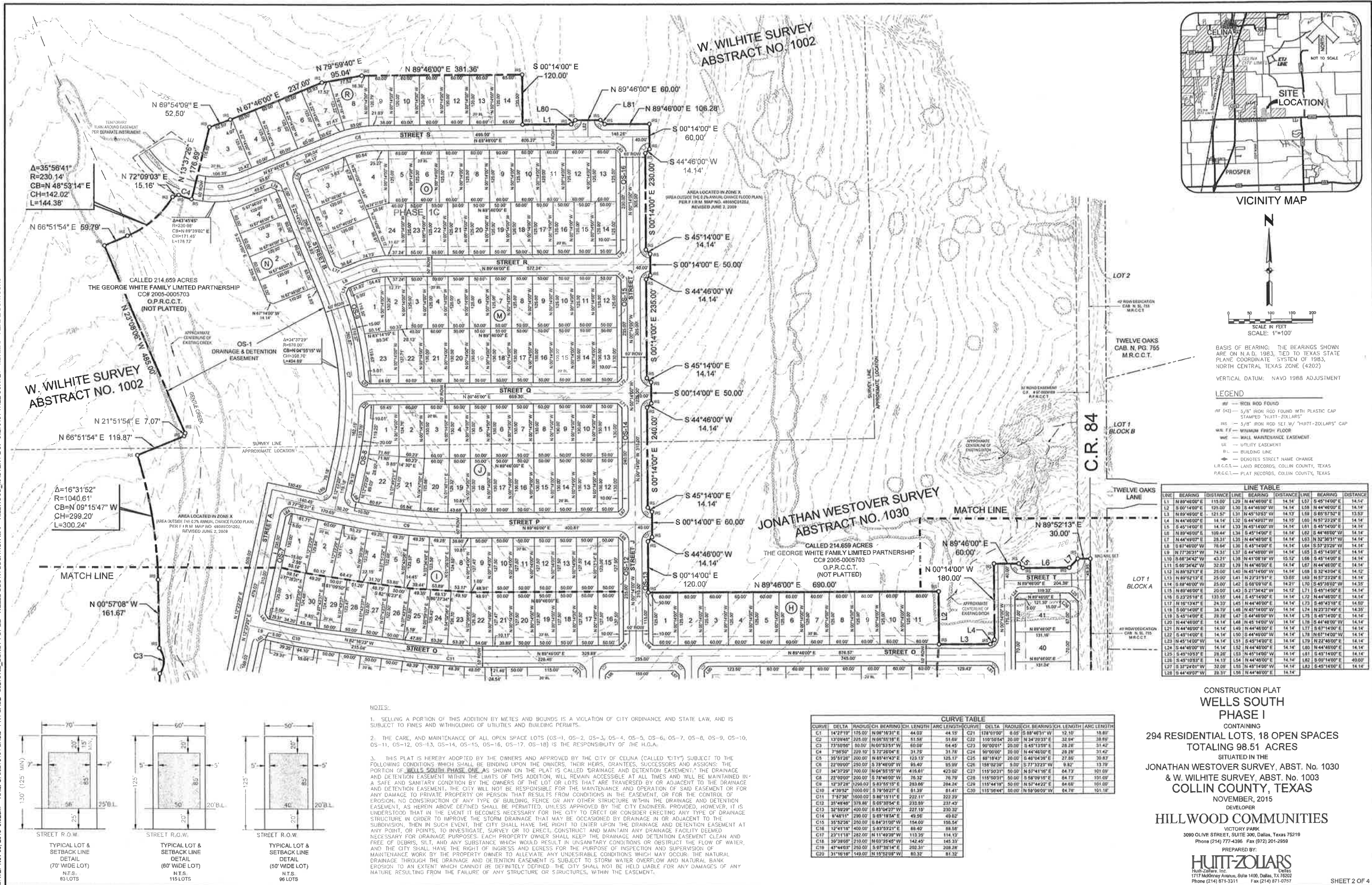
Staff Recommendation:

Staff recommends approval.

DWG: J:\Survey\30279102 - Wells South Tract - Const Plat\DWG\SOWELL-CONST PLAT.dwg USER: rmdm
DATE: Nov 05 2015 9:31am AREFS: 30279102 BASE PH-BASE 30279102 WELL SOUTH-LOCATION MAP HILLWOOD MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS



DWG: J:\Survey\30279102 - Wells South Tract - Const\Plat\dwg\CONSTR-PLAT.dwg USER: mtdadid DATE: Nov 05, 2015 9:32am XREFS: 30279101 BASE PH1-BASE 30279102 CONST-PLAT.dwg WELLS SOUTH-LOCATION MAP HILLWOOD MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS



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 CARE, AND MAINTENANCE OF ALL OPEN SPACE LOTS (OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, OS-10, OS-11, OS-12, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18) IS THE RESPONSIBILITY OF THE H.O.A.
3. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF WELLS SOUTH PHASE ONE AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, OR CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE EASEMENT.

CURVE TABLE									
CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH	CURVE	DELTA	RADIUS	CH. BEARING
C1	14°27'19"	175.00'	N 00°18'31" E	44.03'	44.15'	C21	118°01'00"	6.00'	S 89°46'31" W
C2	13°04'45"	225.00'	N 00°45'18" E	51.58'	51.69'	C22	110°50'54"	20.00'	N 34°20'33" E
C3	7°59'59"	50.00'	N 00°55'51" W	10.88'	10.94'	C23	100°00'01"	20.00'	S 45°13'50" E
C4	7°30'50"	225.00'	S 72°20'04" E	31.75'	31.78'	C24	90°00'00"	20.00'	N 44°46'00" E
C5	35°51'20"	200.00'	N 89°41'40" E	123.13'	123.17'	C25	80°18'43"	20.00'	S 40°04'25" E
C6	22°00'00"	250.00'	S 78°48'00" W	95.40'	95.99'	C26	158°02'38"	5.00'	S 77°32'23" W
C7	34°32'25"	700.00'	N 04°55'19" W	416.61'	420.02'	C27	115°50'31"	50.00'	N 57°41'16" E
C8	23°00'00"	250.00'	S 78°48'00" W	76.32'	76.79'	C28	115°50'31"	50.00'	S 58°00'16" E
C9	12°32'28"	1200.00'	S 83°55'15" E	283.86'	284.24'	C29	115°44'18"	50.00'	N 57°42'22" E
C10	4°39'32"	1000.00'	S 79°50'22" E	81.39'	81.41'	C30	115°50'44"	50.00'	N 58°00'00" W
C11	7°57'36"	1600.00'	S 86°15'11" E	222.11'	222.29'				
C12	35°48'40"	278.00'	S 65°30'54" E	232.89'	237.43'				
C13	32°52'20"	400.00'	S 83°40'27" W	227.15'	230.32'				
C14	9°48'11"	290.00'	S 89°18'54" E	49.55'	49.62'				
C15	35°52'30"	250.00'	S 84°31'00" W	154.00'	155.54'				
C16	12°41'18"	450.00'	S 83°53'21" E	88.40'	88.58'				
C17	23°11'18"	282.00'	N 11°49'29" W	113.59'	114.12'				
C18	39°38'08"	210.00'	N 03°34'45" W	142.49'	145.33'				
C19	47°44'03"	250.00'	S 97°38'14" E	202.31'	208.28'				
C20	31°16'18"	149.00'	N 15°32'08" W	80.32'	81.32'				

LINE TABLE									
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE
L1	N 89°46'00" E	115.00'	L29	N 44°46'00" W	14.14'	L57	S 45°14'00" E	14.14'	
L2	S 00°14'00" E	120.00'	L30	S 44°46'00" W	14.14'	L58	N 44°46'00" E	14.14'	
L3	N 89°46'00" E	121.50'	L31	N 45°10'57" W	14.13'	L59	S 65°57'52" E	13.53'	
L4	N 44°46'00" E	14.14'	L32	S 44°46'00" W	14.15'	L60	N 57°23'20" E	14.14'	
L5	S 45°14'00" E	14.14'	L33	N 45°14'00" W	14.14'	L61	N 45°14'00" E	14.14'	
L6	N 89°46'00" E	109.44'	L34	S 45°14'00" E	14.14'	L62	S 44°46'00" W	14.14'	
L7	N 44°46'00" E	28.31'	L35	N 44°46'00" E	14.14'	L63	N 52°30'31" W	14.14'	
L8	S 67°49'00" W	78.64'	L36	S 45°14'00" E	14.14'	L64	S 57°23'20" E	14.14'	
L9	N 77°36'31" W	74.57'	L37	S 44°46'00" W	14.14'	L65	S 45°14'00" E	14.14'	
L10	S 68°24'42" W	43.21'	L38	N 41°30'19" W	15.12'	L66	S 45°14'00" E	14.14'	
L11	S 60°34'42" W	32.83'	L39	N 44°46'00" E	14.14'	L67	N 44°46'00" E	14.14'	
L12	N 89°52'13" E	25.00'	L40	N 45°14'00" W	14.14'	L68	S 32°43'04" E	14.12'	
L13	N 69°02'13" E	25.00'	L41	N 27°31'51" E	13.65'	L69	N 57°23'20" E	14.14'	
L14	N 44°46'00" W	25.00'	L42	S 60°00'00" E	14.21'	L70	S 45°14'00" E	14.14'	
L15	N 89°46'00" E	20.00'	L43	S 21°34'42" W	24.12'	L71	S 45°14'00" E	14.14'	
L16	S 23°25'18" E	133.55'	L44	S 45°14'00" E	14.14'	L72	N 44°46'00" E	14.14'	
L17	N 15°13'47" E	24.33'	L45	N 44°46'00" E	14.14'	L73	S 45°14'00" E	14.14'	
L18	S 00°14'00" E	34.79'	L46	N 45°14'00" W	14.14'	L74	N 23°37'40" E	14.35'	
L19	S 45°14'00" E	28.28'	L47	S 44°46'00" W	14.14'	L75	S 45°14'00" E	14.14'	
L20	N 44°46'00" E	14.14'	L48	N 45°14'00" W	14.14'	L76	N 44°46'00" E	14.14'	
L21	N 44°46'00" E	14.14'	L49	N 44°46'00" E	14.14'	L77	S 67°14'00" E	14.14'	
L22	S 45°14'00" E	14.14'	L50	S 44°46'00" W	14.14'	L78	N 67°14'00" W	14.14'	
L23	N 45°14'00" W	14.14'	L51	S 45°14'00" E	14.14'	L79	N 22°46'00" E	14.14'	
L24	N 44°46'00" E	14.14'	L52	N 44°46'00" E	14.14'	L80	N 44°46'00" E	14.14'	
L25	S 45°10'53" E	25.20'	L53	N 40°14'00" W	14.14'	L81	S 45°14'00" E	14.14'	
L26	S 45°10'53" E	14.13'	L54	N 44°46'00" E	14.14'	L82	S 00°14'00" E	40.00'	
L27	S 37°24'01" E	32.00'	L55	N 45°14'00" W	14.14'	L83	S 45°14'00" E	14.14'	
L28	S 44°46'00" W	29.31'	L56	N 44°46'00" E	14.14'				

CONSTRUCTION PLAT
WELLS SOUTH
PHASE I
CONTAINING
294 RESIDENTIAL LOTS, 18 OPEN SPACES
TOTALING 98.51 ACRES
SITUATED IN THE
JONATHAN WESTOVER SURVEY, ABST. No. 1030
& W. WILHITE SURVEY, ABST. No. 1003
COLLIN COUNTY, TEXAS
NOVEMBER, 2015
DEVELOPER
HILLWOOD COMMUNITIES
VICTORY PARK
3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219
Phone (214) 777-4386 Fax (972) 201-2959
PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 971-3311 Fax (214) 971-0757

CITY PROJECT NUMBER: P-2015XX-01 PROJECT NUMBER: R302792.02



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Celina Village Construction Plat

Action Requested:

The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Celina Village, approximately 3.59 acres situated in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas and containing eighteen (18) residential lots and one (1) HOA/common area lot. The property is generally located north of FM 455 (Walnut Street), south of CR 994, west of N. Illinois Drive, and east of N. Florida Drive. (Celina Village) (Liebman)

Background Information:

Staff has reviewed the proposed Construction Plat has deemed it acceptable

Board Review/Citizen Input:

The Planning and Zoning Commission unanimously recommended approved the construction plat at their meeting on December 15, 2016.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

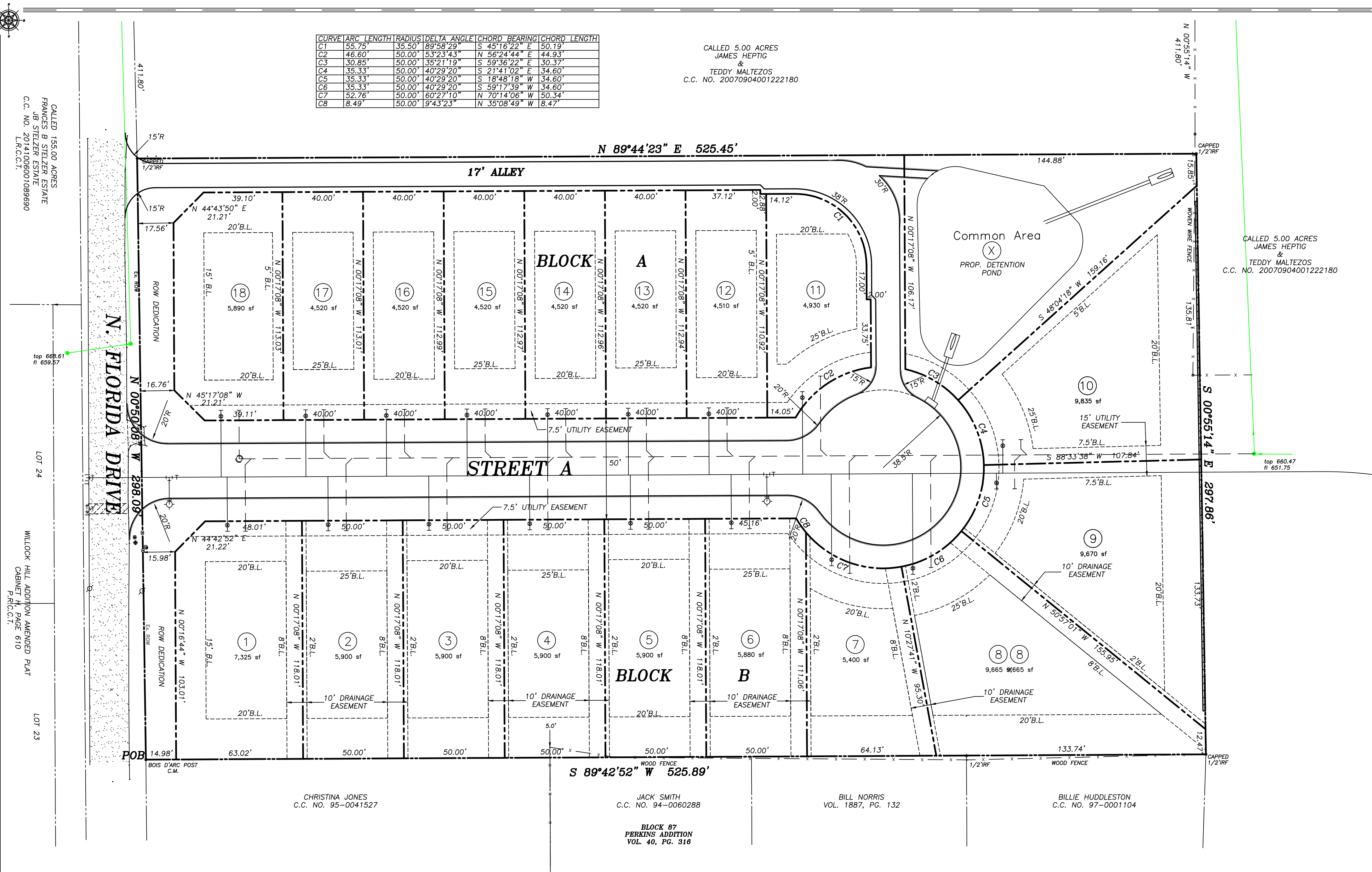
N/A

Supporting Documents:

- Proposed Plat

Staff Recommendation:

Staff recommends approval



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.75'	35.50'	89°58'29"	S 45°16'22" E	50.19'
C2	46.60'	50.00'	53°23'43"	N 56°24'44" E	44.93'
C3	50.85'	50.00'	35°21'19"	S 59°36'23" E	30.37'
C4	35.33'	50.00'	40°29'20"	S 21°41'02" E	34.60'
C5	35.33'	50.00'	40°29'20"	S 18°48'18" W	34.60'
C6	35.33'	50.00'	40°29'20"	S 59°17'39" W	34.60'
C7	52.76'	50.00'	60°27'10"	N 20°14'06" W	50.34'
C8	8.49'	50.00'	9°43'23"	N 35°08'49" W	8.47'

CALLED 5.00 ACRES
JAMES HEPTIG
TEDDY MALTEZOS
C.C. NO. 20070904001222180

CALLED 155.00 ACRES
FRANCES B STELZER ESTATE
J.B. STELZER ESTATE
C.C. NO. 20168010898990
P.R.C.C.T.

WILLOCK HILL ADDITION AMENDED PLAT
CABINET H, PAGE 610
P.R.C.C.T.

STANDARD NOTES

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 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 obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices 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.
- HOA lot - Block A, Lot X - The ownership care and maintenance, of the common area lot is the responsibility of the Homeowners Association.

FLOOD NOTE:

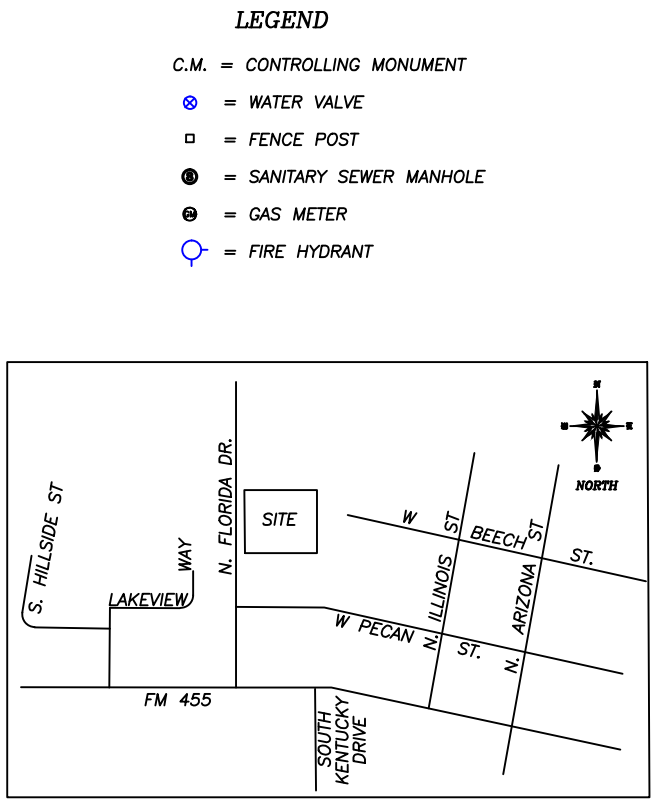
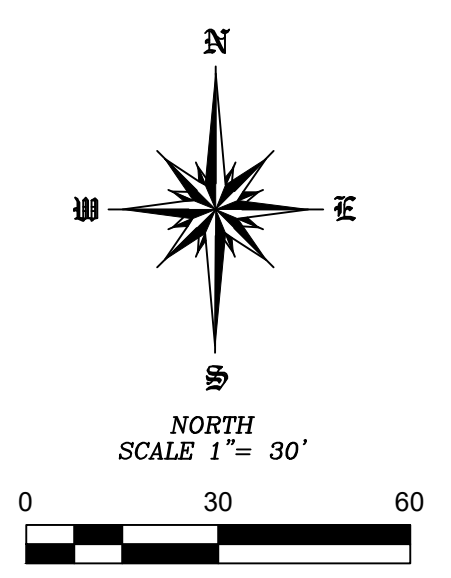
This property lies in Zone X and no portion of this property lies within a 100 year flood plane according to the Flood Insurance Rate Map, Panel No. 49085C0110 J, Map Revision Dated June 2, 2009 as published by the Federal Emergency Management Agency.

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 _____



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Assad Tajzoy is the Owners of a tract of land situated in the John Willock Survey, Abstract No. 1055, City of Celina, Collin County, Texas and also being all of a called 3.59 acre tract as conveyed to Santhosh Pillai and Renil Radhakrishnan and recorded in Volume 5956, Page 4626, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a bois d'arc post found for corner at the southwest corner of said 3.59 acre tract, said post being in the east ROW line of N. Florida Drive;
THENCE N 00°50'08" W following the east ROW line of N. Florida Drive a distance of a distance of 298.09' to a capped 1/2" iron rod found for corner in the south line of a called 5.00 acre tract as conveyed to James Heptig and Teddy Maltezos and recorded in C.C. No. 20070904001222180, Collin County, Texas;
THENCE N 89°44'23" E following the south line of said called 5.00 acre tract a distance of 525.45' to a capped 1/2" iron rod found for corner at the southeast corner of said 5.00 acre tract;
THENCE S 00°55'14" E a distance of 297.86' to a capped 1/2" iron rod found for corner in the north line of Block 87 of Perkins Addition as recorded in Volume 40, Page 316, D.R.C.C.T.;
THENCE S 89°42'52" W following the north line of said Block 87 a distance of 525.89' to the POINT OF BEGINNING and 156,626 square feet, 3.596 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Assad Tajzoy, does hereby adopt this plat designating the herein above described property as Celina Village, 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 _____, 2016

BY: _____
Assad Tajzoy

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 Assad Tajzoy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

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 _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CONSTRUCTION PLAT
CELINA VILLAGE
18 RESIDENTIAL LOTS
AND 1 HOA LOT
3.596 ACRES
JOHN WILLOCK SURVEY
ABSTRACT NO. 1055
CITY OF CELINA
COLLIN COUNTY, TEXAS

OWNER
ASSAD TAJZOY
4804 BELLERIVE DR.
DALLAS TEXAS 75287
(214) 402-0963

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

CITY OF CELINA CASE NO. _____
REVISED: FEBRUARY 2, 2015
DATE: APRIL 23, 2015
JOB No. 2013-162

SCALE 1" = 30'



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 Date: February 9, 2016
 Re: Westgate 115 Annex Petition

Action Requested:

The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Westgate 115 Investors, L.P. for a ±115.5 acre tract of land and the adjacent right of way. Located in the McKinzie Wilhite Survey, Abstract Number 1008 & 1009 and is generally located on the southwest corner of CR 88 & CR 86 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Westgate 115 Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

If the petition is approved by Council the annexation will follow the schedule below:

- February 9, 2016 - City Council acts on Resolution to set the public hearing dates.
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

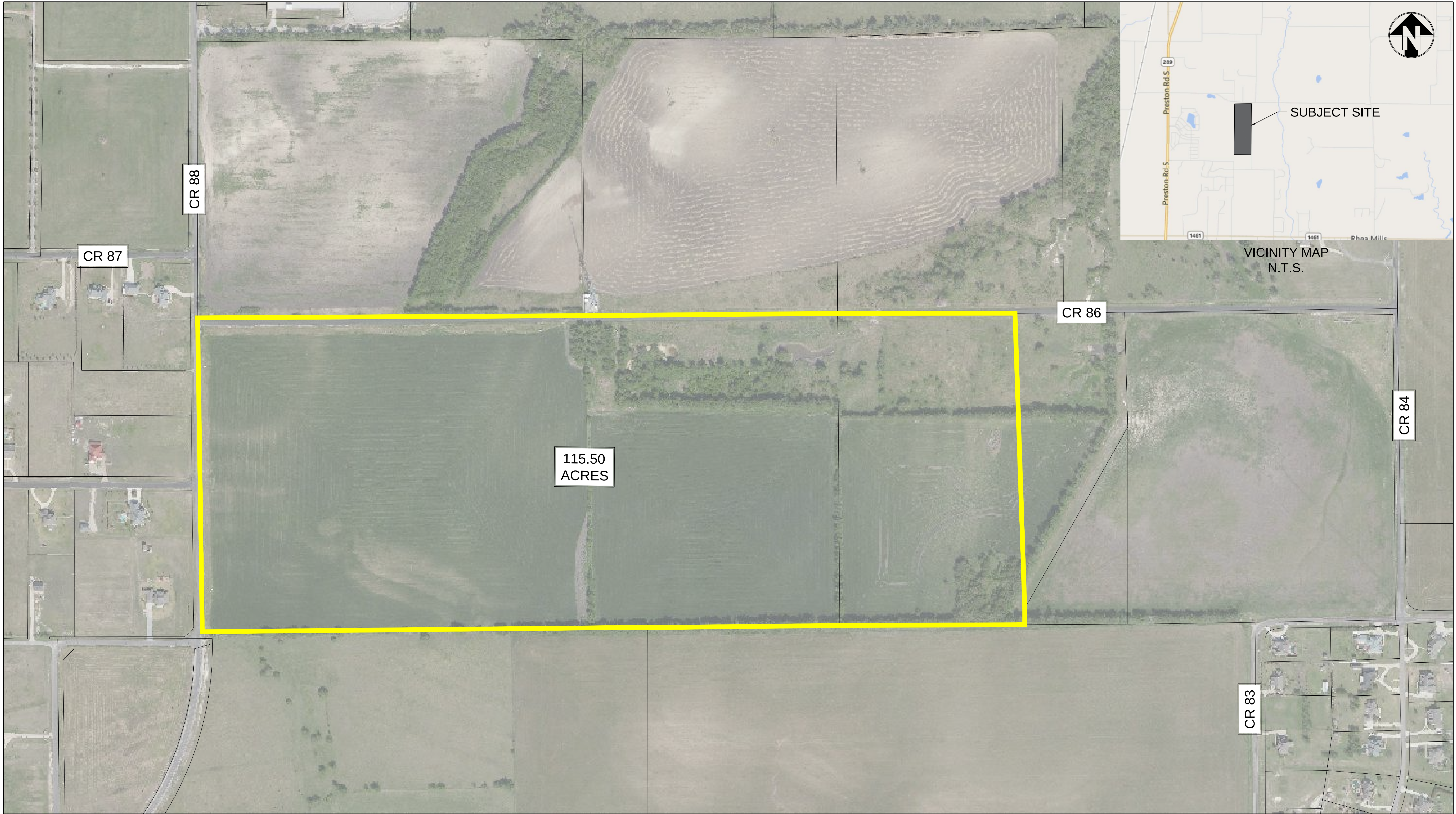
N/A

Supporting Documents:

- Annexation Exhibit

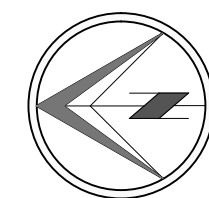
Staff Recommendation:

Staff recommends approval



WESTGATE 115 ANNEXATION

CELINA, TX
01.14.16





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Celina Coit 40 Partners LTD Annexation Petition

Action Requested:

The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Celina Coit 40 Partners LTD. For a ±49.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Abstract Number 1009 and is generally located on the southeast corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Celina Coit 40 Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

If the petition is approved by Council the annexation will follow the schedule below:

- February 9, 2016 - City Council acts on Resolution to set the public hearing dates.
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Annexation Exhibit

Staff Recommendation:

Staff recommends approval



CELINA 49 ANNEXATION EXHIBIT





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Wood Tract Annexation Petition

Action Requested:

The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Ken Wood For a ±43.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Tract 3, Abstract Number 1008 and is generally located west of CR 86, south of CR 88, and north of CR 83 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Wood Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

If the petition is approved by Council the annexation will follow the schedule below:

- ~~February 9, 2015 - City Council acts on Resolution to set the public hearing dates.~~
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

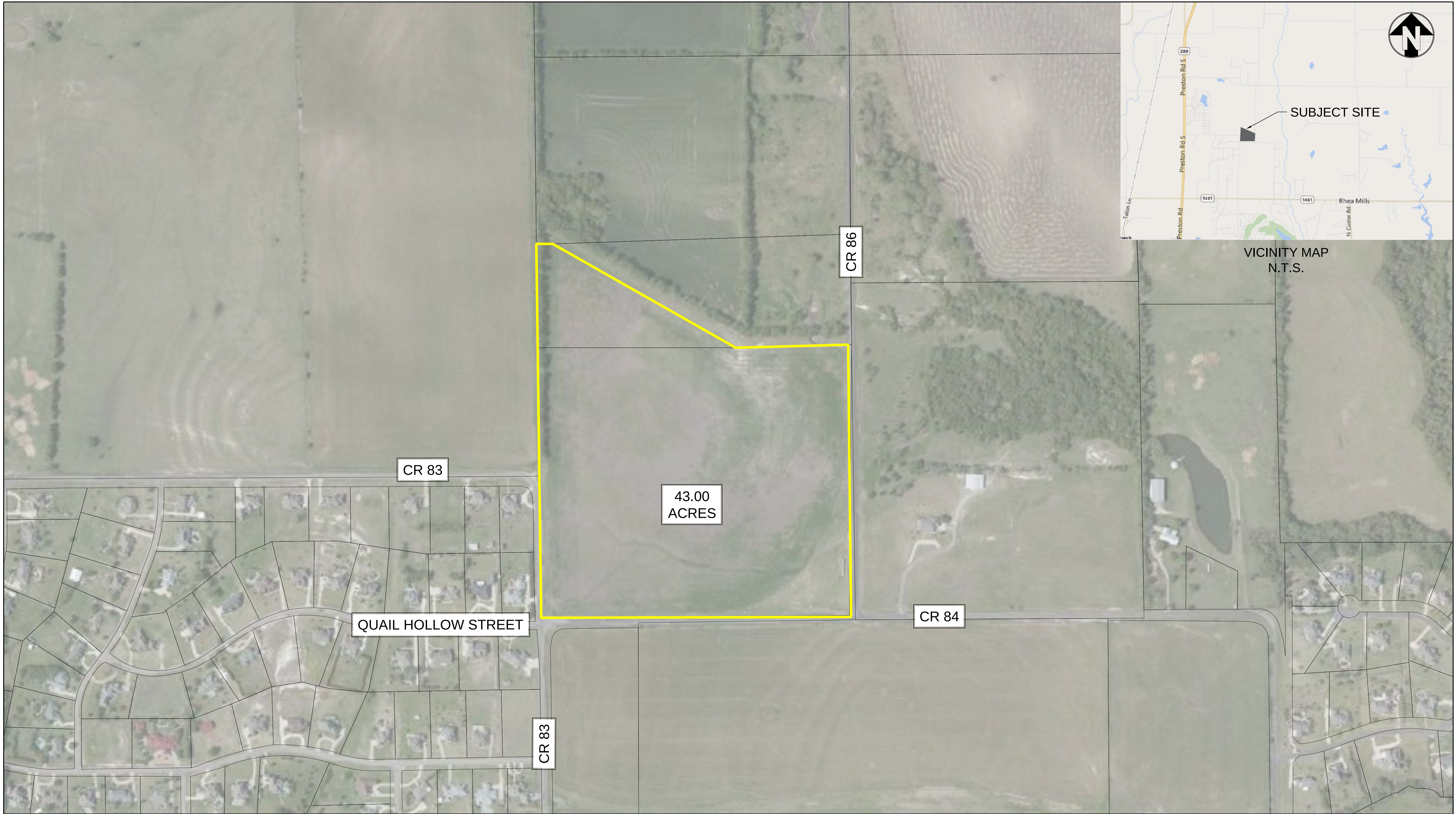
N/A

Supporting Documents:

- Annexation Exhibit

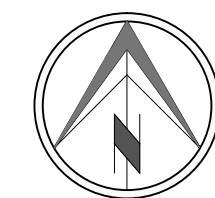
Staff Recommendation:

Staff recommends approval



CELINA 43 ANNEXATION

CELINA, TX
01.12.16





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Mahard Tract Voluntary Annexation

Action Requested:

Consider and act upon a petition for the voluntary annexation from Mahard Egg Farm Inc., for a ±10 acre tract of land Located In The Collin County School Land Survey #14, Tract 3, Abstract Number 167 and is generally located at the north east corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Mahard Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

If the petition is approved by Council the annexation will follow the schedule below:

- ~~February 9, 2016 - City Council acts on Resolution to set the public hearing dates.~~
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Annexation Exhibit

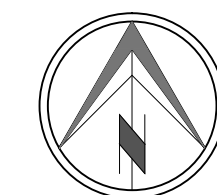
Staff Recommendation:

Staff recommends approval



MAHARD 10 ANNEXATION EXHIBIT

CELINA, TX
01.12.16





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Parks at Wilson Creek Annexation Ordinance

Action Requested:

Consider and adopt an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 669.95 acre tract of land located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located east of Preston Road and on both the north and south sides of Sunset Boulevard, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Parks at Wilson Creek Annexation) (Liebman)

Background Information:

A petition for annexation was received from Matthew Alexander of the Cambridge Company, on November 12, 2015. The property is contiguous to current city limits.

- § ~~December 7, 2015~~ Council passed resolution setting date and time of the two public hearings
- § ~~December 18, 2015~~ Notice of public hearings published
- § ~~December 18, 2015~~ Notice of annexation sent to school districts and utilities
- § ~~December 18, 2015~~ Notice of public hearing posted on City website
- § ~~January 12, 2016~~ Council to hold public hearings (2)
- § February 9, 2016 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

The City Attorney has reviewed the Ordinance and deemed it acceptable.

Supporting Documents:

§ Ordinance

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2016-
PARKS AT WILSON CREEK ANNEXATON

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 669.95 ACRE TRACT OF LAND SITUATED IN THE MARY HOWELL SURVEY, ABSTRACT NO. 395, AND BEING LOCATED IN COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND TO MOSES HUBBARD, BY WARRANTY DEED RECORDED IN VOLUME 5, PAGE 273, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 210.066 ACRE AND 399.849 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CHARLES P. RICE 320 ACRE SURVEY, ABSTRACT NO. 771, J. B. WILMETH 78 ACRE AND 320 ACRE SURVEYS, ABSTRACTS NO. 985 AND 983, THE LEVIN ROUTH 640 ACRE SURVEY, ABSTRACT NO. 779, AND THE SAMUEL QUEEN SURVEY, ABSTRACT NO. 731, AND BEING LOCATED IN COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND TO THE PARKS AT WILSON CREEK, L.P., BY DEEDS RECORDED UNDER INSTRUMENT NO. 20130830001229360 AND INSTRUMENT NO. 20130830001229380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT IS GENERALLY LOCATED EAST OF PRESTON ROAD AND ON BOTH THE NORTH AND SOUTH SIDES OF SUNSET BOULEVARD; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 12th day of January, 2016 and the second hearing being held on the 12th day of January, 2016 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the property being more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 1st day of January, 2016, such date being

not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit "C" and incorporated herein for all purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit "A", which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit "C", was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4 **FILING OF ORDINANCE REQUIRED**

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Collin County, Texas, and any other necessary agencies.

SECTION 5 **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the territory referenced in Exhibit "A", attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and

shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this ____ day of _____, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

Attachment: PAWC Annexation Ordinance (1430 : Parks at Wilson Creek Annexation Ordinance)

Exhibit "A"
Legal Description

Tract 1 (539.914 Acres)

Being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre Survey, Abstract No. 985, J.B. Wilmeth 320 acre Survey, Abstract No. 983, the Levin Routh 640 acre Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1182, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found for the southeast corner of said Cox tract (V4122, P1182), same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found), same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated right-of-way);

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Cox tract (V4122, P1190), and along the approximate center of said County Road 92, and along said Estate of Moses Hubbard tract, a distance of 3522.33 feet to a MAG Nail set for a northeast corner of the herein described tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

THENCE South 00 deg. 31 min. 00 sec. West, departing said County Road 92, and along said west fence line, a distance of 216.87 feet to a fence post found for the southwest corner of said Corinth Church (Cemetery) tract;

THENCE North 89 deg. 55 min. 37 sec. East, along the south fence line of said Corinth Church (Cemetery) tract, a distance of 94.21 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract, same being the most westerly northwest corner of that certain called 52.94 acre tract of land to Trustee of the Bilinda Cox Matusek Special Trust, dated June 20, 2012, as recorded in Instrument No. 20120724000891520, Official Public Records, Collin County, Texas, and recorded in Volume 1102, Page 767, said Deed Records;

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Cox tract (V4122, P1190), and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as 1 /2 inch iron rod set) for the southeast corner of the herein described tract and the remainder of said Bennie G. Cox tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Cox tract (V4122, P1190), and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Cox tract (V4122, P1190) and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of said Cox tract (V4122, P1190), same being the southeast corner of that certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

THENCE along the common line of said Cox tract, and said Celina/Coit Road tract as follows:

North 00 deg. 06 min. 46 sec. West, a distance of 1,649.88 feet to a 1/2 inch iron rod set for an angle point;

North 54 deg. 49 min. 00 sec. East, a distance of 297.00 feet to a 1/2 inch iron rod set for an angle point;

North 00 deg. 55 min. 00 sec. East, a distance of 91.10 feet to a 1/2 inch iron rod set for an angle point, said corner being a northeast corner of said Celina/Coit Road tract;

South 89 deg. 54 min. 18 sec. East, a distance of 166.57 feet to a 1/2 inch iron rod set for an angle point, said point being in a north/south wire fence;

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Cox tract (V4122, P1190), and said McKnight tract, a total distance of 1,483.98 feet to a MAG Nail set in asphalt for the northwest corner of said Cox tract (V4122, P1190), same being in the south line of aforesaid Cox tract (V4122, P1182), same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract and a northeast corner of said McKnight tract (V5554, P1022);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod set for a southwest corner of said Cox tract (V4122, P1182), same being an internal corner of said McKnight tract (V5554, P1022);

North 06 deg. 24 min. 00 sec. West, a distance of 258.73 feet to a MAG Nail set in the approximate center of said County Road 92 (a northwesterly turn of said County Road 92), said corner being the south corner of that certain called 0.690 acre tract of land to Mrs. Guy R. Bunch, aka Vera M. Bunch, by deed recorded in Volume 840, Page 685, aforesaid Deed Records;

THENCE along the common line of said Cox tract (V4122, P1182), and said Bunch tract as follows:

North 06 deg. 23 min. 59 sec. West, departing said County Road 92, a distance of 321.67 feet to a 1/2 inch iron rod set;

North 79 deg. 59 min. 40 sec. West, a distance of 111.10 feet to a 1/2 inch iron rod set;

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod set for the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554, P1022), and continuing along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail set for the southwest corner of said Cox tract (V4122, P1182), same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the northwest corner of said McKnight tract (V5554, P1022), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

THENCE along the approximate center of said County Road 90 as follows:

North 00 deg. 20 min. 27 sec. East, along the west line of said Cox tract (V4122, P1182), and along the east line of said McKnight tract (called 61.8810 acres), passing the northeast corner of said McKnight tract (called 61.8810 acres), and continuing a total distance of 1,042.95 feet to a MAG Nail Set for the beginning of a curve to the right, having a radius of 820.10 feet, and a delta angle of 18 deg. 41 min. 21 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail set at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

In a northeasterly direction, and along said curve to the left, an arc distance of 294.28 feet, and a chord bearing and distance of North 06 deg. 01 min. 16 sec. East, 293.39 feet to a MAG Nail set;

North 02 deg. 37 min. 59 sec. East, a distance of 867.17 feet to a MAG Nail set for the beginning of a

curve to the right having a radius of 971.20 feet, and a delta angle of 10 deg. 24 min. 10 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 176.34 feet, and a chord bearing and distance of North 08 deg. 15 min. 43 sec. East, 176.09 feet to a MAG Nail set for the northwest corner of the herein described tract, same being an angle point in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Cox tract (V4122, P1182), and said Willard Properties tract, a distance of 2,644.71 feet to a point in creek for the most northerly northeast corner of the herein described tract;

THENCE through the interior of said Cox tract (V4122, P1182) as follows:

South 06 deg. 56 min. 45 sec. West, 159.42 feet to a point in creek;

South 06 deg. 06 min. 28 sec. West, 131.26 feet to a point in creek;

South 04 deg. 26 min. 40 sec. East, 449.10 feet to a point in creek;

South 36 deg. 32 min. 51 sec. West, 230.27 feet to a point in creek;

South 63 deg. 49 min. 12 sec. West, 213.10 feet to a point in creek;

South 53 deg. 15 min. 53 sec. West, 244.54 feet to 1/2 inch iron rod set for an angle point;

South 24 deg. 30 min. 23 sec. West, 841.72 feet to a 1/2 inch iron rod set for an angle point;

South 05 deg. 36 min. 42 sec. West, 595.29 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 42 deg. 31 min. 48 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, passing the common line of said Cox tract (V4122, P1182) and said Cox tract (V4122, P1190), and continuing through the interior of said Cox tract (V4122, P1190), a total arc distance of 1670.15 feet, and a total chord bearing and distance of South 56 deg. 13 min. 56 sec. East, 1632.07 feet to a 1/2 inch iron rod set;

THENCE North 00 deg. 09 min. 01 sec. East, continuing through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to the POINT OF BEGINNING and containing 539.914 acres of computed land, more or less.

Of which, approximately 14.48 acres lies within the digitally scaled floodplain, and 2.73 acres lie within County Road 90 (assuming a width of 45 feet from the centerline) and 5.25 acres lie within County Road 92 (assuming a width of 25 feet from the centerline), leaving a net area of 517.454 acres, more or less.

Tract 2 (129.746 Acres)

Being all that certain 129.746 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a MAG Nail found in asphalt for the Southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as County Road 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, L.P., by deed recorded under Instrument Number 20130830001229380, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 89 deg. 49 min. 14 sec. East, along the south line of said Hubbard tract, and along said County Road 92, a distance of 28.37 feet to a point for the southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 20 deg. 03 min. 37 sec. East, through the interior of said Hubbard tract, a distance of 2819.44 feet to a point for the northwest corner of the herein described tract, same being in the north line of said Hubbard tract, same being in the south line of that certain tract of land conveyed to Jerry Bob

Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 43 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 1681.21 feet to a Bois D' arc fence post found for the Northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

THENCE along the common line of said Hubbard tract and said Mullaney tract as follows:

South 03 deg. 42 min. 25 sec. West, a distance of 242.79 feet to a point for angle point;

South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

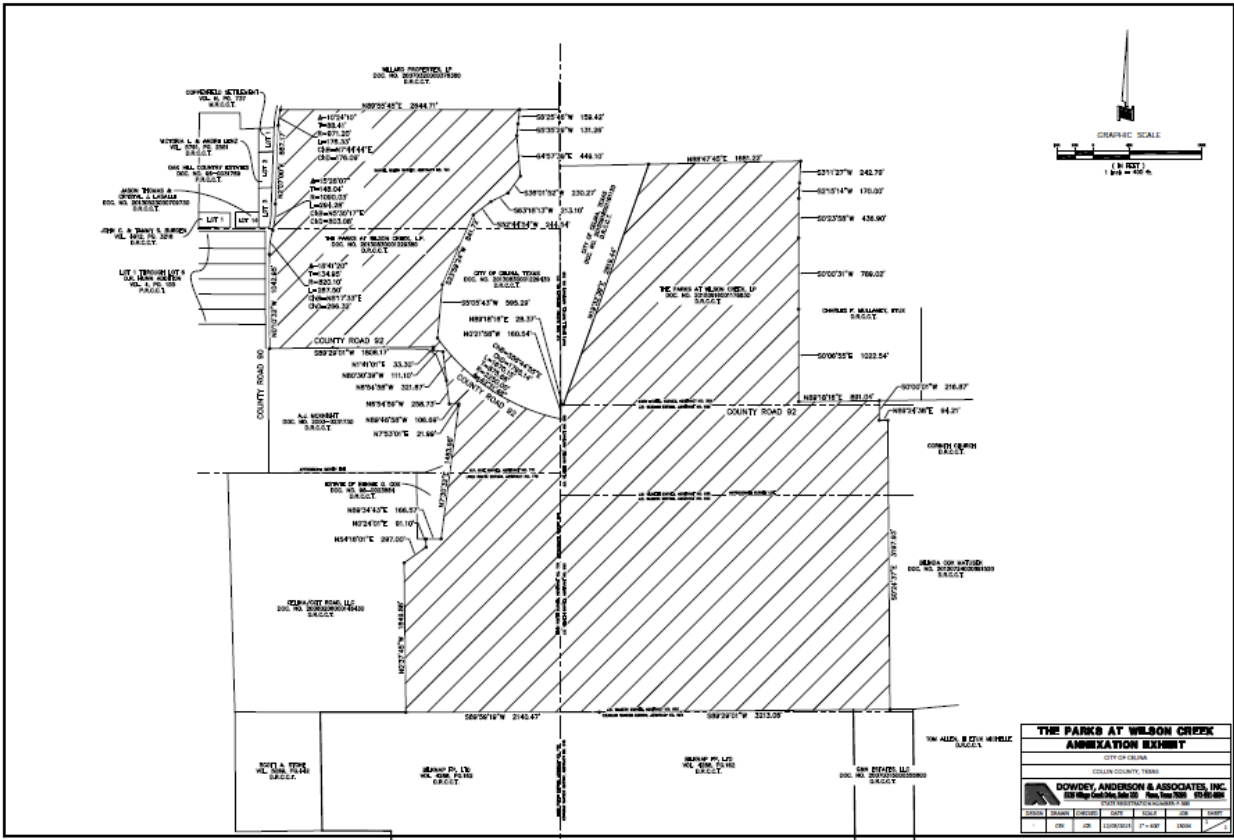
South 00 deg. 54 min. 56 sec. West, a distance of 436.90 feet to a 30" Bois D'arc tree found for angle point;

South 00 deg. 31 min. 29 sec. West, a distance of 789.02 feet to a fence post found for angle point;

South 00 deg. 24 min. 03 sec. West, a distance of 1022.54 feet to a mag nail found in asphalt for the Southeast corner of said Hubbard tract, same being the Southwest corner of said Mullaney tract, same being in the approximate center of aforesaid County Road 92, same being in the North line of aforesaid Wilson Creek tract;

THENCE South 89 deg. 49 min. 14 sec. West, along the common line of said Hubbard tract, said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 2602.93 feet to the POINT OF BEGINNING and containing 129.746 acres of computed land, more or less.

Exhibit “B”
Property Exhibit



**Exhibit “C”
Service Plan**

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.
 - b) Fire protection from the City of Celina shall be provided to the annexed area at a level

consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

- c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.
- 3) Emergency Medical Services
- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.
- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the

certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the

annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
Date: February 9, 2016
Re:

Action Requested:

Consider and act to approve the Fiscal Year 2015 Audit. (Toutouchian)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

Approve



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Mike Foreman, City Manager
Date: February 9, 2016
Re: Sale of Property

Action Requested:

Consider and act upon a resolution of the City of Celina, Texas, pertaining to the sale of a certain 1.374 acre tract of Real Property to Emersons Commercial Real Estate. (Foreman)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

n/a

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS, PERTAINING TO THE SALE OF A CERTAIN 1.374 ACRE TRACT OF REAL PROPERTY TO EMERSONS COMMERCIAL REAL ESTATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the “City”) is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

WHEREAS, the City owns a certain 1.374 acre tract of real property more particularly described in the attached Exhibit A (the “Property”);

WHEREAS, the City has complied with all notice and sale requirements set forth in Chapter 272 of the Texas Local Government Code;

WHEREAS, the City has determined that it is in the public interest to convey the property to the Emersons Commercial Real Estate for good and valuable consideration under the terms set forth in a certain option contract.

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

Section 1: That the City Council of the City of Celina hereby authorizes the City Manager and/or Mayor to execute any and all necessary documents, including, but not limited to real estate contract negotiated between the parties based upon the City's acceptance of the Buyer's sealed bid, to effectuate the conveyance of the Property to Emersons Commercial Real Estate.

Section 2: That this Resolution shall become effective from and after its date of passage in accordance with law, and it is so resolved.

AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas on the _____ day of February, 2016.

SEAN TERRY, MAYOR
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary

[Seal]

APPROVED AS TO FORM:

Lance Vanzant, City Attorney
City of Celina, Texas

Attachment: 2016 Sale of City Property 1.3 acres (1461 : Sale of Property)

RESOLUTION NO. _____



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Mike Foreman, City Manager
Date: February 9, 2016
Re: PID Administrative Services Agreements

Action Requested:

Consider and act upon agreements by and between the City of Celina and MuniCap, Inc., for specialized services related to the administration of the Wells South Public Improvement District and the Sutton Fields II Public Improvement District. (Toutouchian)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

n/a



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
Date: February 9, 2016
Re: TCAP Electric Supply Negotiation

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the Texas Coalition for Affordable Power, Inc. to negotiate an Electric Supply Agreement. (Toutounchian)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: February 9, 2016
Re:

Action Requested:

Consider and act upon an agreement between the City of Celina, Texas and Brown Reynolds Watford Architects, Inc., for the Celina Methodist Church Feasibility Study (Montgomery)

Background Information:

On June 26th, 2015 City Staff posted a Request for Qualifications regarding a feasibility study regarding the Methodist Church. A committee composed of Mayor Sean Terry, Councilman Wayne Nabors, Councilwoman Carmen Roberts, City Manager Mike Foreman, and Planning and Development Director Helen-Eve Liebman interviewed and scored the applicants.

The committee chose to move forward with Brown Reynolds Watford Architects (BRW) based on their qualifications.

Financial Considerations:

Operation Planning: \$53,100

Property Condition Assessment: \$22,500

Renderings: \$6,300

TOTAL: \$81,000

This will be funded from the 2012 Bond Issuance

Supporting Documents:

Purposed BRW Contract

Staff Recommendation:

Approve



AIA[®] Document B102[™] – 2007

Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

AGREEMENT made as of the Twenty-ninth day of January in the year Two thousand sixteen.

(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

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

and the Architect:

(Name, legal status, address and other information)

Brown Reynolds Watford Architects, Inc. (BRW)
3535 Travis Street, Suite 250
Dallas, TX 75204

for the following Project:

(Name, location and detailed description)

Celina Methodist Church Feasibility Study
112 N. Colorado Street
Celina, TX 75009

The Owner and Architect agree as follows.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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Attachment: Purposed BRW Contract (1469 : BRW Methodist Church)

TABLE OF ARTICLES

- 1 ARCHITECT'S RESPONSIBILITIES
- 2 OWNER'S RESPONSIBILITIES
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ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

§ 1.1 The Architect shall provide the following professional services:

(Describe the scope of the Architect's services or identify an exhibit or scope of services document setting forth the Architect's services and incorporated into this document in Section 9.2)

PROJECT SCOPE

We understand the project scope is a Feasibility Study for the renovation of the Methodist Church property and buildings to accommodate city functions. The Study will start with programming sessions with appropriate city personnel to establish functions and space requirements for performing arts events, along with City Council and Planning & Zoning Commission meetings. The lower level will be programmed and areas determined for city department functions. A Program of Requirements (POR) will record all the operational space needs for the church building functions. Programming and design to renovate the adjacent daycare building (Kirk Hall) for the Celina Police Department is a separate project.

Running parallel with programming, a Property Condition Assessment (PCA) will field survey the church building and site development. An analysis of zoning ordinance, landscape ordinance, building code and accessibility standards will then identify necessary modifications for current compliance. The Study will consider closing or enhancing N. Colorado Street between the church and City Hall for public parking and streetscapes sympathetic with the Plaza. Other design considerations may include enclosing the adjacent drainage ditch and possibly eliminating the power poles. Another site opportunity the Study will evaluate is selling off the southern end of the church property for private development. The PCA will conclude with a list of recommended building condition and site improvements.

The final Study will include project scope narratives, site plan, floor plans of the church, construction cost estimates for proposed improvements, proposed total project budget, project schedule, and color renderings showing the proposed improvements.

PROJECT TEAM AND PERSONNEL

Our proposed team includes the following key personnel:

- BRW Architects - Architects

Gary DeVries, AIA, LEED AP	Principal
Fred Clifford, AIA	Project Manager
Chris Sano, AIA, LEED AP	Project Designer

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- Pacheco Koch Consulting Engineers - Civil Engineers
7557 Rambler Road, Suite 1400
Dallas, TX 75231
Javier Jaramillo, P.E. Principal
- JQ Engineering, LLP - Structural Engineers
100 Glass Street
Dallas, TX 75207
John Hoenig, P.E. Principal
- Reed Wells Benson & Company - Mechanical/Electrical/Plumbing Engineers
12001 N Central Expy, Suite 1100
Dallas, TX 75243
K. Byron Knight, P.E. Principal
- Schuler Shook - Theater Consultant
325 North St. Paul Street, Suite 3250
Dallas, TX 75201
Robert McVay Theater Planner
- CCM Construction Services - Cost Estimating
P.O. Box 120455
Arlington, TX 76012
John Coakley Estimator
- EW/D3 - Rendering
Ezequiel Witis

SCOPE OF SERVICES

BRW proposes scope of services as three parts:

1. Operational Planning
2. Property Condition Assessment
3. Renderings

1. OPERATIONAL PLANNING

Meeting #1 - Operational Programming

The first programming session will develop a list of city and public performing arts functions suitable for the adaptive reuse of the church based on input from city personnel and city council. We will evaluate the church sanctuary related to seating, sight lines, theatrical lighting and sound systems, ticketing, concession, lobby and back-stage dressing rooms, green room and storage and. We will then create a Program of Requirements (POR) describing the room-by-room space needs for each of the proposed functions.

During the second programming session with the Planning and Water Utility Departments, our civil engineer will establish desired and zoning ordinance required site, parking, street and utility improvements along N. Colorado Street and the church site. Our civil engineer will then assess the existing site conditions and prepare a project scope to accomplish the site improvements.

Zoning Ordinance, Building Code Analysis and Recommendations

BRW's analysis will start by identifying the property zoning and allowable uses in the zoning ordinance. We will then identify applicable parking, street and landscape requirements. We will also review the building code to calculate the allowable building areas and fire protection requirements based on the construction type and occupancy.

Site Planning

Based on the proposed city functions, BRW will determine the required parking by zoning ordinance and in practical terms. We will also investigate opportunities to redevelop and enhance N. Colorado Street and connect the Methodist Church property to City Hall and the City Plaza.

Building and Performance Space (Theater) Planning

Based on approved functions, we will develop floor plans of the different church levels to accommodate the operational needs. Performance space planning tasks will include:

- Advise on spatial and acoustic requirements, seating and stage improvements, room adjacencies, and theatrical lighting and rigging technical improvements.
- Assist with development of a conceptual design for the stage and audience area expansion and improvements.
- Provide recommendations for theatrical production equipment appropriate to the goals of the performing arts and city council venues.

Meeting #2 - Review of Program of Requirements, Code Analysis, Site Plans and Building Plans

Project Budget and Schedule

BRW will prepare a probable construction cost for both the church property and N. Colorado street enhancements, along with a proposed total project budget containing the Owner's development cost and professional fees. The Study will also contain a proposed Project Schedule showing the anticipated time for design, bidding and construction.

Draft Study

The Draft Study will contain the Program of Requirements, code analysis, floor and site plans, project budget, project schedule and narratives describing the proposed project scope.

Meeting #3 - Review Project Budget, Schedule and Draft Study

Final Deliverable and Presentation

The final deliverable will include two bound color copies and .pdf version of the Feasibility Study in 8 ½" x 11" format. If desired, we will also prepare a Power Point presentation of the Feasibility Study and present it to the city council.

2. PROPERTY CONDITION ASSESSMENT

Property Condition Assessment and Recommendations

BRW and our civil, structural and mechanical/electrical/plumbing (MEP) engineers will assess the church building and site development to determine its physical condition and ability to support the proposed functions. Our Architectural survey will include assessment of the building shell and roof, finishes and accessibility compliance. Our structural engineer will assess the condition of the foundations and structural frames, along with the masonry facade. Our MEP engineers will assess the capacity and condition of the MEP systems to support the proposed functions. All disciplines will then make recommendations for building condition improvements.

3. EXTERIOR RENDERINGS

Up to three color renderings will show improvements proposed for the church, street and site development.

City Provided Information

The City shall furnish the Architect the existing property plat, water utility maps, zoning maps, any existing building drawings and other available information.

Excluded Services

The services shown below are not anticipated at this time, however, they could be provided as an Additional Service:

- Property boundary and topographic survey
- Plat and easement research and modifications
- Zoning modifications
- Geotechnical survey
- Engineering design, other than the services described above
- Landscape design

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- Public utility coordination with electric, gas and communication companies
- LEED certification, sustainable design analysis, and utility bill estimates
- Environmental or hazardous materials conditions / issues
- Real estate land acquisition
- Programming or coordination with the church, theater groups, general public, city boards or commissions, economic development corporation, chamber of commerce, school district, or other government agencies
- Public meetings and presentations, except city council meetings

PROJECT SCHEDULE

BRW will provide a Draft Feasibility Study to the best of our ability within 10 to 12 weeks.

§ 1.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 1.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 1.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 1.5 The Architect shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Architect normally maintains, the Owner shall reimburse the Architect for any additional cost:

(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

.1 General Liability

\$1,000,000.00 each occurrence
\$2,000,000.00 general aggregate

.2 Automobile Liability

\$1,000,000.00 combined single limit

.3 Workers' Compensation

\$1,000,000.00 each accident
\$1,000,000.00 policy limit

.4 Professional Liability

\$2,000,000.00 per claim
\$4,000,000.00 annual aggregate

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

§ 2.2 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 2.3 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of consulting services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

§ 2.4 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 2.5 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

ARTICLE 3 COPYRIGHTS AND LICENSES

§ 3.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 3.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 3.3 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Sections 5.3 and 5.4, the license granted in this Section 3.3 shall terminate.

§ 3.3.1 In the event the Owner uses the Instruments of Service without retaining the author of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 3.3.1.

§ 3.4 Except for the licenses granted in this Article 3, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

ARTICLE 4 CLAIMS AND DISPUTES

§ 4.1 GENERAL

§ 4.1.1 The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 4.1.1.

§ 4.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such ~~insurance as set forth in AIA Document A201-2007, General Conditions of the Contract for Construction, if applicable insurance.~~ The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 4.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 5.7.

§ 4.2 MEDIATION

§ 4.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 4.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this Section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 4.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 4.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 4.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box. If the Owner and Architect do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)

☐ Arbitration pursuant to Section 4.3 of this Agreement

☒ Litigation in a court of competent jurisdiction, Dallas County, Dallas, TX

☐ Other (Specify)

§ 4.3 ARBITRATION

§ 4.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by,

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mediation shall be subject to arbitration, which unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

~~§ 4.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.~~

~~§ 4.3.2 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.~~

~~§ 4.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.~~

~~§ 4.3.4 CONSOLIDATION OR JOINDER~~

~~§ 4.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).~~

~~§ 4.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.~~

~~§ 4.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 4.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.~~

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 5.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 5.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 5.7.

§ 5.7 Termination Expenses are in addition to compensation for the Architect's services and include expenses directly attributable to termination for which the Architect is not otherwise compensated, plus an amount for the Architect's anticipated profit on the value of the services not performed by the Architect.

§ 5.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 3 and Section 6.3.

ARTICLE 6 COMPENSATION

§ 6.1 The Owner shall compensate the Architect for services described in Section 1.1 as set forth below, or in the attached exhibit or scope document incorporated into this Agreement in Section 9.2.
(Insert amount of, or basis for, compensation or indicate the exhibit or scope document in which compensation is provided for.)

Based upon the scope of services described in Article 1.1, Brown Reynolds Watford Architects proposes a lump sum fee as shown below, plus reimbursable expenses. Compensation shall be invoiced monthly based on the percent complete.

Operational Planning

Architectural Design	\$30,400.00
Theater Consulting	\$12,500.00
Civil Engineering	\$ 6,000.00
Cost Estimating	\$ 4,200.00
Total Operational Planning Fee	\$53,100.00

Property Condition Assessment

Architectural and Accessibility Assessment	\$ 6,000.00
Structural Assessment	\$11,000.00
MEP Assessment	\$ 5,500.00
Total Property Condition Assessment Fee	\$22,500.00

Renderings

Architectural Rendering Computer Model	\$ 2,400.00
Rendering Consultant (3 x \$1,300 each)	\$ 3,900.00
Total Renderings Fee	\$ 6,300.00

TOTAL LUMP SUM FEE **\$81,900.00**

Reimbursable expenses are in addition to the fee and shall not exceed \$2,000.00 without the Owner's authorization. Expenses will be invoiced at the same cost billed the Architect and include, but are not limited to, out-of-house document reproduction, local courier and overnight deliveries and government fees.

Additional services performed by BRW Architects shall be compensated at the hourly rates listed below or for a negotiated lump sum fee.

BRW Architects

Principal	\$200.00 per hour
Director	\$175.00 per hour
Project Manager and Designer	\$150.00 per hour
Project Architect	\$125.00 per hour
Architect	\$100.00 per hour

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Intern Architect I	\$ 90.00 per hour
Intern Architect II	\$ 75.00 per hour
Administration	\$ 65.00 per hour

§ 6.2 COMPENSATION FOR REIMBURSABLE EXPENSES

§ 6.2.1 Reimbursable Expenses are in addition to compensation for the Architect's professional services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- ~~.1 Transportation and authorized~~ Authorized out-of-town travel and subsistence;
- ~~.2 Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets;~~
- .3 Fees paid for securing approval of authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, standard form documents;
- .5 Postage, handling and delivery;
- ~~.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;~~
- .7 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
- .8 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- ~~.10 Site office expenses; and~~
- .11 Other similar Project-related expenditures.

§ 6.2.2 For Reimbursable Expenses, the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus an administrative fee of percent (~~—~~ %) ten percent (10%) of the expenses incurred.

§ 6.3 COMPENSATION FOR USE OF ARCHITECT'S INSTRUMENTS OF SERVICE

~~If the Owner terminates the Architect for its convenience under Section 5.5, or the Architect terminates this Agreement under Section 5.3, the Owner shall pay a licensing fee as compensation for the Owner's continued use of the Architect's Instruments of Service solely for purposes of the Project as follows:~~

§ 6.4 PAYMENTS TO THE ARCHITECT

§ 6.4.1 An initial payment of (\$ ~~—~~) zero (\$0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 6.4.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

% ~~—~~ 5% five percent per annum

§ 6.4.3 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 6.4.4 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 4.3.

§ 7.2 ~~Terms in this Agreement shall have the same meaning as those in AIA Document A201-2007, General Conditions of the Contract for Construction.~~

§ 7.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement.

§ 7.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 7.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 7.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 7.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

§ 7.8 If the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

ARTICLE 8 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

Any element of this Agreement later held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force. However, the Owner and the Architect will, in good faith, attempt to replace an invalid or unenforceable provision with one that is valid and enforceable, and which comes as close as possible to expressing the intent of the original provision.

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas.

Texas Board of Architectural Examiners
P.O. Box 12337
Austin, Texas 78711
T: (512) 305-9000

ARTICLE 9 SCOPE OF THE AGREEMENT

§ 9.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 9.2 This Agreement is comprised of the following documents listed below:

AIA Document B102™ – 2007 (formerly B141™ – 1997 Part 1). Copyright © 1917, 1926, 1948, 1951, 1953, 1958, 1961, 1963, 1966, 1967, 1970, 1974, 1977, 1987, 1997 and 2007 by The American Institute of Architects. **All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This draft was produced by AIA software at 15:29:14 on 02/01/2016 under Order No.7013832660_1 which expires on 10/06/2016, and is not for resale.

User Notes:

(1330539637)

Attachment: Purposed BRW Contract (1469 : BRW Methodist Church)

- .1 AIA Document B102–2007, Standard Form Agreement Between Owner and Architect
~~.2 AIA Document E201–2007, Digital Data Protocol Exhibit, if completed, or the following:~~

~~3~~ _____

- .2 Other documents:
(List other documents, including the Architect's scope of services document, hereby incorporated into the Agreement.)

None.

This Agreement entered into as of the day and year first written above.

OWNER

ARCHITECT

(Signature)

Mike Foreman, City Manager
City of Celina

(Printed name and title)

(Signature)

Gary DeVries, AIA, Principal
Brown Reynolds Watford Architects, Inc.

(Printed name and title)

Attachment: Purposed BRW Contract (1469 : BRW Methodist Church)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Parkside Phase 2 Construction Plat

Action Requested:

The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Parkside Phase 2, approximately 27.286 acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644, and containing 122 Residential Lots and four (4) HOA/common area lots. The property is generally located west of Tolleson Drive, south of FM 455, north of W. Sunset Blvd. And East Of FM 428.

Background Information:

The Parkside Phase 2 Construction Plat is to facilitate the final phase of Parkside. Staff has reviewed the proposed Construction Plat has deemed it acceptable

Board Review/Citizen Input:

At its regularly scheduled meeting on December 15, 2015 the Planning and Zoning Commission unanimously approved the plat.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Parkside Phase 2 Construction Plat

Staff Recommendation:

Staff recommends approval

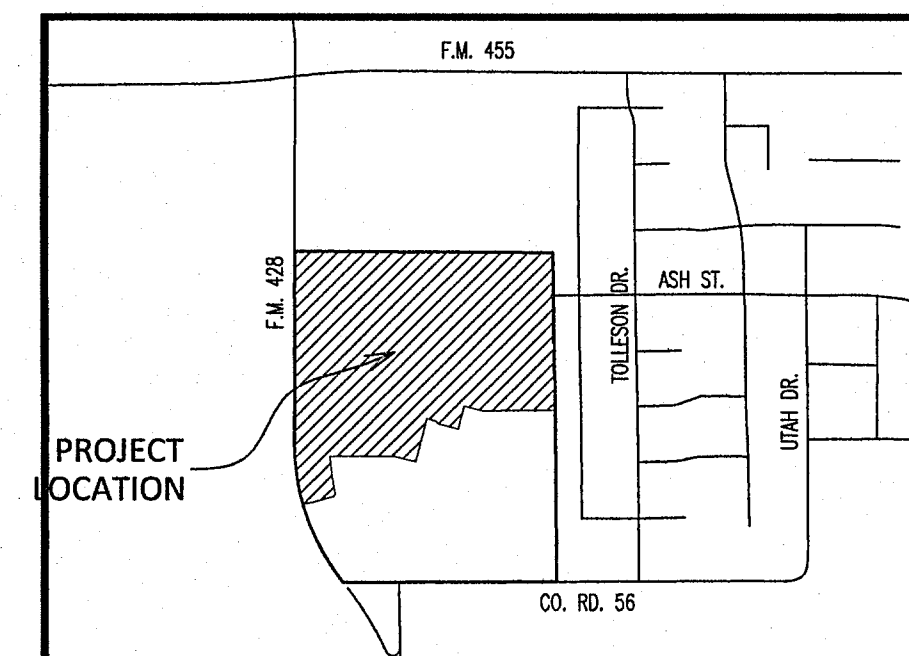
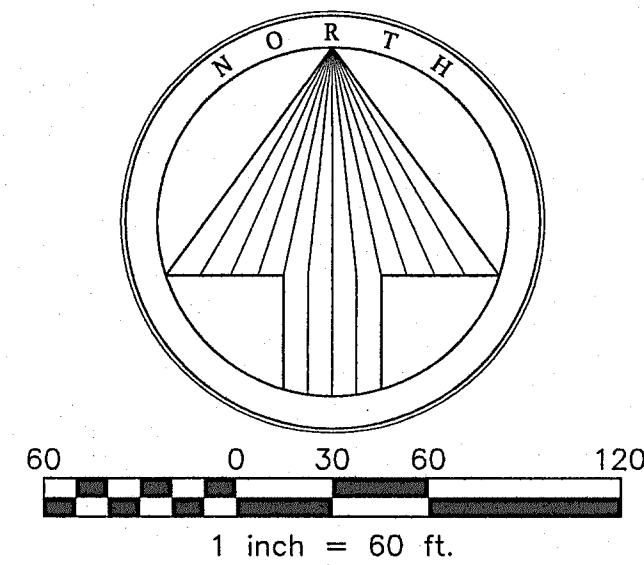
Stephen Harold Mills
Vol. 4987, Pg. 3011 DRCCT
Zoned SF-7.5

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

POINT OF BEGINNING

First United Methodist Church of Celina
Doc. No. 20080619000837780 DRCCT
Zoned SF-7.5

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



LOCATION MAP
1" = 100'

NOTES:

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Basics of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 49085C01104, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
- Secondary Story Window Restrictions: The homes adjacent to the eastern property boundary that have a second story shall not have windows on the second story facing east toward the homes and yards of the adjacent properties.

LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
CIRF	1/2" IRON ROD W/ PLASTIC CAP FOUND
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◇	STREET NAME CHANGE
C/L	CENTERLINE
Q	BLOCK DESIGNATION
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

CITY PROJECT NO. P-201506-01
CONSTRUCTION PLAT

PARKSIDE PHASE 2

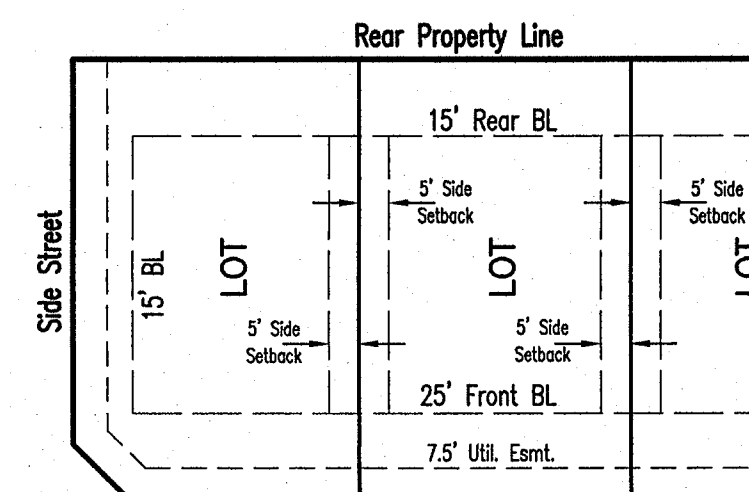
122 RESIDENTIAL LOTS DEVELOPED &
4 HOA LOTS - 27.286 ACRES
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS

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

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

Scale 1"=60' October 21, 2015 SEI Job# 14-142

Line Table			Line Table			Curve Table				
Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Length	Radius	Delta	Chord Bearing
L1	S 44°45'11" E	21.21'	L13	S 51°34'50" W	13.47'	BC1	142.75'	50.00'	163°35'18"	S 79°52'26" E
L2	S 45°14'49" W	21.21'	L14	N 44°30'15" E	14.14'	BC2	22.43'	7.32'	175°29'32"	N 85°51'08" W
L3	N 44°45'11" E	21.21'	L15	N 25°29'37" W	12.91'	BC3	29.30'	375.00'	4°28'34"	S 02°29'08" W
L4	S 45°14'49" W	21.21'	L16	N 60°56'38" E	14.41'	C4	51.24'	1050.00'	2°47'46"	S 01°09'04" E
L5	N 45°14'49" E	14.14'	L17	N 34°57'38" W	14.85'	C5	74.57'	400.00'	10°40'52"	S 08°35'15" W
L6	S 44°45'11" E	14.14'	L18	N 45°14'49" E	14.14'	C6	100.49'	400.00'	14°23'39"	N 82°33'21" W
L7	N 45°14'49" E	14.14'	L19	N 44°45'11" W	14.14'	C7	150.56'	500.00'	17°15'12"	S 23°20'29" W
L8	N 44°45'11" W	14.14'	L20	S 00°14'49" W	78.21'	C8	283.30'	500.00'	32°27'50"	N 15°44'10" E
L9	N 45°14'49" E	14.14'	L21	S 45°29'45" E	15.00'	C9	214.06'	500.00'	24°31'46"	N 77°29'16" W
L10	S 45°07'28" E	14.23'	L22	S 45°29'45" E	31.50'	C10	176.43'	400.00'	25°16'20"	S 77°51'35" E
L11	N 45°39'35" E	13.85'	L23	N 00°14'49" E	25.00'	C11	64.32'	400.00'	9°12'45"	S 04°08'37" W
L12	N 33°46'53" W	15.59'	L24	N 14°38'28" E	25.00'	C12	106.19'	400.00'	15°12'38"	S 82°53'26" E
						C13	41.99'	195.00'	12°20'11"	S 06°24'55" W



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



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: O'Donnell Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed annexation of a ±641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstracts No. 129 and 130, and the George Jay Survey, Abstract No. 488 and generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Annexation) (Liebman)

Background Information:

A petition for annexation was received from Kimley Horn, representing the owners, on December 18, 2015. The property is contiguous to current city limits.

- ~~§ January 12, 2016~~ ~~Council option to accept voluntary petition to annex~~
- ~~§ January 22, 2016~~ ~~Notice of public hearing to be published in *The Celina Record*~~
- ~~§ January 22, 2016~~ ~~Notice published on City website~~
- § February 9, 2016 Council to hold two (2) public hearings
- § March 8, 2016 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Property Exhibit

Staff Recommendation:

N/A





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Terry, Commissioner
 Date: February 9, 2016
 Re: Wells North Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)

Background Information:

A petition for annexation was received from The Hillwood Company on December 21, 2015. The property is contiguous to current city limits.

- ~~§ January 12, 2016 Council option to accept voluntary petition to annex~~
- ~~§ January 22, 2016 Notice of public hearing to be published in *The Celina Record*~~
- ~~§ January 22, 2016 Notice of public hearing to be published on the City website~~
- § February 9, 2016 Council to hold public hearings (2)
- § March 8, 2016 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Document:

- Property Exhibit

Staff Recommendation:

N/A



LINE TYPE LEGEND

	BOUNDED LINE
	FAIRMENT LINE
	BUILDING LINE
	WATER LINE
	SEWER LINE
	UTILITY LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	PROPERTY LINE
	ADJUTANT LINE



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 Date: February 9, 2016
 Re: CR 83, CR 88 and CR 1224 Right-of-Way Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed annexation of three (3) rights-of-way adjacent to the annexation for Wells North: a portion of CR-83 right-of-way, a ± 1.845 acre strip of land situated in the McKinzie Wilhite Survey, Abstract No. 1008; a portion of CR-88 right-of-way, a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346; and a portion of CR-1224 right-of-way, a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346. (Liebman)

Background Information:

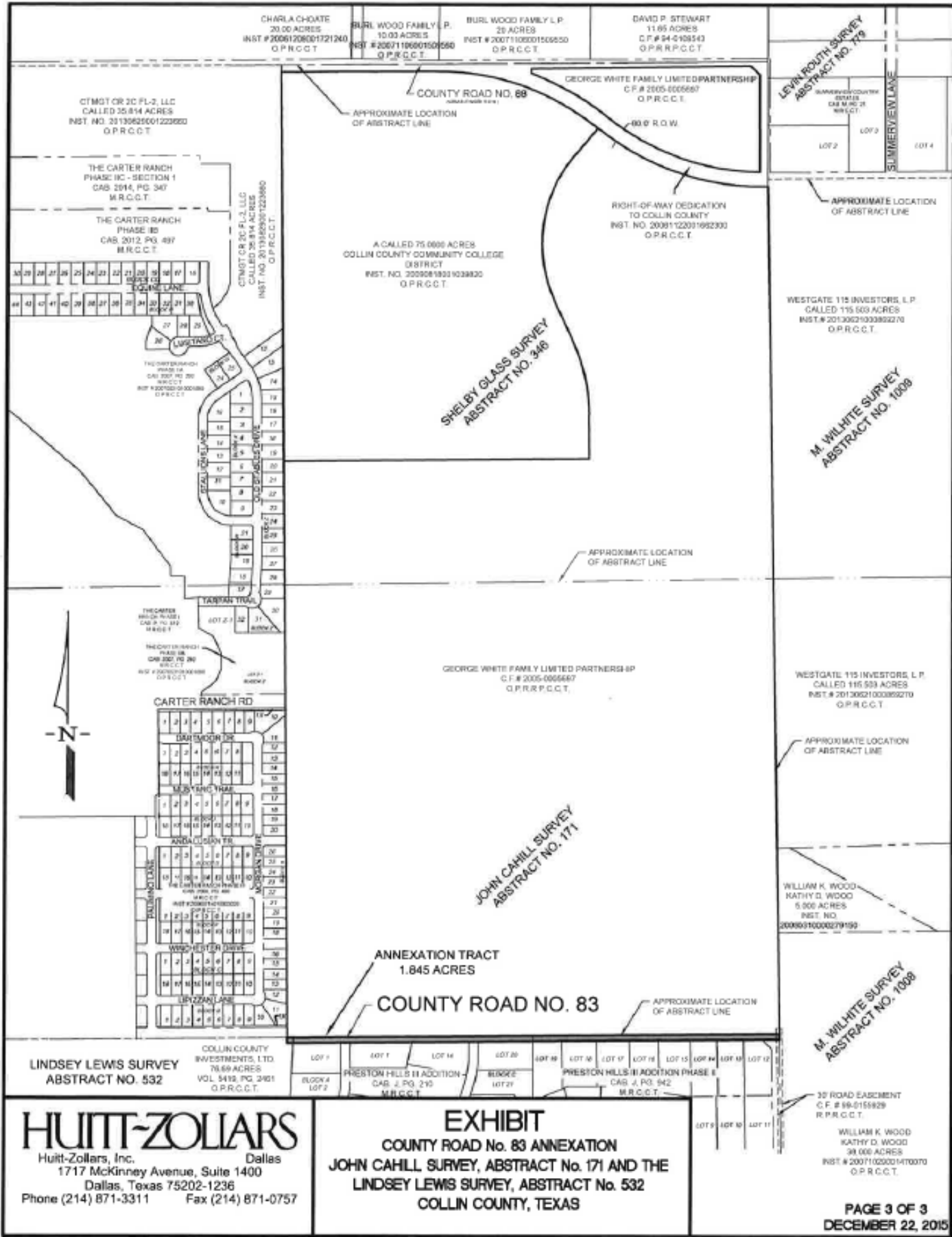
Below is the anticipated annexation schedule for the CR-83, CR-88, and CR-1224 annexations:

- ~~§ January 12, 2016~~ ~~Council acts on a resolution setting date and time of the two public hearings for February 9, 2016~~
- ~~§ January 5, 2016~~ ~~Notice sent to affected property owners~~
- ~~§ January 22, 2016~~ ~~Notice of public hearing published~~
- ~~§ January 22, 2016~~ ~~Notice of annexation sent to school districts and utilities~~
- ~~§ January 22, 2016~~ ~~Notice of public hearing posted on City website~~
- § February 9, 2016 Council to hold two (2) public hearings for each right-of-way
- § March 8, 2016 Council to consider annexation ordinance

Supporting Documents:

- § CR-83 Exhibit
- § CR-88 Exhibit
- § CR-1224 Exhibit

Staff Recommendation:



DAVID P. STEWART
11.65 ACRES
C.F.# 94-0109543
O.P.R.R.P.C.C.T.





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Celina 115 Annexation Ordinance

Action Requested:

The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the proposed involuntary annexation of a ±111.9710 acre tract of land situated in Tracts 10, 9, 34, & 76 of Block 2, of the Collin County School Land Survey #15, Abstract No. 170 and generally located north of Malone St, south of CR 95, west of Preston Road, and east of the BNSF Railroad. (Celina LM 115) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the properties listed in Exhibit "A"

The properties have an agricultural exemption. A pre-annexation agreement was offered to the owner and was not returned to the City prior to the required deadline.

- ~~• January 12, 2015 - City Council acts on Resolution to set the public hearing dates.~~
- February 9, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- March 8, 2016 - City Council acts on Ordinance annexing the properties listed in Exhibit "A".

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's land use attorney assisted staff during the pre-annexation process.

Staff Recommendation:

Staff recommends approval.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Public Hearing on Creation of Wells North PID and Adoption of Resolution
 Creating Wells North PID

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating the Wells North Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)

Background Information:

City Council accepted a petition to create a Public Improvement District (PID) for ±244.1 acre tract of land (Wells North) on January 12, 2016. The proposed resolution authorizes the creation of the Wells North Public Improvement District PID and provides for items associated with the PID.

Public Notice:

All property owners potentially affected by the creation of the PID were notified by certified mail on January 14, 2016. A notice of the public hearing was published in *The Celina Record* on January 15, 2016.

Supporting Document:

- Resolution Authorizing the Creation of the Wells North PID

Legal Review:

The proposed resolution was written and reviewed by the City's land use attorney.

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE WELLS NORTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas (“Celina”), is authorized under Chapter 372 of the Texas Local Government Code (the “Act”), to create a public improvement district within its ETJ; and

WHEREAS, on December 21, 2015, The George White Family Limited Partnership, a Texas Limited Partnership, (the “Petitioner”) submitted and filed with the City Secretary of Celina a petition (the “Petition”) requesting the establishment of a public improvement district for property within the ETJ of Celina; and

WHEREAS, the Petition requested the creation of Wells North Public Improvement District (the “District”), which District is located within the ETJ of Celina and more particularly depicted in Exhibit A and described by metes and bounds in Exhibit B (the “Property”) each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of Celina (the “City Council”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Celina Record*, newspaper of general circulation in Celina and in the portion of the City’s ETJ in which the District is located, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on February 9, 2016; and

WHEREAS, the City Council of Celina closed the public hearing on the advisability of the improvements and services on February 9, 2016.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Celina by the Petitioners was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council of Celina, after considering the Petition and the evidence and testimony presented at the public hearing on February 9, 2016, hereby finds and declares:

- (a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of Celina and will confer a special benefit on the Property.
- (b) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act (the “Authorized Improvements”) that are necessary for the development of the Property, which Authorized Improvements will include: street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, walkways, sidewalks and landscaping; acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; and payment of costs associated with developing and financing the

public improvements listed above, and costs of establishing, administering, and operating the District (the “Authorized Improvements”). These Authorized Improvements shall promote the interests of Celina and confer a special benefit upon the Property.

(c) Estimated Costs of the Authorized Improvements and Apportionment of Costs.

The estimated total costs of the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$20,000,000 which costs shall be paid by assessment of the property owners within the proposed District. Celina will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property, and possible tax increment reinvestment zone revenue. No municipal property in the District shall be assessed. The developer of the property (the “Developer”) may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) Boundaries of the District. The District is proposed to include approximately 244.136 acres of land generally located in the area encompassed by directly south of CR 88 and CR 1224, directly north of CR 83, to the west of CR 86, and to the east of Preston Road, and as more particularly depicted in Exhibit A attached hereto, and as more properly described in the metes and bounds described in Exhibit B attached hereto.

(e) Proposed Method of Assessment. Celina shall levy an assessment on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments, including interest, may be paid in full at any time, and certain assessments may be paid in annual installments, with interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a

period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(f) **Management of the District.** The District shall be managed by Celina, with the assistance of a consultant, who shall, from time to time, advise Celina regarding certain operations of the District.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Wells North Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in the *Celina Record*, newspaper of general circulation in Celina and in the portion of the City's ETJ in which the District is located. Effective upon the publication of such notice, the District shall be established.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED on the 9th day of February, 2016.

ATTEST:

SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY

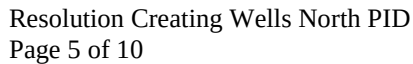
Packet Pg. 130

EXHIBIT B
PROPERTY METES AND BOUNDS DESCRIPTION
(244.136 Acres)

TRACT 1

233.738 ACRES

BEING a tract of land out of the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas, and being part of a tract of land depicted in Special Warranty Deed to George White Family Limited Partnership, recorded in Clerk's File No. 2005-0005697, Official Public Records of Real Property of Collin County, Texas, said tract also being part of a tract of land described as "1st Tract" in deed to Mary G. White recorded in Volume 142, Page 343, Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a ½" iron rod found in County Road No. 88 at the northeast corner of a called 35.814 acre tract of land described in Special Warranty Deed to CTMGT CR 2C FL-2, LLC, recorded in Instrument No. 20130829001223660, Official Public Records of Collin County;

THENCE along the east line of said 35.814 acre tract, South 00°33'04" East, a distance of 39.13 feet to a 5/8" iron rod with "KHA" cap found in the south right-of-way line of said County Road No. 88, for the northwest corner of a called 75.0000 acre tract of land described in Special Warranty Deed to Collin County Community College District, recorded in Instrument No. 20090818001039820, Official Public Records of Collin County;

THENCE departing the said east line of called 35.814 acre tract, along the south right-of-way line of said County Road No. 88 and the north line of said 75.0000 acre tract, the following courses and distances:

North 89°38'04" East, a distance of 854.43 feet to a 5/8" iron rod with "KHA" cap found for corner at the beginning of a tangent curve to the right with a radius of 1,356.38 feet, a central angle of 39°54'51" and a chord bearing and distance of South 70°24'31" East, 925.91 feet;

In a southeasterly direction along said curve, an arc distance of 944.90 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a reverse curve to the left with a radius of 1,396.84 feet, a central angle of 40°11'41" and a chord bearing and distance of South 70°32'56" East, 959.96 feet for the northeast corner of said 75.000 acre tract and the **POINT OF BEGINNING**;

THENCE continuing along the south right-of-way line of said County Road No. 88, the following courses and distances:

In a southeasterly direction along said curve, an arc distance of 979.93 feet to a 5/8" iron rod with "KHA" cap found at the end of said curve;

North 89°21'13" East, a distance of 22.58 feet (Deed 22.79') to a 5/8" iron rod with "KHA" cap found for corner in the west line of a called 115.503 acre tract of land described in Special Warranty Deed to Westgate 115 Investors, L.P., recorded in Instrument No. 20130621000869270, Official Public Records of Collin County, Texas; from said point a 1/2" iron rod with "Metroplex 1849" cap found for witness bears North 00°55'47" West, a distance of 6.25 feet;

THENCE along the said west line of called 115.503 acre tract, South 00°55'47" East, at a distance of 1,949.66 feet, passing a 1/2" iron rod with "Metroplex 1849" cap found, continuing along the west line of said 115.503 acre tract, at a distance of 3,612.06 feet, passing the northwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20080310000279150, Official Public Records of Collin County, Texas, continuing along the west line of said Wood tract, at a distance of 4,075.82 feet, passing a 1/2" iron rod found at the southwest corner of said Wood tract and the northwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20071029001470070, Official Public Records of Collin County, Texas, continuing with the west line of the second referenced Wood tract, in all a total distance of 4,629. 12 feet to a 5/8" iron rod with "KHA" cap found for corner in County Road No. 83;

THENCE departing the said west line of the second reference Wood tract and along the north right-of-way line of County Road No. 83 and the north line of a called 76.69 acre tract of land described in Special Warranty Deed to Collin County Investments, Ltd., recorded in Volume 5419, Page 2461, Official Public Records of Collin County, Texas, South 89°30'11" West, a distance of 2,678.92 feet (Deed calls 2,663.76 feet) to a PK nail found for the southeast corner of The Carter Ranch Phase III, an addition to the City of Celina according to the plat recorded in Cabinet 2006, Page 460 of the Map Records of Collin County, Texas and in Instrument No. 20060714010003020, of Official Public Records of Collin County, Texas;

THENCE North 00°33'04" West, at a distance of 58.02 feet, passing the southeast corner of Lot 1X, Block B, said The Carter Ranch Phase III, continuing along the east line of said Block B, at a distance of 1,052.02 feet, passing a 5/8" iron rod with "Huitt Zollars" cap found at the northeast corner of Lot 26 of said Block B and the southeast corner of the east terminus of Andalusian Trail (a 50-foot wide right-of-way), continuing along the said east terminus of Andalusian Trail, at a distance of 1,102.02 feet, passing a 5/8" iron rod with "Huitt Zollars" cap found at the northeast corner of the said east terminus of Andalusian Trail and the southeast corner of Lot 20, Block L, said The Carter Ranch Phase III, continuing along the east line of said Block L, at a distance of 1,801.02 feet, passing the northeast corner of Lot 1X, of said Block L and the southeast corner of the east terminus of Carter Ranch Boulevard (an 80-foot wide right-of-way), continuing along the said east terminus of Carter Ranch Boulevard, at a

distance of 1,881.02 feet, passing the northeast corner of said terminus of Carter Ranch Boulevard and the southeast corner of Lot Z-1, Block Z, The Carter Ranch Phase IIA, an addition to the City of Celina, Texas according to the plat recorded in Cabinet 2007, Page 292, Map Records of Collin County, Texas and in Instrument No. 20070531010001890, Official Public Records of Collin County, Texas, continuing along the east line of said

Block Z, at a distance of 3,149.24 feet to a 5/8" iron rod with "KHA" cap found for the southwest corner of aforesaid called 75.000 acre tract;

THENCE along the south line of said 75.000 acre tract, North 89°26'56" East, a distance of 1,665.00 to a 5/8" iron rod with "KHA" cap found at the southeast corner of said 75.000 acre tract;

THENCE, along the east line of said 75.000 acre tract, the following courses and distances:

North 00°33'04" West, a distance of 242.54 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the left having a central angle of 23°51'09", a radius of 1,000.00 feet, a chord bearing and distance of North 12°28'39" West, 413.30 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 416.30 feet to a 5/8" iron rod with "KHA" cap found for corner;

North 24°24'13" West, a distance of 239.76 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of 63°57'09", a radius of 750.00 feet, a chord bearing and distance of North 7°34'21" East, 794.35 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 837.13 feet to a 5/8" iron rod with "KHA" cap found for corner;

North 39°32'55" East, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 233.738 acres or 10,181,614 square feet of land, more or less.

TRACT 2

10.3980 ACRES

BEING a tract of land out of the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being part of a tract of land depicted in Special Warranty Deed to George White Family Limited Partnership, recorded in Clerk's File No.

2005-0005697, Official Public Records of Real Property of Collin County, Texas, and also being part of the tract of land described as "1st Tract" in deed to Mary G. White recorded in Volume 142, Page 343 of the Deed Records of Collin County, Texas; said tract also being all

of the same resultant tract of land defined by the Right-of-Way Dedication to Collin County recorded in Instrument No. 20061122001662300, Official Public Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in County Road No. 88 at the northeast corner of a called 35.814 acre tract of land described in Special Warranty Deed to CTMGT CR 2C FL-2, LLC recorded in Instrument No. 20130829001223660, Official Public Records of Collin County, Texas;

THENCE along the east line of said 35.814 acre tract, South 00°33'04" East a distance of 39.13 feet to a 5/8" iron rod with "KHA" cap found on the south right-of-way line of said County Road No. 88, for the northwest corner of a called 75.0000 acre tract of land described in Special Warranty Deed to Collin County Community College District recorded in Instrument No. 20090818001039820, Official Public Records of Collin County;

THENCE, along the south right-of-way line of County Road No. 88 and north line of said 75.0000 acre tract, North 89°38'04" East, a distance of 854.43 feet to a 5/8" iron rod with "KHA" cap found for the point of beginning of a tangent curve to the right;

THENCE, departing the said south right-of-way line of County Road No. 88 and north line of called 75.000 acre tract, South 88°48'06" West, a distance of 511.14 feet to a 5/8" iron rod with "KHA" cap set for corner on a north right-of-way line of said County Road No. 88 for the **POINT OF BEGINNING**;

THENCE along a south right-of-way line of said County Road No. 88, the following courses and distances:

North 00°50'34" West, a distance of 25.47 feet to a 5/8" iron rod with "KHA" cap set for corner;

North 89°09'26" East, a distance of 1,192.91 feet to a 5/8" iron rod with "KHA" cap found for corner at the northern most end of a right-of-way corner clip at the intersection of said south right-of-way line and the west right-of-way line of County Road No. 86 (a variable width right-of-way);

THENCE along said right-of-way corner clip, South 45°30'03" East, a distance of 70.29 feet to a 5/8" iron rod with "KHA" cap found for corner at the southernmost end of said corner clip;

THENCE along the said west right-of-way line of County Road No. 86, South 00°09'32" East, a distance of 533.28 feet to a 5/8" iron rod with "KHA" cap found for corner at the intersection of the said west right-of-way line of County Road No. 86 and the north right-of-way line of County Road No. 88; said point also being at the beginning of a non-tangent curve to the right having a radius of 1,316.84 feet, a central angle of 39°15'29", a chord bearing and distance of North 70°04'50" West, 884.73 feet;

THENCE along the said north right-of-way line of County Road No. 88, the following courses and distances:

In a northwesterly direction, along said curve, an arc distance 902.28 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a reverse curve to the left with a radius of 1,436.38 feet, a central angle of 19°04'36", and a chord bearing and distance of North 59°59'23" West, 476.04 feet;

In a northwesterly direction, along said curve, an arc distance of 478.24 feet to the **POINT OF BEGINNING** and containing 10.3980 acres or 452,936 square feet of land.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Public Hearing on GBar7 PID Creation.

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony on creating the G-Bar 7 Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 109.090 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located south of CR 55, north of CR 53, west of CR 1117, and east of CR 52, within the City of Celina, Texas and consider taking action on whether to continue the public hearing to 6:00 p.m. on March 8, 2016. (GBar7 PID) (Liebman)

Background Information:

Staff recommends that the public hearing be continued to the March 8, 2016 City Council Meeting at 6:00 p.m. to allow the applicant and staff additional time to negotiate the associated development costs.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends that the public hearing be continued to the City Council Meeting on March 8, 2016 at 6:00 p.m.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Sutton Fields 128 Zoning Ordinance

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon a zoning amendment request from an AG-Agricultural District to a PD-Planned Development District with an underlying zoning of SF-R–Single Family Residential District and a CF–Community Facility District for a ±127.897 acre tract of land in the Thomas McIntyre Survey, Abstract Number 903, Denton County, Texas. The property is generally located east of FM 1385, north and west of Crutchfield Road, and south of FM 428. (Sutton Fields 128) (Liebman)

Background Information:

A Development Agreement was adopted by City Council at a Special Called Meeting of the City Council on October 27, 2015. The property was annexed into the City on November 5, 2015 and assigned a “holding zoning district” of AG-Agricultural. The development regulations proposed in this rezoning request are identical to those previously approved by City Council as part of the Development Agreement.

Public Notice:

The City Council public hearing notice was published in *The Celina Record* on Friday, January 22, 2016. No property owners were notified because no residents within the City Limits were located within 200 feet of the subject property as of the latest tax rolls. No comments have been received either for or against the zoning request prior to the printing of the City Council packet.

Supporting Documents:

- Ordinance
- Concept Plan

Legal Review:

The City Attorney has reviewed the Ordinance and deemed it acceptable.

Planning and Zoning Commission Recommendation:

At its meeting on January 19, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request, as presented by staff. Commissioner Terry recused himself from the consideration and vote due to a possible conflict of interest.

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE 2016-____
SUTTON FIELDS 128 ZONING - PD-62

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF AN APPROXIMATELY 127.897 ACRE TRACT OF LAND LOCATED IN THE THOMAS MCINTYRE SURVEY, ABSTRACT NUMBER 903, DENTON COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBITS "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 62; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District No. 62 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B.”

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District No. 62.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “C”; the development standards set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6

COMPLIANCE REQUIRED

That the property depicted on Exhibit “A” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7

PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8

CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9

SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10

SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11

PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 9th day of February, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

EXHIBIT A

SUTTON FIELDS PD-62 LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas H. McIntyre Survey, Abstract Number 903, Denton County, Texas, and being all of that called 127.897 acre tract of land described in a special warranty deed from Affordable Housing Communities, Ltd. to Denton County 128 Development LLC as recorded in Document Number 2013-135475, Denton County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 127.897 acre tract of land, said point being the intersection of the centerline of Crutchfield Road with the east right-of-way line of Farm to Market Highway Number 1385;

THENCE along the west line of said 127.897 acre tract of land and along the east right-of-way line of Farm to Market Highway Number 1385 as follows:

North 01 degrees 41 minutes 04 seconds East, 606.35 feet to a one-half inch iron rod found for corner;
North 00 degrees 48 minutes 17 seconds East, 797.78 feet to a one-half inch iron rod found at the most southerly northwest corner of said 127.897 acre tract of land, said point being the southwest corner of a called 8.000 acre tract of land described in a general warranty deed from First Texoma National Bank to Munish Gupta and wife Anusha Gupta as recorded in Document Number 2013-84112, Denton County Deed Records;

THENCE along the northerly lines of said 127.897 acre tract of land as follows:

North 89 degrees 34 minutes 04 seconds East, 1280.69 feet to a one-half inch iron rod found at the southeast corner of said 8.000 acre tract of land;
North 00 degrees 21 minutes 14 seconds West, 546.92 feet to a five-eighths inch iron rod found at the southeast corner of a called 16.000 acre tract of land described in a special warranty deed from Sabrina Hamner to Jeff Hamner as recorded in Volume 2156, Page 762, Denton County Deed Records;
North 00 degrees 26 minutes 22 seconds West, 553.08 feet to a three-eighths inch iron rod found at the northeast corner of said 16.000 acre tract of land;
North 00 degrees 03 minutes 46 seconds East, 73.78 feet to a one-half inch iron rod found at the most northerly northwest corner of said 127.897 acre tract of land, said point being the southwest corner of a called 38.223 acre tract of land described in a warranty deed from Michael Aubry Myrick and wife, Cheryl Morrison Myrick to Blue Angus Ranch, LP as recorded in Document Number 2007-107216, Denton County Deed Records;
South 89 degrees 47 minutes 13 seconds East, 459.44 feet to a three-eighths inch iron rod found at the southeast corner of said 38.223 acre tract of land, said point being in the west line of a called 131.286 acre tract of land described in a special warranty deed from Ronald P. Berlin and spouse, Gail M. Berlin and Anne E. Berlin, a single person to Fashand Farm Ltd. as recorded in Document Number 2004-135532, Denton County Deed Records;
South 89 degrees 47 minutes 19 seconds East, 395.59 feet along a westerly line of said 131.286 acre tract of land to a one-half inch iron rod found at the northeast corner of said 127.897 acre tract of land;

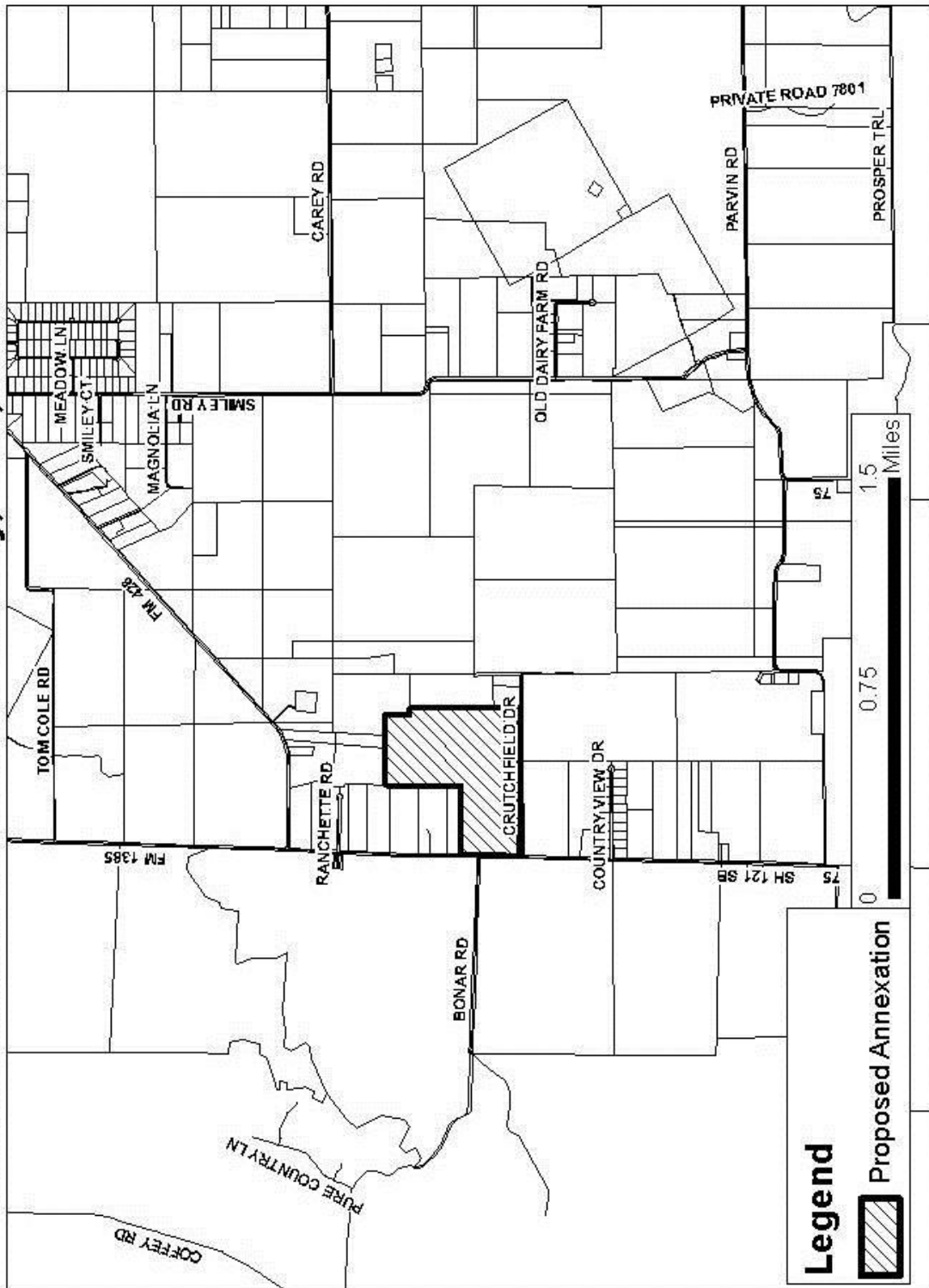
THENCE along the easterly lines of said 127.897 acre tract of land as follows:

South 02 degrees 59 minutes 33 seconds West, 454.75 feet along a westerly line of said 131.286 acre tract of land to a one-half inch iron rod found for corner;
North 89 degrees 26 minutes 46 seconds East, 156.88 feet along a westerly line of said 131.286 acre tract of land to a one-half inch iron rod found at the northwest corner of a called 22.493 acre tract of land described in a special warranty deed from Ellis Land Company, Inc. to Fashand Farm, Ltd. as recorded in Document Number 2005-21653, Denton County Deed Records;
South 00 degrees 09 minutes 23 seconds East, 2034.87 feet to a one-half inch rod found at the northeast corner of a called 0.057 acre tract of land described in a warranty deed from SBA 2012 TC Land II, LLC to SBA Towers IV, LLC as recorded in Document Number 2013-94302, Denton County Deed Records;
South 89 degrees 15 minutes 27 seconds West, 50.09 feet to a one-half inch iron rod found at the northwest corner of said 0.057 acre tract of land;
South 00 degrees 56 minutes 28 seconds East, 50.03 feet to a one-half inch iron rod found at the southwest corner of said 0.057 acre tract of land;
North 89 degrees 12 minutes 15 seconds East, 49.92 feet to a one-half inch iron rod found at the southeast corner of said 0.057 acre tract of land;
South 01 degrees 18 minutes 52 seconds East, 31.07 feet to a one-half inch iron rod found at the southeast corner of said 127.897 acre tract of land, said point being the southwest corner of a called 4.53 acre tract of land described in a warranty deed from Ellis Land Company, Inc. to Jan M. Palmoda and Margaret Palmoda as recorded in Volume 4370, Page 2471, Denton County Deed Records; said point being in the centerline of Crutchfield Road;

THENCE South 89 degrees 43 minutes 14 seconds West, 2797.30 feet along the south line of said 127.897 acre tract of land and along the centerline of Crutchfield Road to the POINT OF BEGINNING and containing 5,570,736 square feet or 127.887 acres of land.

**EXHIBIT B
SUTTON FIELDS PD-62 ZONING MAP**

Abstract 0903A T. MCINTIRE Survey, TR 8, 127.688 ACRES



Attachment: Ordinance - Sutton Fields PD-62 zoning (1438 : Sutton Fields 128 Zoning Ordinance)

EXHIBIT C SUTTON FIELDS PD-62 CONCEPT PLAN

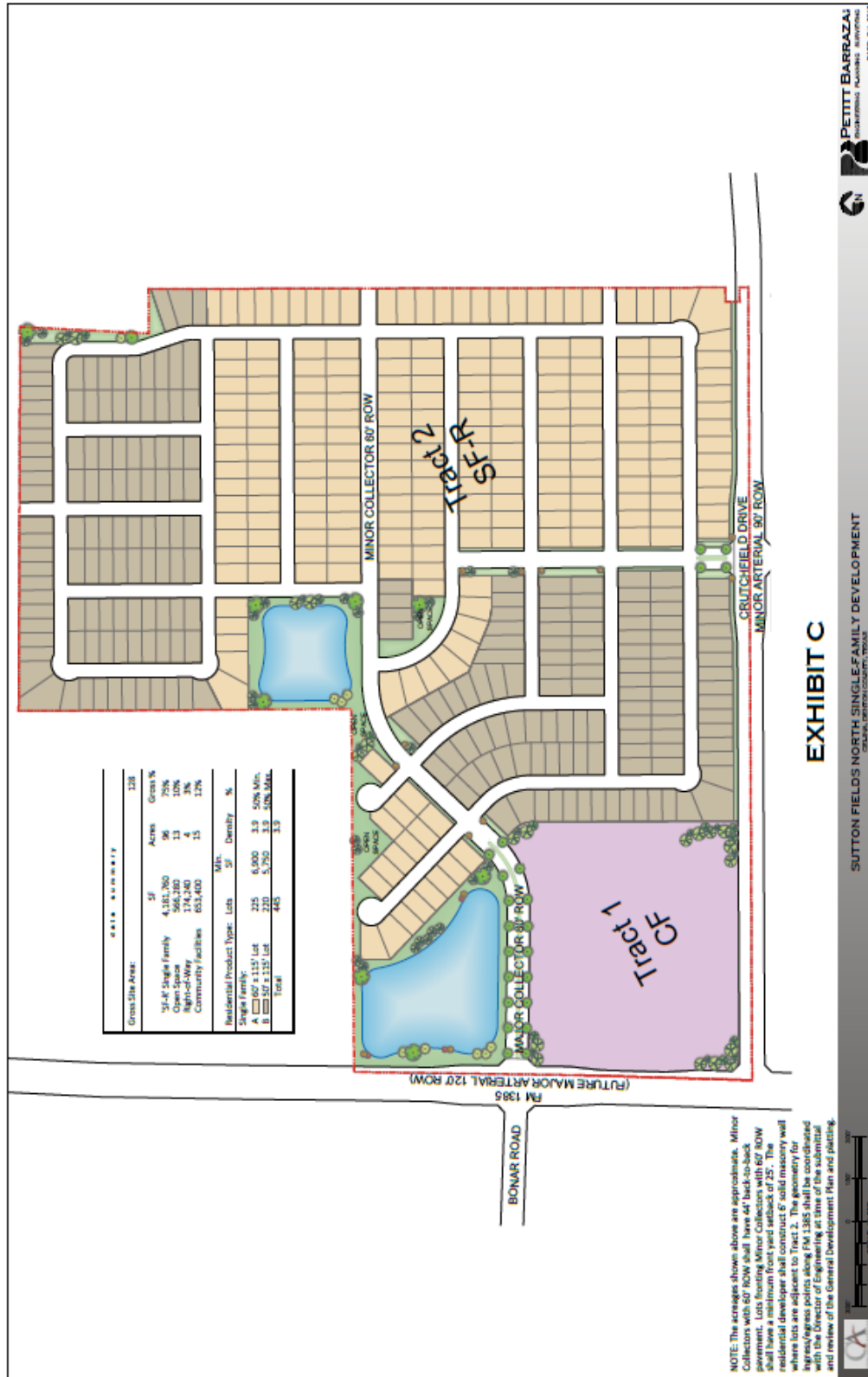


EXHIBIT D

SUTTON FIELDS PD-62 DEVELOPMENT REGULATIONS

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, proposed lakes, ornamental trees and shade trees. In addition, this planned development shall have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April, 2013 and compliments the City of Celina.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance and Section 10.03.009 of the Subdivision Ordinance as exists or may be amended for the City of Celina, Texas.

3.0 General Regulations

3.1 All regulations for the District not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.

3.2 Any significant changes to the land uses as depicted on the on the Concept Plan (Exhibit C) shall require approval by the City of Celina Planning and Zoning Commission as well as the City of Celina City Council through a PD amendment. The following are the changes to the Conceptual Site Plan that are allowed within the PD without an amendment to this PD.

- Street patterns,
- Building locations and individual uses as proposed, may be adjusted so long as the general character within each base zoning district in the PD is adhered to and the general location of the land uses remains as shown in Exhibit C.

3.3 A property owners association shall be established and shall be responsible for the maintenance of all open space areas.

3.4 The Concept Plan depicts two principal districts, a "SF-R," Single-Family Residential District and "CF," Community Facilities District.

3.5 All single-family detached homes may be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in Section 6.0 Area Regulations of this PD.

3.6. Single-family homes shall back or side to the CF tract and the single family developer shall provide a six (6) foot tall solid masonry fence adjacent to the CF tract.

4.0 Use Regulations

4.1 The permitted uses within the planned development are outlined below.

- (A) SF-R Single-Family Residential District: The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in sections 14.03.008 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Additional Permitted Uses:

- Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries
- Community Facility Uses
 - Public and private parks
 - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
 - Amenity centers
- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage
- School, pre-k through 12 (public or private)
-

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

5.0 Area Regulations: CF Community Facilities District (Tract 2)

5.1 The permitted uses shall be CF Community Facilities District Uses, referred to herein, and the associated uses defined in sections 14.03.007 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Permitted (P) or conditional (C) uses:

Cellular/wireless communications tower	P
Cemetery and/or mausoleum	P
Clinic or office (medical)	P
Community center (municipal)	P
Community college (public or private)	P
Electrical generating plant	P
Electrical substation	P
Emergency care clinic	P
Franchised private utility	P
Governmental building (municipal, state or federal)	P
Hospital (acute care/chronic care)	P
Landfill	P
Library (public)	P
Outdoor Warning Device	P
Post office (governmental)	P

- | | |
|--|---|
| School, business/commercial trade | P |
| School, pre-k through 12 (public or private) | P |
| University (public or private) | P |
| Wastewater treatment plant (public) | P |
| Water treatment plant (public) | P |
- (2) Prohibited uses:
- Check cashing service
 - Recycling kiosk
 - Sexually oriented business
 - Accessory dwelling
- (3) Area regulations:
- a) Size of lots.
 - (i) Size of yards.
 - Minimum front yard: Twenty-five (25) feet
 - Minimum side yard: Fifteen (15) feet.
 - Minimum rear yard: Twenty-five (25) feet
 - Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.
 - b) Maximum impervious surface. 75% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.
 - c) Building size for nonresidential structures. The building footprint area shall not exceed 85,000 square feet in size.
 - d) Connectivity: No vehicular connectivity to other tracts is required.
 - e) Concept Plans are not required for the CF-Community Facilities tract.

6.0 Area Regulations: SF-R Single-Family Residential (Tract 1)

6.1 General Area regulations:

- a) The lot widths shall be measured along the arc of the primary structure setback line.
- b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

6.2 The following amended area regulations shall apply:

Lot Type A:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be 115 feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet

(5'), but the garage door must remain at or behind the twenty (20) foot building line in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be 115 feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the twenty (20) foot building line in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

6.3 The maximum number of lots permitted within the District shall not exceed 450 lots. The percentage of lots per Lot Type is as follows:

Lot Type A: 50% Minimum

Lot Type B: 50% Maximum

7.0 Parking Regulations

7.1 Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that shall be located behind the front building line.

8.0 Landscape & Irrigation Regulations

8.1 Residential: The landscape and irrigation requirements for all residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.087 of the City of Celina Zoning Ordinance, as exists or may be amended.

8.2 Non-Residential: The landscape and requirements for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.086 of the City of Celina Zoning Ordinance, as exists or may be amended.

8.3.1 Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E and the following:

- Tree
 - Caddo Maple
 - Golden Raintree
- Other Shrubs
 - Knockout Rose
 - Purple Pixie Loropetalum

- Golden Dot Euonymus
- Red Yucca
- Smoke Tree
- Butterfly Bush
- Coral Drift Rose
- Pink Skull Cap
- Ground Cover
 - Little Bluestem
 - Weeping Love Grass
 - Mexican Feather

9.0 Open Space Regulations

9.1 General:

- a) Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized on a minimum of three (3) sides. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:
- b) Open Space Requirements
 - (1) Single Family Open Space Requirements
 - a. A minimum of six (6) acres or one (1) acre per 75 dwelling units, whichever is higher, must be provided for all single family developments.

10.0 Screening Regulations

- 10.1 Non-Residential: The screening requirement for all non-residential uses shall be a six (6) foot solid masonry wall and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.122 of the City of Celina Zoning Ordinance, as exists or may be amended.
- 10.2 Residential: The screening requirement for all residential uses shall be a six (6) foot solid masonry wall for lots backing or siding to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.123 of the City of Celina Zoning Ordinance, as exists or may be amended.
- 10.3 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall provide for grass, turf, shrubbery, seasonal color, and trees.

11.0 Sub-division Regulations

- 11.1 Development shall meet the standards as required by the City of Celina Subdivision Ordinance except as follows:
 1. Minor Arterial Thoroughfare – All Minor Arterial Thoroughfares shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City;

The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of required turn lanes at each of the median openings that are related to the residential development. Intersections at other Arterials shall flare to provide additional ten (10) feet of ROW for right turn lanes.

2. Major Collector: – Major collectors shall be a four (4) lane divided roadway within an eight (80) foot right-of-way that will be dedicated to the City.
3. Minor Collector: – Minor collectors shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City.
4. FM 1385: – It is anticipated that right-of-way dedications along FM 1385 and Parvin Road may be required in the future for a midblock right-of-way width of one-hundred twenty (120) feet. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
5. Detention. Any and all detention from the CF-Community Facilities site shall be provided on Tract 1 along with the detention from the SF-R acreage.

11.2 Sanitary Sewer Mains:

1. Pipe Embedment – the embedment for sewer mains less than fifteen (15) inch shall generally be class B+, and the embedment for sewer mains fifteen (15) inch and greater shall generally be class H, unless otherwise noted by the engineer of record.

data summary				
Gross Site Area:		128		
	SF	Acres	Gross %	
'SF-R' Single Family	4,181,760	96	75%	
Open Space	566,280	13	10%	
Right-of-Way	174,240	4	3%	
Community Facilities	653,400	15	12%	
Residential Product Type:	Lots	Min. SF	Density	%
Single Family:				
A	60' x 115' Lot	225	6,900	3.9 50% Min.
B	50' x 115' Lot	220	5,750	3.9 50% Max.
Total		445	3.9	



NOTE: The acreages shown above are approximate. Minor Collectors with 60' ROW shall have 44' back-to-back pavement. Lots fronting Minor Collectors with 60' ROW shall have a minimum front yard setback of 25'. The residential developer shall construct 6' solid masonry wall where lots are adjacent to Tract 2. The geometry for ingress/egress points along FM 1385 shall be coordinated with the Director of Engineering at time of the submittal and review of the General Development Plan and platting.

EXHIBIT C



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Mustang Lakes Planned Development Amendment

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon on a request to amend Planned Development No. 50 (PD-50), a ±681.999 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located north of FM 1461 (Frontier Parkway), west of FM 2478 (Custer Road), east of County Road 84 and south of Brinkmann Ranch Road. (Mustang Lakes) (Liebman)

Background Information:

The ±682 acre tract of land was annexed into the City of Celina on December 9, 2014 and automatically assigned a “holding zoning district” of AG-Agricultural. At the same City Council meeting, the property was rezoned from AG-Agricultural to PD-Planned Development with development regulations that conformed to the Development Agreement adopted at the October 23, 2014 City Council Special Called Meeting.

Planned Development Regulations:

PD-50 (Ordinance 2014-57) provides for seven different lot products and allows for MU-2-Mixed-Use Regional zoning district regulations on approximately 38 acres at the northwest corner of FM 2478 (Custer Road) and the future east-west thoroughfare. The development regulations identify the area requirements, development standards and setbacks for the single family lot products and MU-2 standards for the commercial tract.

Requested Amendments to PD-50:

- (1) Revise the name of the development from “Lakes at Mustang Ranch” to “Mustang Lakes;”
- (2) Add a lot coverage maximum of sixty percent (60%); and
- (3) Revise the placement of masonry columns in decorative metal fences to maintain intersection sight lines.

Public Notice:

A City Council notice of the public hearings was published in *The Celina Record* on January 22, 2016. Nineteen (19) property owners within 200 feet of the subject property were notified

by mail on December 30, 2015. As of the date of the printing of this packet, no comments either for or against the zoning change have been received by the Planning Department. At the Planning and Zoning Commission meeting, Eric Reish, 5300 Oak Bend Trail, Prosper, Texas, asked for lower density and a substantially reduced lot coverage figure within Mustang Lakes.

Supporting Documents:

- Ordinance
- Proposed Planned Development Regulations
- Legal Description
- Concept Plan
- Enhanced Paving and Screening
- Trail and Open Space Plan
- Side Yard Detail

Legal Review:

The City Attorney has reviewed the Ordinance and deemed it acceptable.

Planning and Zoning Commission Recommendation:

At its meeting on January 19, 2016, the Planning and Zoning Commission voted (5-0-1, with Charles Haley abstaining) to recommend approval of the planned development amendment, as presented by staff.

Staff Recommendation:

- (1) Approval of the revision of the name of the development to “Mustang Lakes;”
- (2) Approval of the addition of a lot maximum coverage of sixty percent (60%);
- (3) Approval of the revision regarding the placement of masonry columns in decorative metal fences to maintain intersection sight lines; and
- (4) Approval of an additional standard to further define the location of garages in relation to the residences.

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE 2016-____

MUSTANG LAKES PLANNED DEVELOPMENT AMENDMENT - PD-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY AMENDING THE ZONING OF AN APPROXIMATELY 681.999 ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT DISTRICT NUMBER 50 (PD-50) SITUATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District, #53 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District #50.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “C”; the development standards set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6

COMPLIANCE REQUIRED

That the property depicted on Exhibit “A” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7

PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8

CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9

SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10

SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11

PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 9th day of February, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Ordinance - Mustang Lakes PD-50 zoning amendment (1439 : Mustang Lakes PD Amendment)

EXHIBIT A
PD-50 LEGAL DESCRIPTION

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being a part of a called 632.051 acre tract of land described in Deed to Twin Eagles, Ltd. recorded in County Clerk's Document Number 96-0013989, Deed Records, Collin County, Texas and being a part of a called 12.686 acre tract of land described in Deed to Robert S. Folsom, Trustee of the Twin Eagles Qualified Personal Residence Trust recorded in County Clerk's Document Number 95-0093145, Deed Records, Collin County, Texas and being a part of a called 50.00 acre tract of land described in Deed to Twin Eagles Ltd. recorded in Volume 4826, Page 2205, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the North line of Farm-To-Market Road 1461, a variable width right-of-way, at the Southwest corner of a called 19.93 acre tract of land described in Deed to Debra Folsom Jarma and Don M. Jarma recorded in Volume 3790, Page 267, Deed Records, Collin County, Texas, said point being the Southeast corner of said 50.00 acre tract;

THENCE South 89 degrees 41 minutes 18 seconds West, along the North line of said Farm-To-Market Road 1461, a distance of 750.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a 1/2 inch iron rod found bears South 76 degrees 31 minutes 14 seconds West, a distance of 2.08 feet;

THENCE South 89 degrees 16 minutes 18 seconds West, continuing long the North line of said Farm-To-Market Road 1461, a distance of 231.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Southwest corner of Lot 30, Block C of TWELVE OAKS PHASE II, an Addition to Collin County, Texas according to the Plat thereof recorded in Cabinet P, Slide 486, Map Records, Collin County, Texas, from which a 1/2 inch iron rod with a yellow plastic cap stamped "EC&D RPLS 5439" bears South 06 degrees 27 minutes 24 seconds West, a distance of 0.32 feet;

THENCE North 00 degrees 54 minutes 55 seconds East, along the West line of said TWELVE OAKS PHASE II, a distance of 2,206.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the South line of said 632.051 acre tract at the Northeast corner of Lot 18, Block C of said TWELVE OAKS PHASE II, from which a 1/2 inch iron rod with a yellow plastic cap stamped "ROOME" bears South 50 degrees 24 minutes 07 seconds West, a distance of 0.44 feet;

THENCE South 89 degrees 37 minutes 23 seconds West, along the North line of said TWELVE OAKS PHASE II, a distance of 2,146.50 feet to a 3/8 inch iron rod found at the Southwest corner of said 632.051 acre tract;

THENCE North 00 degrees 07 minutes 29 seconds East, along the West line of said 632.051 acre tract, a distance of 1,637.32 feet to a point for corner in the approximate centerline of Wilson Creek and in the East line of Lot 5, Block A of WILSON CREEK ESTATES, an Addition to Collin County, Texas according to the Plat thereof recorded in Cabinet J, Slide 605, Map Records, Collin County, Texas;

THENCE Northerly, along the East line of said WILSON CREEK ESTATES and the approximate centerline of said Wilson Creek, the following five (5) courses and distances;

North 39 degrees 31 minutes 50 seconds East, a distance of 1.00 feet to a point for corner;

North 14 degrees 09 minutes 54 seconds East, a distance of 67.24 feet to a point for corner;

North 01 degrees 45 minutes 24 seconds West, a distance of 113.30 feet to a point for corner;

North 08 degrees 43 minutes 39 seconds West, a distance of 137.99 feet to point for corner;

North 02 degrees 14 minutes 13 seconds West, a distance of 113.37 feet to point at the Southeast corner of WILSON CREEK ESTATES 2, an Addition to Collin County, Texas according to the Plat thereof recorded in Cabinet K, Slide 192, Map Records, Collin County, Texas;

THENCE Northerly, along the East line of said WILSON CREEK ESTATES 2 and the approximate centerline of said Wilson Creek, the following eight (8) courses and distances;

North 15 degrees 56 minutes 43 seconds East, a distance of 284.21 feet to point for corner;

North 27 degrees 49 minutes 29 seconds East, a distance of 53.72 feet to a point for corner;

North 13 degrees 03 minutes 17 seconds East, a distance of 109.39 feet to point for corner;

North 10 degrees 02 minutes 27 seconds West, a distance of 235.76 feet to point for corner;

North 04 degrees 58 minutes 53 seconds East, a distance of 56.26 feet to a point for corner;

North 05 degrees 12 minutes 56 seconds West, a distance of 121.33 feet to point for corner;

North 09 degrees 39 minutes 44 seconds West, a distance of 165.65 feet to point for corner;

North 01 degrees 30 minutes 36 seconds East, a distance of 45.98 feet to a point for corner in the South line of a called 185.094 acre tract of land described as Tract One in Deed to J. Baxter Brinkman recorded in County Clerk's Document Number 92-0052450, Deed Records, Collin County, Texas, from which a 3/4 inch iron rod found bears South 89 degrees 38 minutes 46 seconds West; a distance of 39.22 feet;

THENCE North 89 degrees 38 minutes 46 seconds East, along the common line of said 185.094 acre tract and said 632.051 acre tract, a distance of 1,947.39 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 14 minutes 27 seconds West, along the common line of said 185.094 acre tract and said 632.051 acre tract, a distance of 1,721.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Southwest corner of a called 5.384 acre tract of land described as Tract Two in Deed to J. Baxter Brinkman recorded in County Clerk's Document Number 92-0052450, Deed Records, Collin County, Texas, from which a 1/2 inch iron rod found bears South 85 degrees 18 minutes 16 seconds West, a distance of 1.01 feet;

THENCE Easterly, along the common line of said 5.384 acre tract and said 632.051 acre tract, the following six (6) courses and distances:

North 89 degrees 48 minutes 09 seconds East, a distance of 2,167.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLLIS RPLS 1764" found for corner;

North 89 degrees 49 minutes 55 seconds East, a distance of 465.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a 1/2 inch iron rod found bears South 35 degrees 46 minutes 01 seconds West, a distance of 0.39 feet;

North 89 degrees 47 minutes 20 seconds East, a distance of 305.39 feet to a 1/2 inch iron rod found for

corner;

North 89 degrees 51 minutes 51 seconds East, a distance of 816.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 56 minutes 24 seconds East, a distance of 311.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 330.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Northwest corner of a called 1.0000 acre tract of land described in Deed to Danville Water Supply Corporation recorded in Volume 1992, Page 738, Deed Records, Collin County, Texas;

THENCE South 00 degrees 15 minutes 01 seconds East, along the common line of said 1.0000 acre tract and said 632.051 acre tract, a distance of 146.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 44 minutes 59 seconds East, continuing along the common line of said 1.0000 acre tract and said 632.051 acre tract a distance of 299.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of Farm-To-Market Road 2478, a variable width right-of-way, from which a 1/2 inch iron rod found bears South 89 degrees 44 minutes 59 seconds East, a distance of 0.33 feet;

THENCE Southerly, along the West line of said Farm-To-Market Road 2478, the following eight (8) courses and distances:

South 04 degrees 07 minutes 13 seconds East, a distance of 113.40 feet to a wood right-of-way marker found for corner;

South 03 degrees 46 minutes 13 seconds East, a distance of 525.05 feet to a 1/2 inch iron rod found for corner;

South 01 degrees 56 minutes 26 seconds West, a distance of 100.50 feet to a nail found in wood right-of-way marker for corner;

South 03 degrees 46 minutes 13 seconds East, a distance of 200.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a wood right-of-way marker found bears North 78 degrees 39 minutes 45 seconds West, a distance of 0.95 feet;

South 09 degrees 28 minutes 51 seconds East, a distance of 100.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 03 degrees 46 minutes 13 seconds East, a distance of 415.90 feet to a wood right-of-way marker found for corner at the beginning of a curve to the right having a central angle of 03 degrees 41 minutes 00 seconds, a radius of 5,679.58 feet and a chord bearing and distance of South 01 degrees 55 minutes 43 seconds East, 365.06 feet;

Southerly, along said curve to the right, an arc distance of 365.12 feet to a wood right-of-way marker found for corner;

South 00 degrees 05 minutes 13 seconds East, a distance of 2,278.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Northeast corner of a called 1.000 acre tract of land

described in Deed to Rhea's Mill Baptist Church recorded in Volume 1745, Page 773, Deed Records, Collin County, Texas, from which a 1/2 inch square pipe found bears South 89 degrees 48 minutes 02 seconds West, a distance of 1.07 feet;

THENCE South 89 degrees 48 minutes 02 seconds West, a distance of 291.81 feet to a 1/2 inch iron rod found at the Northwest corner of said Rhea's Mill Baptist Church tract;

THENCE South 00 degrees 20 minutes 34 seconds East, a distance of 150.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the North line of Lot 4 of ROLLING MEADOWS ESTATES, an Addition to Collin County, Texas according to the Plat thereof recorded in Cabinet P, Slide 486, Map Records, Collin County, Texas;

THENCE South 89 degrees 40 minutes 07 seconds West, along the common line of said ROLLING MEADOWS ESTATES and said 632.051 acre tract, passing at a distance of 1,509.89 feet a 1 inch iron rod found at the Northwest corner of said ROLLING MEADOWS ESTATES and the Northeast corner of a called 81.104 acre tract described in Deed to Debra F. Jarma and Don M. Jarma recorded in County Clerk's Document Number 95-0092267, Deed Records, Collin County, Texas and continuing along the common line of said 81.104 acre tract and said 632.051 acre tract, in all for a total distance of 2,209.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 00 degrees 52 minutes 41 seconds West, along the common line of said 81.104 acre tract and said 632.051 acre tract, a distance of 421.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 89 degrees 27 minutes 07 seconds West, continuing along the common line of said 81.104 acre tract and said 632.051 acre tract, a distance of 1,159.85 feet to a 1/2 inch iron square pipe found at the Northwest corner of said 81.104 acre tract and the Northeast corner of a called 11.252 acre tract of land described in Deed to Debra F. Jarma and Don M. Jarma recorded in Volume 4973, Page 3420, Deed Records, Collin County, Texas;

THENCE South 89 degrees 24 minutes 47 seconds West, along the common line of said 11.252 acre tract and said 632.051 acre tract, a distance of 281.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Northwest corner of said 11.252 acre tract;

THENCE Southerly, along the West line of said 11.252 acre tract, the following six (6) courses and distances:

South 00 degrees 55 minutes 08 seconds West, a distance of 420.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 29 minutes 02 seconds East, a distance of 241.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 55 minutes 08 seconds West, a distance of 320.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 45 minutes 08 seconds West, a distance of 449.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 19 degrees 10 minutes 32 seconds East, a distance of 436.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 33 degrees 22 minutes 42 seconds East, a distance of 288.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of said 19.93 acre tract;

THENCE South 01 degrees 56 minutes 48 seconds West, along the West line of said 19.93 acre tract, a distance of 139.88 feet to the POINT OF BEGINNING and containing 681.999 acres of land, more or less.

EXHIBIT C PD-50 CONCEPT PLAN



EXHIBIT C
PD-50 TRAIL AND OPEN SPACE PLAN



EXHIBIT C
PD-50 ENHANCED PAVING AND SCREENING PLAN



Attachment: Ordinance - Mustang Lakes PD-50 zoning amendment (1439 : Mustang Lakes PD Amendment)

EXHIBIT D

PD-50 DEVELOPMENT REGULATIONS

For a 682 acre tract of land out of the Coleman Watson Survey, Abstract No. 945 in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract's overall boundary.)*

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by a series of trails and enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, existing lakes as well as proposed lakes, trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of neighborhood commercial services that would serve the community and provide a natural progression of residential development from denser residential product, in the form of town home and/or patio homes adjacent to the commercial, to traditional, less dense, residential product.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 5.8 of the Zoning Ordinance for the City of Celina, Texas, as they exist or may be amended.

3.0 General Regulations

- 3.1 All regulations for Mustang Lakes not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Sub-division Ordinance as they exist or may be amended.
- 3.2 Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. A metes and bounds description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix "B."
- 3.3 A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all park/open space areas.
Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.
- 3.4 All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street.
- 3.5 The Concept Plan depicts two principal districts a "SF-R" and "MU-2" district and Neighborhoods I – VII; refer to Appendix "A." The maximum number of residential lots within the "SF" district (neighborhoods I-VII) shall be 1950; furthermore, the maximum number of Type F lots within neighborhoods I-VI shall be 470. Any Type F lots developed in the "MU-2" district (neighborhood VII) are in addition to those in Neighborhoods I-VI. Furthermore, the Concept Plan depicts minimum 1-acre lot for proposed lots contiguous to either Rolling Meadows Estates or Twelve Oaks Phase II.

4.0 Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than the permitted use within each neighborhood is also permitted. *(For a visual representation of the Concept Plan, refer to Appendix A; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.):*

Neighborhood “I” (+/- 90 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “II” (+/- 100 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “III” (+/- 204 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “IV” (+/- 145 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “V” (+/- 60 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VI” (+/- 45.0 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

Neighborhood “VII” (+/- 38 ac.): The permitted uses shall be “MU-2” Mixed Use Regional District Uses, referred to herein, and the associated uses defined in Section 14.03.000 of the City of Celina Zoning Ordinance or as amended herein.

a) Additional Permitted Uses and Development Standards:

- Single-family detached (Type F lots)

b) Conditional Uses:

- Tire Dealer with Open Storage
- Kiosk
- Nursery (retail sales outdoors)
- Hotel
- Auto Repair (major/minor)

c) Prohibited Uses:

- Check Cashing Services
- Recycling Kiosk

d) Land Use Limits:

Residential (stand-alone): 70%
Multi-family: 65%
Commercial: 35%
Other: 15%

5.0 Area Regulations

5.1 General Area regulations:

- a) The lot widths shall be measured along the arc of the front building line.
- b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.
- c) The maximum lot coverage shall be sixty (60) percent.

5.2 The following amended area regulations shall apply (For a visual representation of the Concept Plan, refer to Appendix A):

Type A:

Minimum Lot Area: The minimum lot area shall be one (1) acre or 43,560 square feet.

Minimum Lot Width: The minimum lot width shall be eighty (80) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be thirty (30) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be fifteen (15) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twenty-four-hundred (2,400) square feet.

Type B:

Minimum Lot Area: The minimum lot area shall be fifteen-thousand (15,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy-five (75) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be thirty (30) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be eight (8) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be eighteen-hundred (1,800) square feet.

Type C:

Minimum Lot Area: The minimum lot area shall be ten-thousand (10,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy-five (75) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-twenty (120) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be eight (8) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type D:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-six (26) feet unless a j-swing garage is used and in that case the setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type E:

Minimum Lot Area: The minimum lot area shall be seventy-five hundred (7,500) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet,

Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless a j-swing garage is used and in that case the front yard setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type F:

Minimum Lot Area: The minimum lot area shall be fifty-five-hundred (5,500) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet except for zero lot line lots with "J-swing" garage may have a minimum front yard of fifteen (15) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless for zero lot line lots with J-swing garages may have a front yard setback of fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type G:

Maximum Dwellings per Acre: The maximum dwelling units per acre is ten (10).

Minimum Lot Area: The minimum lot area shall be twenty-four hundred (2,400) square feet.

Minimum Lot Width: The minimum lot width shall be twenty-four (24) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum depth of the side yard shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type H:

For area regulations, refer to the current City of Celina Zoning Ordinance MU-2 standards, as they exist or may be amended.

6.0 Parking Regulations

- 6.1 Residential: The off-street residential parking requirement is two (2) covered vehicle spaces for each dwelling unit that are located behind the front building line. In addition, for Type G one (1) visitor parking space for every four (4) dwelling units shall be provided within six-hundred (600) feet of the building it serves. The spaces provided shall be either parallel spaces (8'x22') or head-in spaces (9'x18').
- 6.2 Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.043 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.0 Building Regulations

- 7.1 Exterior Building Façade for Residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as herein amended:
- The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations not facing a public street shall not be less than fifty (50) percent masonry each nor shall the combined overall be less than eight-five (85) percent masonry, exclusive of doors and windows.
 - The building elevation of each lot adjacent to the proposed lot shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
 - All garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the property line.
 - The primary roof pitch for Type A, Type B, and Type C shall not be less than 8:12.
 - The primary roof pitch for Type D, Type E, Type F and Type G shall not be less than 6:12.
 - Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing FM 1461, FM 2478, Ownsby Pkwy and Roseland Parkway are required.
 - No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.
- 7.2 Exterior Building Façade of Accessory Structure:
- Any accessory structure or building shall be constructed of complementary material to the associated residence and the general architecture of the development.
 - An accessory building shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
 - The maximum height of any accessory structure shall not exceed fifteen (15) feet for Type A - Type B and ten (10) feet for Type C – Type F.

8.0 Screening Regulations

- 8.1 General Screening (For a visual representation of the Enhanced Paving & Screening, refer to Appendix C):
- Chain Link Fence is prohibited.
 - The following items shall be screened from the public street:
 - Clothes lines or drying racks
 - Yard maintenance equipment

- c) Garbage and refuse containers, except on collection day
- d) Wood piles and compost piles
- e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses
- f) Roof mounted TV antennas or dishes
- g) Pool equipment

8.2 Thoroughfare screening regulations (refer to the Enhanced Paving and Screening Plan found in Appendix C):

1. A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to Ownsby Parkway (East-West Thoroughfare), FM 2478 (Custer Road) and FM 1461 (Frontier Parkway). All screening walls shall be constructed in conjunction with the associated residential phase.
 - a) A masonry (stone or brick) or thin wall shall be used as screening for lots backing and siding to Ownsby, FM 2478, and FM 1461.
 - b) A masonry (stone or brick) or thin wall for Type A Lots siding to the Roseland Parkway and for all lots backing to the Collector.
 - c) Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for CR 83, FM 2478, and FM 1461;
2. Screening fences shall be as follows:
 - a) For lots siding to any collector, there shall be a six (6) foot board-on-board fence with a cap and a masonry column at the common rear property line and within ten (10) feet of the front building line. For lots backing to any collector, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer. Any wood fence shall have a uniform stain color; refer to Appendix "E."
 - b) For open ended cul-de-sacs adjacent to Ownsby Parkway and FM 2478 (Custer Road), a five (5) foot decorative metal fence with shrubbery and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open-ended cul-de-sacs to the proposed thoroughfares is required.
 - c) For open-ended cul-de-sac adjacent to a collector, a continuous row of shrubs shall be required. Shrubby when planted shall be a minimum size of three (3) gallons spaced thirty-six (36) inch on center within the landscape buffer along the right-of-way line.
 - d) Any use of ornamental metal shall be accompanied by shrubbery in front of such metal on the thoroughfare side. Shrubby when planted shall be a minimum size of three (3) gallons spaced thirty-six (36) inch on center.
 - e) No access through the rear or side yards of lots that side or back to the North-South Thoroughfare, Ownsby Parkway or FM 2478 is permitted.
 - f) The Sub-division name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

8.3 Open Space screening regulations:

- a) The rear yards of all single-family residences which back or side to an open space shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fences is required. No fencing shall be allowed within the 100-yr. flood plain.

8.4 Builder's Side Yard screening regulations:

- a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "F."

9.0 Landscape & Irrigation Regulations

9.1 The residential builder of each lot shall provide at a minimum the following landscape material:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type A - Type B: There shall be a minimum of twelve (12) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least fifty (50) percent of the trees shall be shade trees.

Type C - Type F: There shall be a minimum of six (6) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least fifty (50) percent of the trees shall be shade trees.

Type G: There shall be one (1) four (4) inch shade tree and one (1) eight-ten (8-10) foot ornamental tree planted for every two residential lots.

Type H: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

Shrubs:

Type A - Type B: There shall be a minimum of twenty-five (25) 3-gallon shrubs across the front of the house.

Type C - Type E: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type F - Type G: There shall be a minimum of six (6) 3-gallon shrubs across the front of the house.

Type H: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

10.0 Open Space Regulations

10.1 General (For a visual representation of the Trail and Open Space plan, refer to Appendix "D"):

- a) All parks and open space areas are open to the public.
- b) All open space areas and detention areas shall be maintained by the HOA/District.
- c) All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- d) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
- e) All open space areas shall have a slope not greater than 4:1, unless they are naturally existing or structurally supported.
- f) On the opposite side of the street from a six (6) foot trail a four (4) foot walk shall be provided. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics:

Area A: shall include monument signage, screening wall, and entry monument, a lake with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area B: shall include a six (6) foot trail, water/detention feature with a lighted fountain, landscaping and irrigation.

Area C: shall include water/detention features with a lighted fountain in each, a six (6) foot trail, and associated landscaping and irrigation.

Area D: shall include a water/detention feature with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area E: shall include an amenity center and/or sales center, cabana, playground equipment, parking, water/detention feature with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area F: shall include a six (6) foot trail and associated landscaping and irrigation.

Area G: shall include a six (6) foot trail, and associated landscaping and irrigation.

Area H: This area is located along the west right-of-way line of FM 2478 (an existing 100-foot right-of-way). It shall include a minimum (30) foot wide landscape buffer, outside the future right-of-way, with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area I: This area is located outside the designated right-of-way on either side of a divided thoroughfare called Ownsby Parkway. It shall be an average of fifteen (15) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.

Area J: The area is located outside of the designated right-of-way and on either side of the North-South Thoroughfare called Roseland Parkway, south of Ownsby Parkway. It shall be a ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.

Area K: The area is located outside of the designated right-of-way and on either side of the North-South Thoroughfare called Roseland Parkway, north of Ownsby Parkway. It shall be a minimum (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.

11.0 Sub-division Regulations

11.1 Development shall meet the standards as required in the City of Celina Subdivision Ordinance except as follows:

Block length – The maximum block length shall be twelve hundred (1,200) feet as measured from intersection. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

- a) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet, except for the over-length cul-de-sac identified in the one (1) acre lots on the concept plan or as approved by the City. The bulb right-of-way radius shall be fifty (50) feet.
- b) Center-line Radii – The minimum center-line radius for a Major arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for Minor Collector shall be six (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- c) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.
- d) East-West Thoroughfare (Ownsby Parkway): – The East-West Thoroughfare shall be a six (6) lane divided roadway within a one-hundred-twenty (120) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods. The left turn lanes shall provide for one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, required along FM 2478 shall be constructed as required by the TIA.
- e) North-South Thoroughfare (Roseland Parkway): – The North-South street right-of-way width and pavement shall be as defined by the Traffic Impact Analysis. Left/Right turn lanes required along FM 1461 will be constructed and ROW dedicated as required by the TIA; however, no left turn lanes into the one (1) acre lots are required. The TIA will determine number of lanes; please refer to Appendix “G.”
- f) North-South Collector (Roseland Parkway): – The North-South collector shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City; a TIA will be prepared to confirm proposed section.
- g) FM 2478 & FM 1461: – It is anticipated that right-of-way dedications along FM 2478 and FM 1461 may be required in the future. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- h) Tree surveys required as a part of the General Development Plan GDP shall be

submitted at the time of Construction/Preliminary Plat application.

11.2 Development shall meet or exceed the design criteria outlined below:

a. Residential Lot Grading:

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall, except for Type A lots. Furthermore, Type A lots are permitted to have lot-to-lot drainage within drainage easements.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

b. Paving:

1. Residential Streets – the residential streets shall be thirty-one (31) feet wide from back-to-back; roll-over curbs are permitted in all neighborhoods.
2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Sidewalks – the residential sidewalks shall be four (4) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
6. Curb Return Radii – the curb radii for Major Arterial shall be thirty-five (35) feet; the curb radii for Minor Collectors shall be twenty-five (25) feet; and the curb radii for residential streets shall be twenty (20) feet.
7. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6, except for Type A lots which shall be 0.45; the run-off co-efficient for commercial shall be 0.9.
8. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
9. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in/hr.

c. General Storm Sewer Requirements

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

d. Sanitary Sewer Mains

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.
2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the engineer of record.

5. Manholes – sewer mains shall have a four (4) foot diameter manhole every four-hundred (400) feet or less and (4) foot diameter manhole every three (300) feet or less for mains along a curve.
 6. Services – all residential sewer services shall be four (4) inches in diameter, located in the center of the lot and extended ten (10) feet beyond the right-of-way.
- e. Domestic Water
1. Minimum Size – the minimum water main size shall be eight (8) inches.
 2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb.
 3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.
 4. Water Line Testing – all water lines shall sustain a pressure test of two-hundred (200) psi for three (3) hours prior to acceptance.
 5. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.
- f. Miscellaneous
1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development.
 2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways unless otherwise approved by the City Engineer.



NOTE:

- 1) The street pattern and open space areas are for illustrative purposes and are subject to future alteration during the design process.
- 2) Lots adjacent to the floodplain may extend into the floodplain; the limits of the floodplain will be defined with future engineering plans.
- 3) Residential lots that abut the existing lots in Twelve Oaks Phase Two and Rolling Meadows Estates shall be 1 acre minimum.
- 4) For additional information on design regulations for each type of use, please refer to the Planned Development standards.
- 5) The maximum number of residential lots shall be 1950. The maximum number of 50-foot lots within the "SF" area shown shall be 470.
- 6) The water features shown are for illustrative purposes and are based on the anticipated need for future detention; the final quantity and size of lakes will be based on future engineering.
- 7) The over-length cul-de-sacs are identified with an "*".

CONCEPT PLAN

PROPOSED LAND USE SUMMARY

Single-Family (detached)	±570 Ac.
Mixed Use	±37Ac.
Open Space	±60 Ac.
Right-of-Way	±15 Ac.
Total Land Area	±682 Ac.
Gross Residential Density	2.9 du/ac

NOTE:

The acreages shown above are approximate based on the concept plan and are subject to change with future plats.

LAND USE LEGEND

- MU Mixed Use
- SF 50', 60', 74', 86', 100', and 1 Acre
- OS Open Space
- V Neighborhood Designation
- * Over-length Cul-de-sac



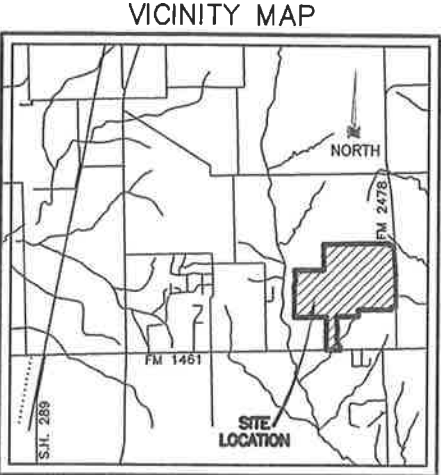
ENHANCED PAVING AND SCREENING



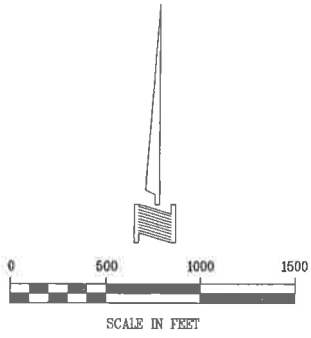
Cambridge
8750 N. Central Expressway
Ste. 1735
Dallas, TX 75231

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093
Phone 972-931-0694 Fax 972-931-9538

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LOCATION MAP
NOT TO SCALE



LEGEND

P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

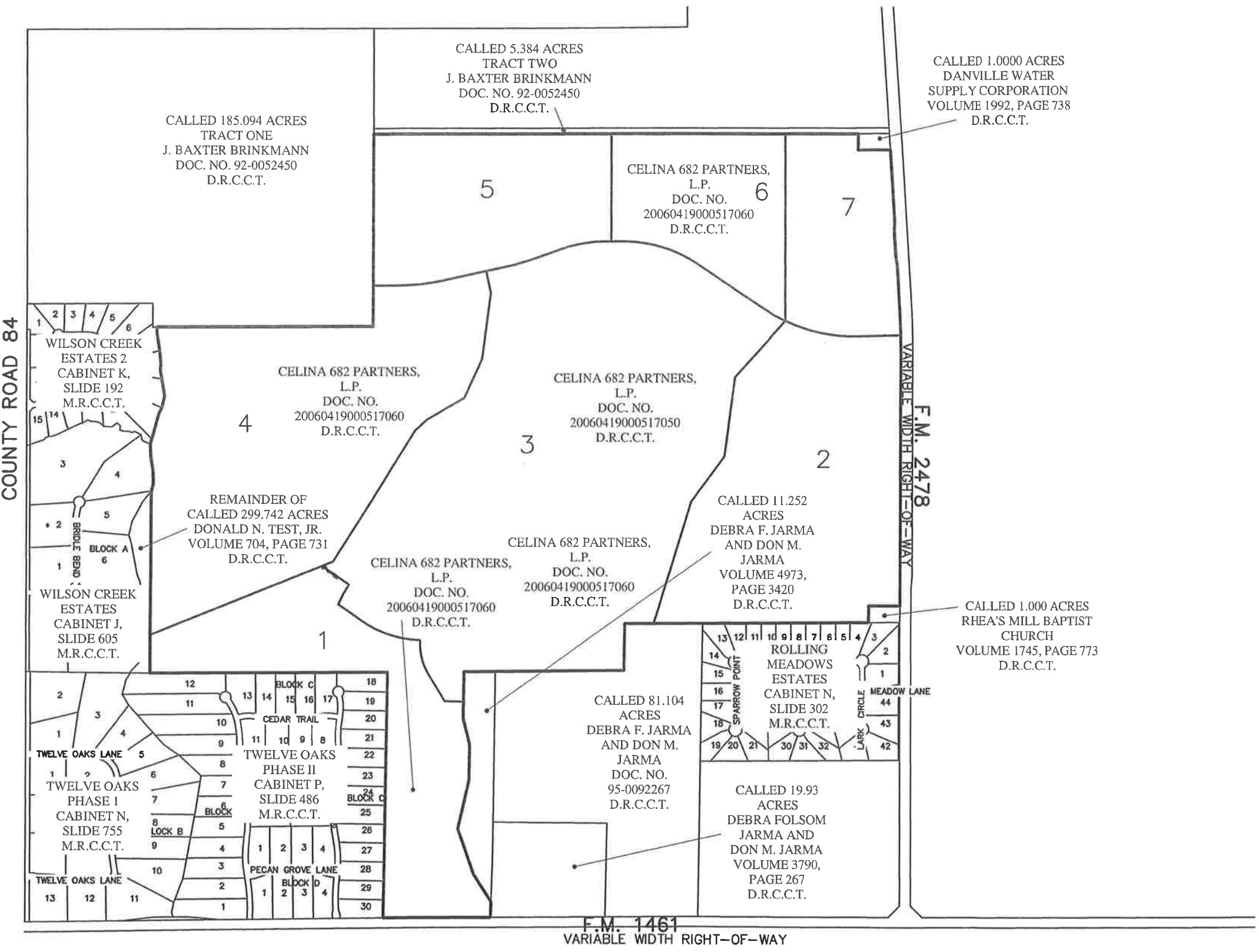
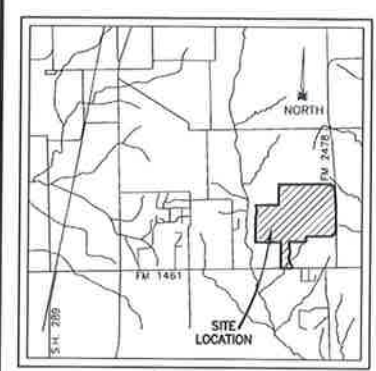


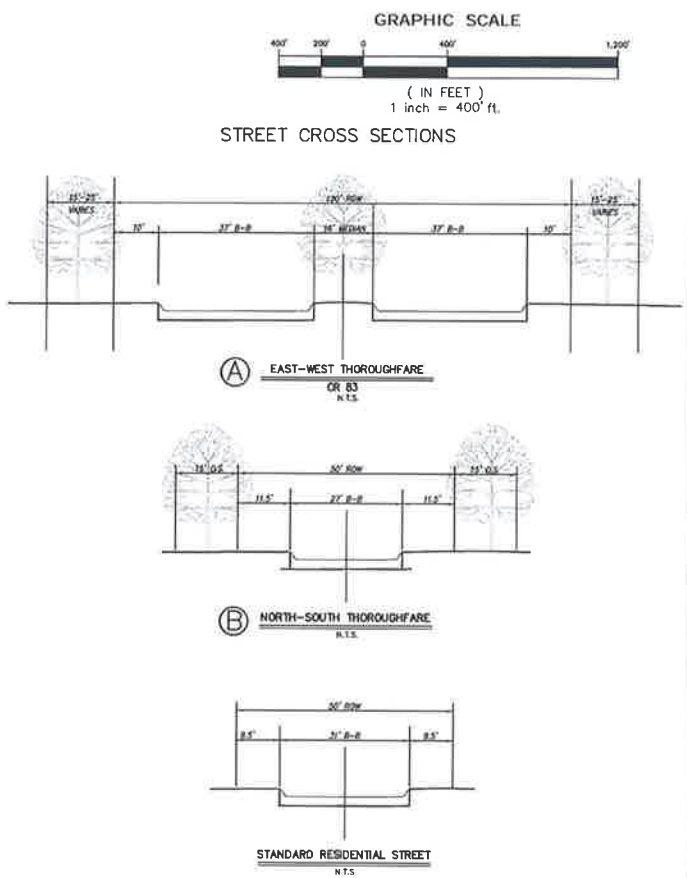
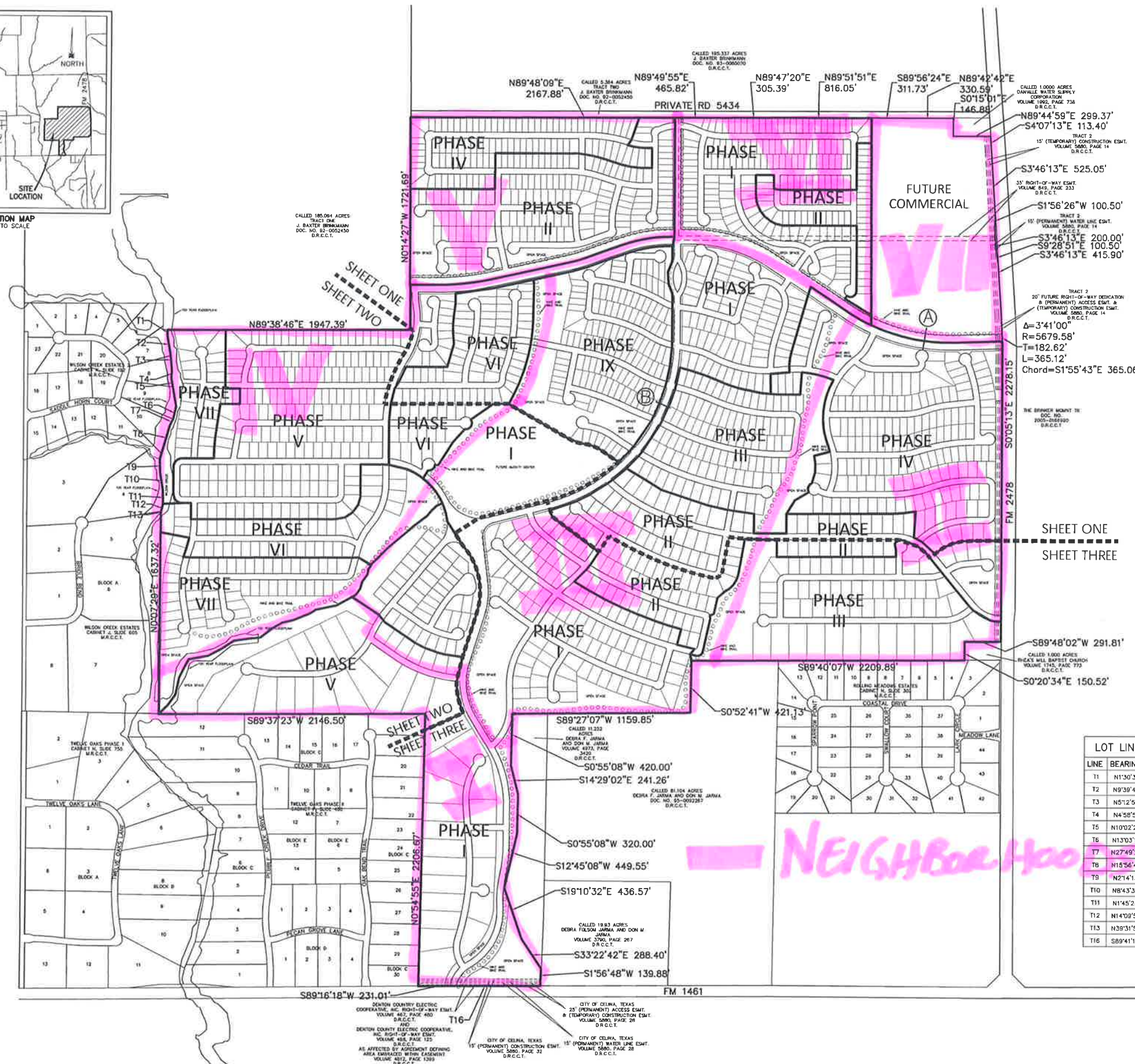
EXHIBIT
OF
NEIGHBORHOODS 1-7

29,707,866.256 SQUARE FEET OR 681.999 ACRES
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
CITY OF CELINA, COLLIN COUNTY, TEXAS

Attachment: Mustang Lakes Neighborhood-Phase Map (1439 : Mustang Lakes PD Amendment)



LOCATION MAP
NOT TO SCALE



RESIDENTIAL LOT SUMMARY TABLE

LOT TYPE	1	2	3	4	5	6	7	9	LOT TYPE SUMMARY
50'	102	130	0	95	0	0	0	126	453
60'	107	66	69	101	93	67	2	9	514
74'	55	69	29	51	104	67	77	14	466
86'	43	47	33	13	0	0	0	15	151
1 1/3 Ac.	0	4	14	0	7	0	0	0	25
1 Ac.	18	0	13	0	18	0	0	0	49

SUMMARY BY PHASE

325	316	158	260	222	134	79	164	1658
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OVERALL
GENERAL DEVELOPMENT PLAN
LAKES OF MUSTANG RANCH
681.999 ACRES
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABST. 945
COLLIN COUNTY, TEXAS

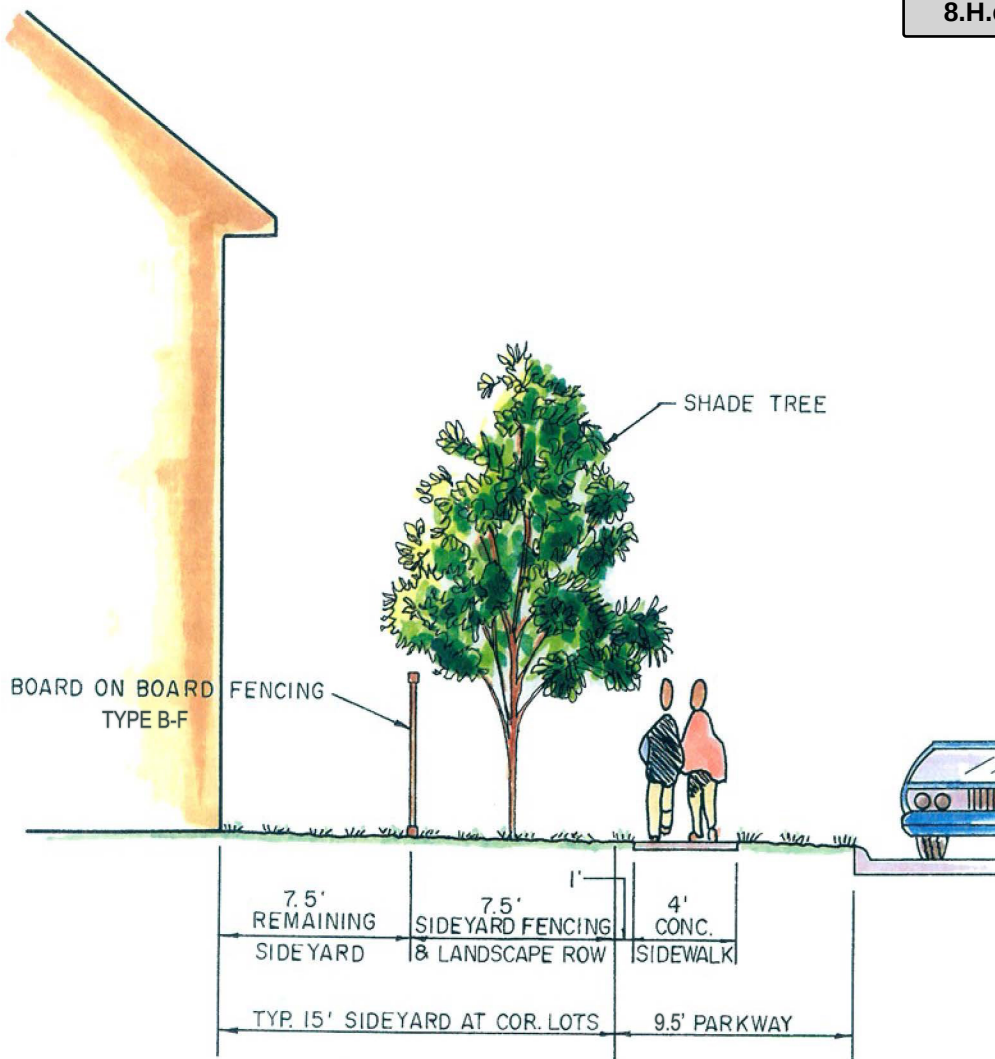
OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556

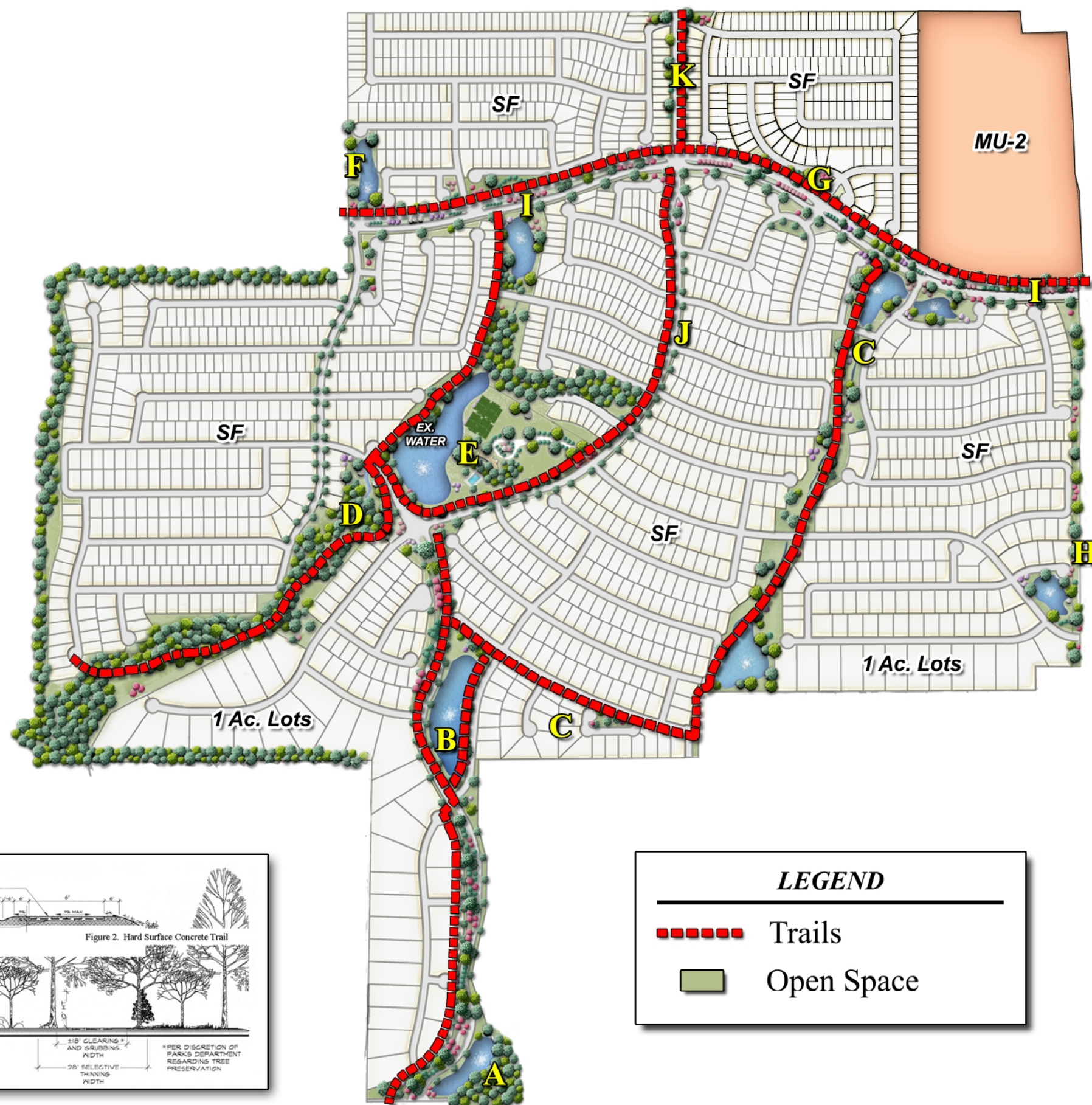
DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556

CONTACT: MATT ALEXANDER P.E. CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5223 Village Creek Drive, Suite 200
Plano, Texas 75093 972-911-0694
STATE REGISTRATION NUMBER: F-399
CONTACT : CASEY ROSS, P.E.

GENERAL NOTES:
1) THIS PLAN IS CONCEPTUAL. MAXIMUM LOTS ALLOWED IS 1,950.





Open Space Area Specifics:

Area A: Shall include monument signage, screening wall, and entry monument, a lake with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area B: Shall include a six (6) foot trail, water/detention feature with a lighted fountain, landscaping and irrigation.

Area C: Shall include water/detention features with a lighted fountain in each, a six (6) foot trail, and associated landscaping and irrigation.

Area D: Shall include a water/detention feature with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area E: Shall include an amenity center and/or sales center, cabana, playground equipment, parking, water/detention feature with a lighted fountain, a six (6) foot trail, and associated landscaping and irrigation.

Area F: Shall include a six (6) foot trail and associated landscaping and irrigation.

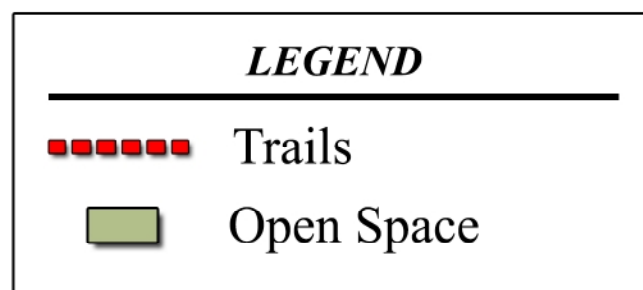
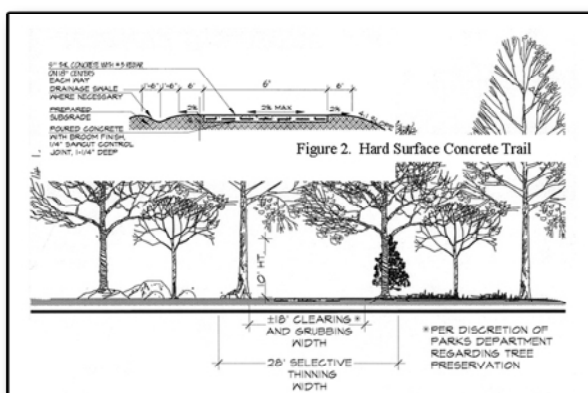
Area G: Shall include a six (6) foot trail, and associated landscaping and irrigation.

Area H: This area is located along the west right-of-way line of FM 2478 (an existing 100-foot right-of-way). It shall include a minimum (30) foot wide landscape buffer, outside the future right-of-way, with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area I: This area is located outside the designated right-of-way on either side of a divided thoroughfare called Ownsby Pkwy. It shall be an average of fifteen (15) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.

Area J: The area is located outside of the designated right-of-way and on either side of the North-South Thoroughfare called Roseland Parkway and Waterview Trail, south of Ownsby Pkwy. It shall be a ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.

Area K: The area is located outside of the designated right-of-way and on either side of the North-South Thoroughfare called Roseland Pkwy., north of Ownsby Pkwy. It shall be a minimum (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot trail.



TRAIL AND OPEN SPACE PLAN



Cambridge
8750 N. Central Expressway
Ste. 1735
Dallas, TX 75231

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093
Phone 972.931.0694 Fax 972.931.9538



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Parks at Wilson Creek Zoning Ordinance

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 669.95 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and R/O–Retail Office. The property is located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas and generally located east of Preston Road, north and south of Sunset Boulevard (future Carl Darnall Parkway), north of the future alignment of the Collin County Outer Loop, and west of FM 2478 (Custer Road). (Parks at Wilson Creek) (Liebman)

Background Information:

The property is currently in the City of Celina’s Extraterritorial Jurisdiction (ETJ). The voluntary annexation of the ±669.95 acre tract of land into the City will be completed at the February 9, 2016 City Council meeting.

The Pre-annexation Development Agreement was approved by City Council on January 13, 2015. The original Development Agreement comprised a ±540 acre tract of land. Subsequently, the applicant brought an amendment to the Development Agreement to add acreage to the tract of land and the development standards were brought to the Planning and Zoning Commission for consideration. The revised Development Agreement was approved by City Council on September 8, 2015, adding approximately 130 acres of land and making minor revisions to the land use regulations and lotting patterns.

The proposed zoning request includes development regulations that conform to those included in the ETJ Development Agreement, as last amended on September 8, 2015.

Public Notice:

The City Council notice of the public hearings was published in *The Celina Record* on January 22, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property

affected. One (1) property owner was notified by mail on January 4, 2016. As of the printing of the City Council packet, staff has received no letters either in support or in opposition to the proposal.

Supporting Documents:

- Ordinance, including:
 - o Legal Description
 - o Zoning Exhibit
 - o Concept Plan
 - o Enhanced Paving Exhibit
 - o Trail and Open Space Exhibit
 - o Planned Development Regulations

Legal Review:

The City Attorney has reviewed the Ordinance and deemed it acceptable.

Planning and Zoning Commission Recommendation:

At its meeting on January 19, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request, as presented by staff and including the addition of clarification to the location of garages in relation to residence facades. The applicant has agreed to this additional regulation.

Staff Recommendation:

Staff recommends approval.

Parks at Wilson Creek

Legal Description

Tract 1 (539.914 Acres)

Being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre Survey, Abstract No. 985, J.B. Wilmeth 320 acre Survey, Abstract No. 983, the Levin Routh 640 acre Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1182, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found for the southeast corner of said Cox tract (V4122, P1182), same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found), same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated right-of-way);

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Cox tract (V4122, P1190), and along the approximate center of said County Road 92, and along said Estate of Moses Hubbard tract, a distance of 3522.33 feet to a MAG Nail set for a northeast corner of the herein described tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

THENCE South 00 deg. 31 min. 00 sec. West, departing said County Road 92, and along said west fence line, a distance of 216.87 feet to a fence post found for the southwest corner of said Corinth Church (Cemetery) tract;

THENCE North 89 deg. 55 min. 37 sec. East, along the south fence line of said Corinth Church (Cemetery) tract, a distance of 94.21 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract, same being the most westerly northwest corner of that certain called 52.94 acre tract of land to Trustee of the Bilinda Cox Matusek Special Trust, dated June 20, 2012, as recorded in Instrument No. 20120724000891520, Official Public Records, Collin County, Texas, and recorded in Volume 1102, Page 767, said Deed Records;

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Cox tract (V4122, P1190), and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as 1 /2 inch iron rod set) for the southeast corner of the herein described tract and the remainder of said Bennie G. Cox tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Cox tract (V4122, P1190), and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Cox tract (V4122, P1190) and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of said Cox tract (V4122, P1190), same being the southeast corner of that certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

THENCE along the common line of said Cox tract, and said Celina/Coit Road tract as follows:

North 00 deg. 06 min. 46 sec. West, a distance of 1,649.88 feet to a 1/2 inch iron rod set for an angle point;

North 54 deg. 49 min. 00 sec. East, a distance of 297.00 feet to a 1/2 inch iron rod set for an angle point;

North 00 deg. 55 min. 00 sec. East, a distance of 91.10 feet to a 1/2 inch iron rod set for an angle point, said corner being a northeast corner of said Celina/Coit Road tract;

South 89 deg. 54 min. 18 sec. East, a distance of 166.57 feet to a 1/2 inch iron rod set for an angle point, said point being in a north/south wire fence;

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Cox tract (V4122, P1190), and said McKnight tract, a total distance of 1,483.98 feet to a MAG Nail set in asphalt for the northwest corner of said Cox tract (V4122, P1190), same being in the south line of aforesaid Cox tract (V4122, P1182), same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract and a northeast corner of said McKnight tract (V5554, P1022);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod set for a southwest corner of said Cox tract (V4122, P1182), same being an internal corner of said McKnight tract (V5554, P1022);

North 06 deg. 24 min. 00 sec. West, a distance of 258.73 feet to a MAG Nail set in the approximate center of said County Road 92 (a northwesterly turn of said County Road 92), said corner being the south corner of that certain called 0.690 acre tract of land to Mrs. Guy R. Bunch, aka Vera M. Bunch, by deed recorded in Volume 840, Page 685, aforesaid Deed Records;

THENCE along the common line of said Cox tract (V4122, P1182), and said Bunch tract as follows:

North 06 deg. 23 min. 59 sec. West, departing said County Road 92, a distance of 321.67 feet to a 1/2 inch iron rod set;

North 79 deg. 59 min. 40 sec. West, a distance of 111.10 feet to a 1/2 inch iron rod set;

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod set for the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554, P1022), and continuing along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail set for the southwest corner of said Cox tract (V4122, P1182), same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the northwest corner of said McKnight tract (V5554, P1022), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

THENCE along the approximate center of said County Road 90 as follows:

North 00 deg. 20 min. 27 sec. East, along the west line of said Cox tract (V4122, P1182), and along the east line of said McKnight tract (called 61.8810 acres), passing the northeast corner of said McKnight tract (called 61.8810 acres), and continuing a total distance of 1,042.95 feet to a MAG Nail Set for the beginning of a curve to the right, having a radius of 820.10 feet, and a delta angle of 18 deg. 41 min. 21 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail set at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way

dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

In a northeasterly direction, and along said curve to the left, an arc distance of 294.28 feet, and a chord bearing and distance of North 06 deg. 01 min. 16 sec. East, 293.39 feet to a MAG Nail set;

North 02 deg. 37 min. 59 sec. East, a distance of 867.17 feet to a MAG Nail set for the beginning of a curve to the right having a radius of 971.20 feet, and a delta angle of 10 deg. 24 min. 10 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 176.34 feet, and a chord bearing and distance of North 08 deg. 15 min. 43 sec. East, 176.09 feet to a MAG Nail set for the northwest corner of the herein described tract, same being an angle point in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Cox tract (V4122, P1182), and said Willard Properties tract, a distance of 2,644.71 feet to a point in creek for the most northerly northeast corner of the herein described tract;

THENCE through the interior of said Cox tract (V4122, P1182) as follows:

South 06 deg. 56 min. 45 sec. West, 159.42 feet to a point in creek;

South 06 deg. 06 min. 28 sec. West, 131.26 feet to a point in creek;

South 04 deg. 26 min. 40 sec. East, 449.10 feet to a point in creek;

South 36 deg. 32 min. 51 sec. West, 230.27 feet to a point in creek;

South 63 deg. 49 min. 12 sec. West, 213.10 feet to a point in creek;

South 53 deg. 15 min. 53 sec. West, 244.54 feet to 1/2 inch iron rod set for an angle point;

South 24 deg. 30 min. 23 sec. West, 841.72 feet to a 1/2 inch iron rod set for an angle point;

South 05 deg. 36 min. 42 sec. West, 595.29 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 42 deg. 31 min. 48 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, passing the common line of said Cox tract (V4122, P1182) and said Cox tract (V4122, P1190), and continuing through the interior of said Cox tract (V4122, P1190), a total arc distance of 1670.15 feet, and a total chord bearing and distance of South 56 deg. 13 min. 56 sec. East, 1632.07 feet to a 1/2 inch iron rod set;

THENCE North 00 deg. 09 min. 01 sec. East, continuing through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to the POINT OF BEGINNING and containing 539.914 acres of computed land, more or less.

Of which, approximately 14.48 acres lies within the digitally scaled floodplain, and 2.73 acres lie within County Road 90 (assuming a width of 45 feet from the centerline) and 5.25 acres lie within County Road 92 (assuming a width of 25 feet from the centerline), leaving a net area of 517.454 acres, more or less.

Tract 2 (129.746 Acres)

Being all that certain 129.746 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a MAG Nail found in asphalt for the Southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as County Road 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, L.P., by deed recorded under Instrument Number

20130830001229380, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 89 deg. 49 min. 14 sec. East, along the south line of said Hubbard tract, and along said County Road 92, a distance of 28.37 feet to a point for the southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 20 deg. 03 min. 37 sec. East, through the interior of said Hubbard tract, a distance of 2819.44 feet to a point for the northwest corner of the herein described tract, same being in the north line of said Hubbard tract, same being in the south line of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 43 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 1681.21 feet to a Bois D' arc fence post found for the Northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

THENCE along the common line of said Hubbard tract and said Mullaney tract as follows:

South 03 deg. 42 min. 25 sec. West, a distance of 242.79 feet to a point for angle point;

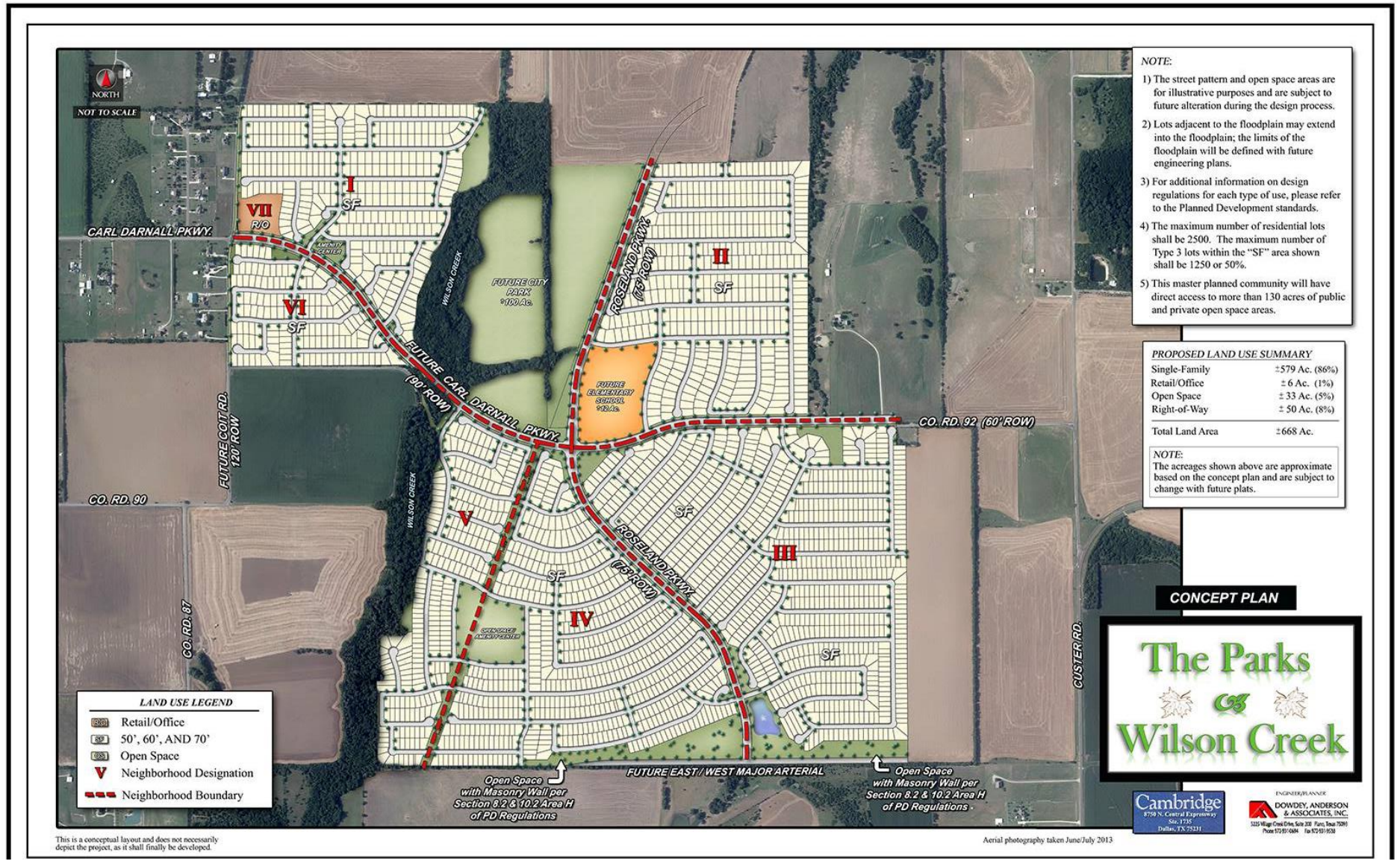
South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

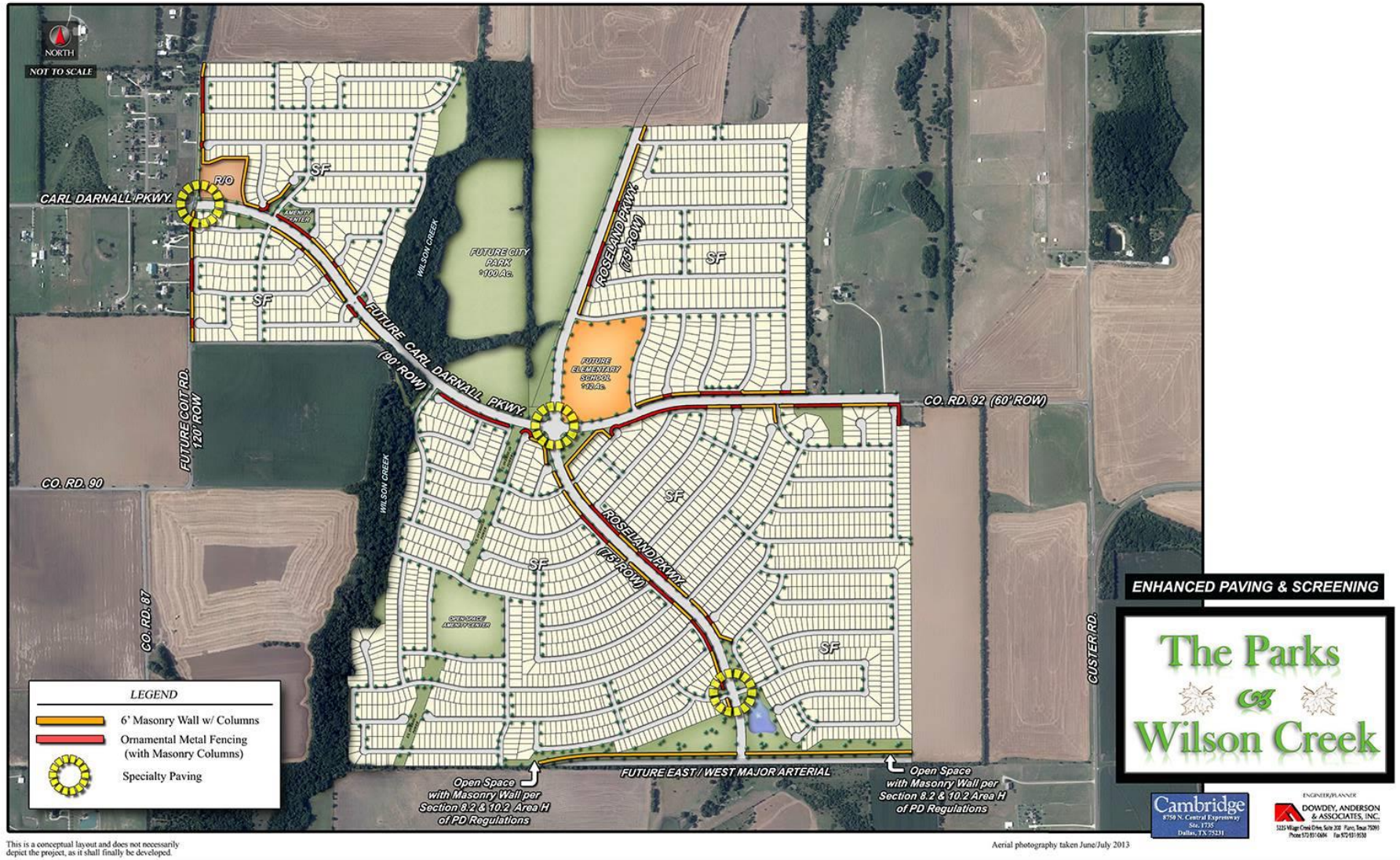
South 00 deg. 54 min. 56 sec. West, a distance of 436.90 feet to a 30" Bois D'arc tree found for angle point;

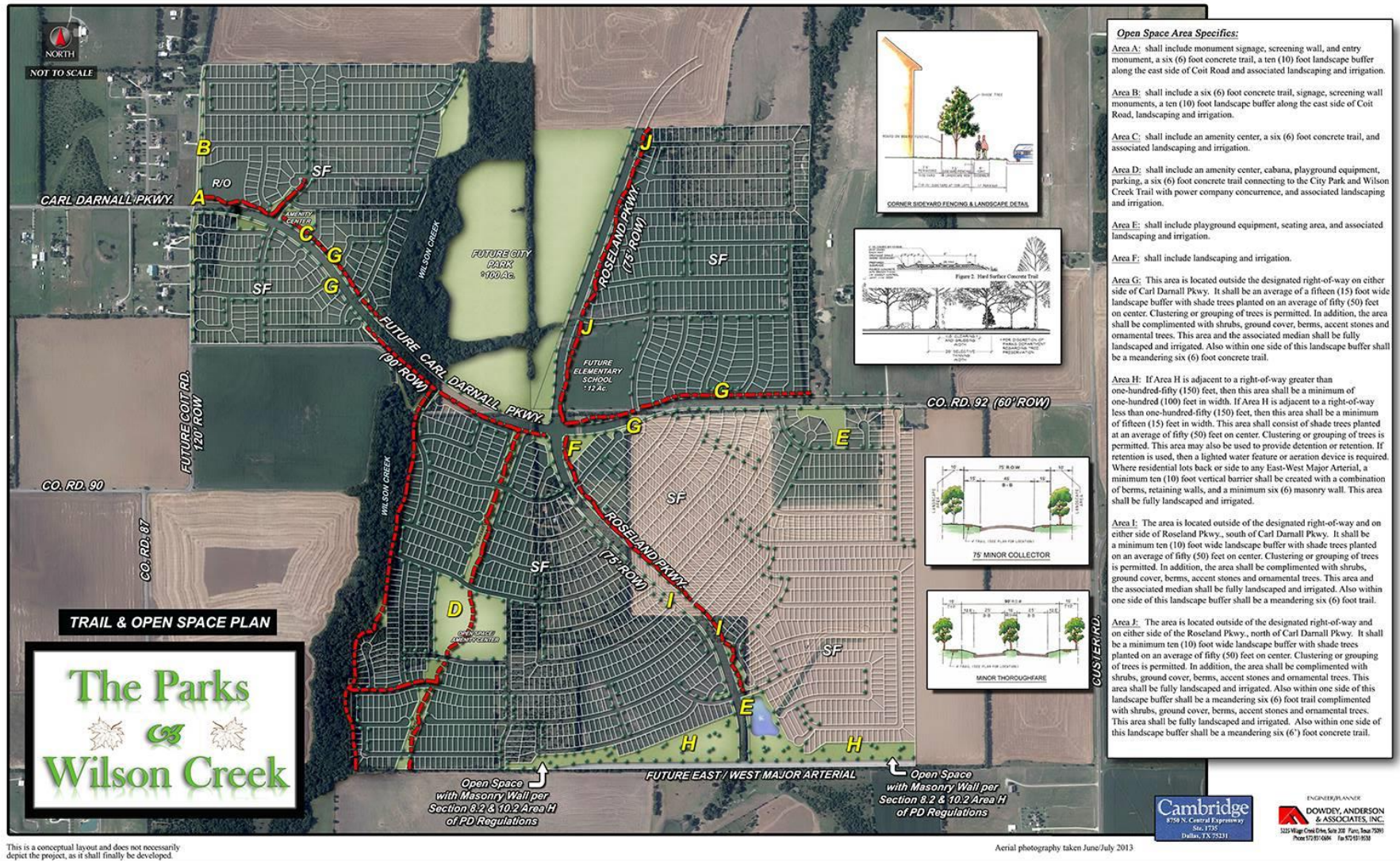
South 00 deg. 31 min. 29 sec. West, a distance of 789.02 feet to a fence post found for angle point;

South 00 deg. 24 min. 03 sec. West, a distance of 1022.54 feet to a mag nail found in asphalt for the Southeast corner of said Hubbard tract, same being the Southwest corner of said Mullaney tract, same being in the approximate center of aforesaid County Road 92, same being in the North line of aforesaid Wilson Creek tract;

THENCE South 89 deg. 49 min. 14 sec. West, along the common line of said Hubbard tract, said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 2602.93 feet to the POINT OF BEGINNING and containing 129.746 acres of computed land, more or less.







CITY OF CELINA, TEXAS

ORDINANCE 2016-____
 PARKS AT WILSON CREEK ZONING - PD-61

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 669.95 ACRE TRACT OF LAND LOCATED IN THE MARY HOWELL SURVEY, ABSTRACT NO. 395, THE CHARLES RICE SURVEY, ABSTRACT NO. 771, THE J.B. WILMETH SURVEYS, ABSTRACTS NO. 983 AND NO. 985, THE LEVIN ROUTH SURVEY, ABSTRACT NO. 779 AND THE SAMUEL QUEEN SURVEY, ABSTRACT NO. 731, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 61; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit “C” and Exhibit “D” attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District, #53 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B.”

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District #61.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “C”; the development standards set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6 **COMPLIANCE REQUIRED**

That the property depicted on Exhibit "A" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7 **PENALTY**

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8 **CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9 **SAVINGS CLAUSE**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 9th day of February, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

EXHIBIT A
PD-61 LEGAL DESCRIPTION

Tract 1 (539.914 Acres)

Being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre Survey, Abstract No. 985, J.B. Wilmeth 320 acre Survey, Abstract No. 983, the Levin Routh 640 acre Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1182, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found for the southeast corner of said Cox tract (V4122, P1182), same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found), same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated right-of-way);

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Cox tract (V4122, P1190), and along the approximate center of said County Road 92, and along said Estate of Moses Hubbard tract, a distance of 3522.33 feet to a MAG Nail set for a northeast corner of the herein described tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

THENCE South 00 deg. 31 min. 00 sec. West, departing said County Road 92, and along said west fence line, a distance of 216.87 feet to a fence post found for the southwest corner of said Corinth Church (Cemetery) tract;

THENCE North 89 deg. 55 min. 37 sec. East, along the south fence line of said Corinth Church (Cemetery) tract, a distance of 94.21 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract, same being the most westerly northwest corner of that certain called 52.94 acre tract of land to Trustee of the Bilinda Cox Matusek Special Trust, dated June 20, 2012, as recorded in Instrument No. 20120724000891520, Official Public Records, Collin County, Texas, and recorded in Volume 1102, Page 767, said Deed Records;

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Cox tract (V4122, P1190), and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as 1 /2 inch iron rod set) for the southeast corner of the herein described tract and the remainder of said Bennie G. Cox tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Cox tract (V4122, P1190), and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Cox tract (V4122, P1190) and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of said Cox tract (V4122, P1190), same being the southeast corner of that

certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

THENCE along the common line of said Cox tract, and said Celina/Coit Road tract as follows:

North 00 deg. 06 min. 46 sec. West, a distance of 1,649.88 feet to a 1/2 inch iron rod set for an angle point;

North 54 deg. 49 min. 00 sec. East, a distance of 297.00 feet to a 1/2 inch iron rod set for an angle point;

North 00 deg. 55 min. 00 sec. East, a distance of 91.10 feet to a 1/2 inch iron rod set for an angle point, said corner being a northeast corner of said Celina/Coit Road tract;

South 89 deg. 54 min. 18 sec. East, a distance of 166.57 feet to a 1/2 inch iron rod set for an angle point, said point being in a north/south wire fence;

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Cox tract (V4122, P1190), and said McKnight tract, a total distance of 1,483.98 feet to a MAG Nail set in asphalt for the northwest corner of said Cox tract (V4122, P1190), same being in the south line of aforesaid Cox tract (V4122, P1182), same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract and a northeast corner of said McKnight tract (V5554, P1022);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod set for a southwest corner of said Cox tract (V4122, P1182), same being an internal corner of said McKnight tract (V5554, P1022);

North 06 deg. 24 min. 00 sec. West, a distance of 258.73 feet to a MAG Nail set in the approximate center of said County Road 92 (a northwesterly turn of said County Road 92), said corner being the south corner of that certain called 0.690 acre tract of land to Mrs. Guy R. Bunch, aka Vera M. Bunch, by deed recorded in Volume 840, Page 685, aforesaid Deed Records;

THENCE along the common line of said Cox tract (V4122, P1182), and said Bunch tract as follows:

North 06 deg. 23 min. 59 sec. West, departing said County Road 92, a distance of 321.67 feet to a 1/2 inch iron rod set;

North 79 deg. 59 min. 40 sec. West, a distance of 111.10 feet to a 1/2 inch iron rod set;

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod set for the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554, P1022), and continuing along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail set for the southwest corner of said Cox tract (V4122, P1182), same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the

northwest corner of said McKnight tract (V5554, P1022), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

THENCE along the approximate center of said County Road 90 as follows:

North 00 deg. 20 min. 27 sec. East, along the west line of said Cox tract (V4122, P1182), and along the east line of said McKnight tract (called 61.8810 acres), passing the northeast corner of said McKnight tract (called 61.8810 acres), and continuing a total distance of 1,042.95 feet to a MAG Nail Set for the beginning of a curve to the right, having a radius of 820.10 feet, and a delta angle of 18 deg. 41 min. 21 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail set at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

In a northeasterly direction, and along said curve to the left, an arc distance of 294.28 feet, and a chord bearing and distance of North 06 deg. 01 min. 16 sec. East, 293.39 feet to a MAG Nail set;

North 02 deg. 37 min. 59 sec. East, a distance of 867.17 feet to a MAG Nail set for the beginning of a curve to the right having a radius of 971.20 feet, and a delta angle of 10 deg. 24 min. 10 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 176.34 feet, and a chord bearing and distance of North 08 deg. 15 min. 43 sec. East, 176.09 feet to a MAG Nail set for the northwest corner of the herein described tract, same being an angle point in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Cox tract (V4122, P1182), and said Willard Properties tract, a distance of 2,644.71 feet to a point in creek for the most northerly northeast corner of the herein described tract;

THENCE through the interior of said Cox tract (V4122, P1182) as follows:

South 06 deg. 56 min. 45 sec. West, 159.42 feet to a point in creek;

South 06 deg. 06 min. 28 sec. West, 131.26 feet to a point in creek;

South 04 deg. 26 min. 40 sec. East, 449.10 feet to a point in creek;

South 36 deg. 32 min. 51 sec. West, 230.27 feet to a point in creek;

South 63 deg. 49 min. 12 sec. West, 213.10 feet to a point in creek;

South 53 deg. 15 min. 53 sec. West, 244.54 feet to 1/2 inch iron rod set for an angle point;

South 24 deg. 30 min. 23 sec. West, 841.72 feet to a 1/2 inch iron rod set for an angle point;

South 05 deg. 36 min. 42 sec. West, 595.29 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 42 deg. 31 min. 48 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, passing the common line of said Cox tract (V4122, P1182) and said Cox tract (V4122, P1190), and continuing through the interior of said Cox tract (V4122, P1190), a total arc distance of 1670.15 feet, and a total chord bearing and distance of South 56 deg. 13 min. 56 sec. East, 1632.07 feet to a 1/2 inch iron rod set;

THENCE North 00 deg. 09 min. 01 sec. East, continuing through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to the POINT OF BEGINNING and containing 539.914 acres of computed land, more or less.

Of which, approximately 14.48 acres lies within the digitally scaled floodplain, and 2.73 acres lie within County Road 90 (assuming a width of 45 feet from the centerline) and 5.25 acres lie within County Road 92 (assuming a width of 25 feet from the centerline), leaving a net area of 517.454 acres, more or less.

Tract 2 (129.746 Acres)

Being all that certain 129.746 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a MAG Nail found in asphalt for the Southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as County Road 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, L.P., by deed recorded under Instrument Number 20130830001229380, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 89 deg. 49 min. 14 sec. East, along the south line of said Hubbard tract, and along said County Road 92, a distance of 28.37 feet to a point for the southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 20 deg. 03 min. 37 sec. East, through the interior of said Hubbard tract, a distance of 2819.44 feet to a point for the northwest corner of the herein described tract, same being in the north line of said Hubbard tract, same being in the south line of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 43 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 1681.21 feet to a Bois D' arc fence post found for the Northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

THENCE along the common line of said Hubbard tract and said Mullaney tract as follows:

South 03 deg. 42 min. 25 sec. West, a distance of 242.79 feet to a point for angle point;

South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

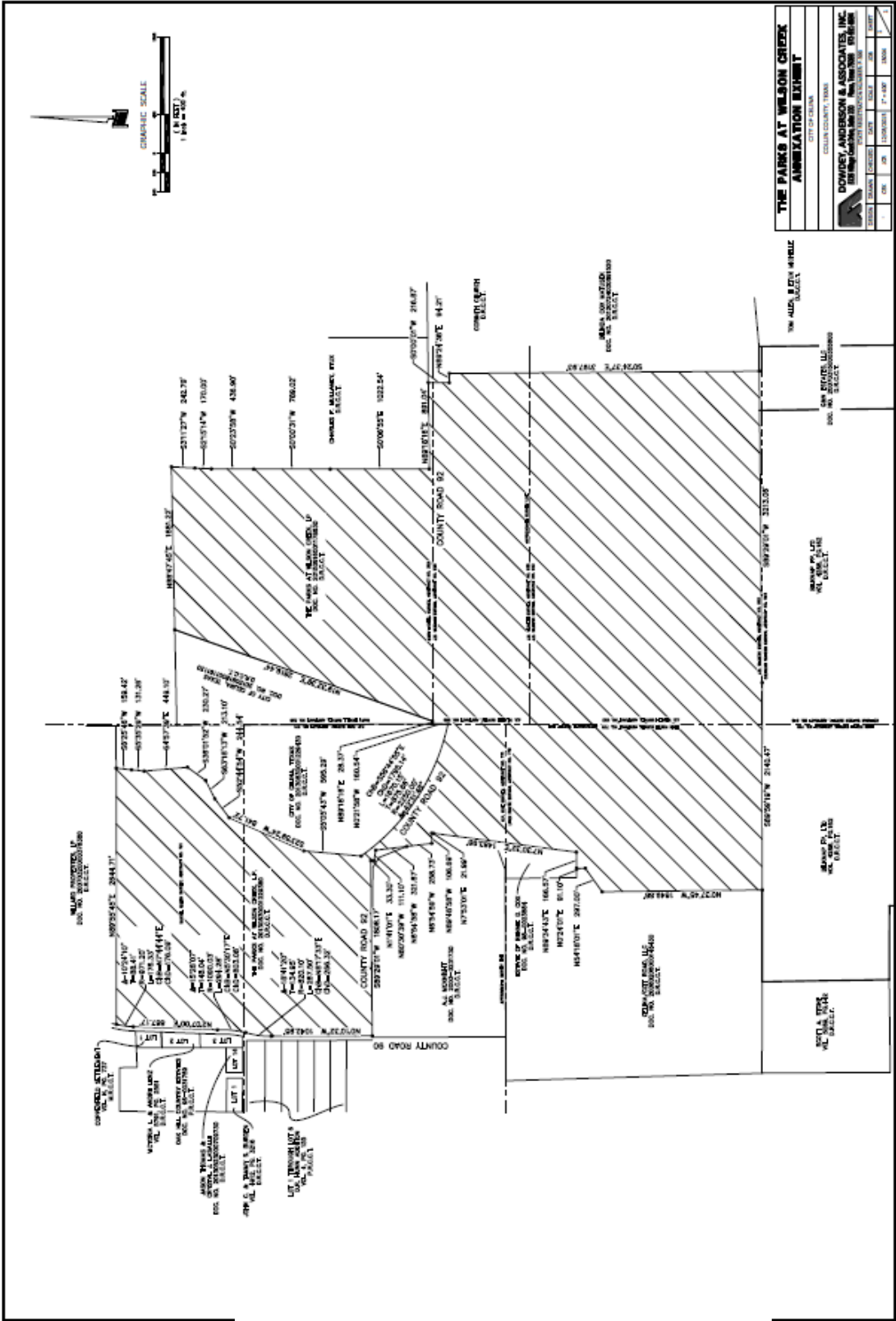
South 00 deg. 54 min. 56 sec. West, a distance of 436.90 feet to a 30" Bois D'arc tree found for angle point;

South 00 deg. 31 min. 29 sec. West, a distance of 789.02 feet to a fence post found for angle point;

South 00 deg. 24 min. 03 sec. West, a distance of 1022.54 feet to a mag nail found in asphalt for the Southeast corner of said Hubbard tract, same being the Southwest corner of said Mullaney tract, same being in the approximate center of aforesaid County Road 92, same being in the North line of aforesaid Wilson Creek tract;

THENCE South 89 deg. 49 min. 14 sec. West, along the common line of said Hubbard tract, said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 2602.93 feet to the POINT OF BEGINNING and containing 129.746 acres of computed land, more or less.

EXHIBIT B
PD-61 ZONING MAP



Attachment: Ordinance - Parks at Wilson Creek (PD-61) Zoning (1440 : Parks at Wilson Creek Zoning Ordinance)

EXHIBIT C
PD-61 CONCEPT PLAN



EXHIBIT D
PARKS AT WILSON CREEK
PD-61 DEVELOPMENT REGULATIONS

For an approximately 669.95 acre tract of land out of the Charles P. Rice, Abstract No. 771, Samuel Queen, Abstract No. 731, Mary Howell, Abstract 395, in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract's overall boundary.)*

Purpose

The purpose of this Master Planned Development is to create a quality traditional neighborhood that promotes home, health, and community by providing opportunities for education and outdoor recreational activities for families who reside in this development. At the center of this master planned development will be a 100-acre City park situated adjacent to Wilson Creek that will offer a multitude of individual and team related activities. In addition, there will be a series of trails that connect the aforementioned City Park to other natural and developed open space areas spread throughout the development. The Open Space areas shall consist of existing trees, proposed trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of limited neighborhood commercial services that would serve the community.

Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, as exists or may be amended.

General Regulations

All regulations for The Parks at Wilson Creek not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.

Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. An application to amend this PD ordinance shall contain the signatures of all owners of the portions of the property within the PD that are the subject of the request for an amendment. The signature of all property owners within the PD boundaries is not required for amendments that are limited to a portion of the PD. A metes and bounds description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix "B."

A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all open space areas. Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.

All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street; any garage door facing the street shall be recessed behind the front façade closest to the street.

The Concept Plan depicts two principal districts a "SF-R" and "R/O" district and Neighborhoods I – VII; refer to Appendix "A." The maximum number of residential lots within the "SF" district (neighborhoods I-VI) shall be 2500. Furthermore, at the

time of full build out of The Parks at Wilson Creek, the maximum number of Type 3 lots within neighborhoods I-IV shall be 50%, and the minimum number of Type 1 lots within neighborhoods I-VI shall be 20%.

Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than any permitted use within each neighborhood, as determined by the Director of Planning and Development Services, is also permitted. *(For a visual representation of the Concept Plan, refer to Appendix A; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.):*

Neighborhood "I" (+/- 99 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "II" (+/- 128 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "III" (+/- 188 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "IV" (+/- 141 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "V" (+/- 70 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "VI" (+/- 38 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood "VII" (+/- 6 ac.): The permitted uses shall be "R/O" Retail/Office District Uses permitted by Section 14.03.007 of the City of Celina Zoning Ordinance, as well as the following uses:

Additional Permitted (P) or Conditional (C) uses in Neighborhood "VII":

Armed services recruiting center	P
Artist Studio	P
Auto laundry or carwash	C
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P
Concrete or asphalt batching plant (temporary)	P
Convenience store	C
Farmers market (public)	C
Food and grocery store (with or without beer/wine sales)	P
Funeral home (no crematorium)	C
Garden shop (inside storage)	P
General retail store	P

Kiosk (providing a service)	C
Laundry/dry cleaning (drop off/pick up)	C
Motorcycle sales and repair	C
Nursing/convalescent home	C
Offices (professional and general business)	P
Parking lot structure, commercial (auto)	P
Personal service shop	P
Pet and animal grooming shop (no outside runs)	P
Private Street Subdivision	C
Restaurant (with drive-through service)	C
Restaurant (with no drive through service)	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

Area Regulations

General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) The maximum lot coverage for conditioned space is sixty percent (60%).
- (c) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

The following amended area regulations shall apply *(For a visual representation of the Concept Plan, refer to Appendix A)*:

Type 1:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard setback shall be twenty-five (25) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garages doors shall be twenty-six (26) feet unless a J-swing garage is used and in that case the setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 2:

Minimum Lot Area: The minimum lot area shall be seventy-five hundred (7,500) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard setback shall be

twenty (20) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless a J-swing garage is used and in that case the setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 3:

Minimum Lot Area: The minimum lot area shall be fifty-five-hundred (5,500) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

Minimum Front Yard: The minimum depth of the front yard setback shall be twenty (20) feet.

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless for zero lot line lots with J-swing garages may have a front yard garage setback shall be fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance for the zero/ten side yard product. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type 4:

For area regulations, refer to the current City of Celina Zoning Ordinance R/O standards, except as follows:

Area regulations: The maximum lot size shall be eight (8) acres.

Parking Regulations

Residential: The minimum off-street parking requirement for single family residences is two (2) enclosed and two (2) driveway spaces for vehicles per dwelling unit that are located behind the front building line.

Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.043 of the City of Celina Zoning Ordinance, as exists or may be amended.

Building Regulations

The exterior building facade for single family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as follows:

- (a) The front façade of single-family residences shall be one-hundred percent (100%) masonry exclusive of doors, windows, dormers and other architectural

elements. The sides and rear elevations facing a public street shall also be one-hundred percent (100%) masonry; side and rear elevations not facing a public street shall not be less than fifty percent (50%) masonry for each façade nor shall the combined overall be less than eighty percent (80%) masonry, exclusive of doors and windows.

- (b) The building elevation of each lot adjacent to the proposed lot and located on the same street shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
- (c) All garage doors shall be allowed at the front building line, but shall be a minimum of twenty-one (21) feet from the street right-of-way and in all cases shall be behind the front façade (see Section 5.0).
- (d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.
- (e) The primary roof pitch for Type 3 shall not be less than 6:12.
- (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing any future east-west arterial along the southern boundary of the subdivision (herein referred to as any "East-West Major Arterial" or "Future Outer Loop"), Coit Road, Sunset Boulevard (also referred to herein as the East-West Minor Thoroughfare), and Roseland Parkway (also referred to herein as the North-South Minor Collector) are required.
- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.
- (h) The requirements of this Section 7.1 shall be the exclusive building design requirements for single family structures in The Parks at Wilson Creek.

Exterior Building Façade of Accessory Structures:

- (a) Accessory structures shall be constructed of complementary material to the associated residence and the general architecture of the development.
- (b) Accessory structures shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
- (c) The maximum height of any accessory structure shall not exceed fifteen (15) feet.
- (d) No other building façade requirements shall apply to accessory structures.

Screening Regulations

General Screening (*For a visual representation of the Enhanced Paving & Screening, refer to Appendix C*):

1. Chain Link Fence is prohibited.
2. The following items shall be screened from the public street:
 - (a) Clothes lines or drying racks
 - (b) Yard maintenance equipment
 - (c) Garbage and refuse containers, except on collection day
 - (d) Wood piles and compost piles
 - (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses

- (f) Roof mounted TV antennas or dishes
- (g) Pool equipment

The following shall be the exclusive thoroughfare screening regulations for The Parks at Wilson Creek (refer to the Enhanced Paving and Screening Plan found in Appendix C):

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway. All screening walls shall be constructed in conjunction with the associated residential phase.
 - 1. A masonry (stone or brick) or thin wall for lots backing and siding to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway.
 - 2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway;
- (b) Screening fences shall be as follows:
 - 1. For lots backing or siding to any major or minor arterial, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer.
 - 2. For open ended cul-de-sac's adjacent to Sunset Boulevard and Coit Road, a five (5) foot decorative metal fence with shrubbery and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open ended cul-de-sac's to the proposed thoroughfares is required.
 - 3. For open ended cul-de-sac adjacent to a collector, a continuous row of shrubs shall be required. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers within the landscape buffer along the right-of-way line.
 - 4. Any use of ornamental metal shall be accompanied by shrubbery in front of such metal on the thoroughfare side. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers.
 - 5. No access through the rear or side yards of lots that side or back to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway is permitted.
 - 6. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

The following requirements together with the requirements in Section 10 below shall be the exclusive open space screening regulations for The Parks at Wilson Creek:

- (a) The rear yards of all single-family residences which back or side to an open space, unless otherwise shown on the Screening and Open Space Plan, shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fence is required. No fencing shall be allowed within the 100-yr. flood plain.

Builder's side yard screening regulations:

- (a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E."

9.0 Landscape & Irrigation Regulations

- 9.1 The residential builder of each lot shall provide at a minimum the following landscape material in lieu of the minimum landscaping requirement by the City of Celina Zoning Ordinance for single family lots:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type 1-3: There shall be a minimum of six (6) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least fifty (50) percent of the trees shall be shade trees in the front yard.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

Shrubs:

Type 1: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type 2 - Type 3: There shall be a minimum of ten (10) 3-gallon shrubs across the front of the house.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

10.0 Open Space Regulations

- 10.1 General (*For a visual representation of the Trail and Open Space plan, refer to Appendix "D"*):

- (a) All parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.
- (b) All open space areas and detention areas shall count toward open space requirements be owned and maintained by the HOA or the public improvement district. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.
- (d) A 10 to 12 foot concrete city trail shall be constructed along the east side of Wilson Creek as defined by the Open Space, Park, and Recreation Master Plan.
- (e) A minimum of twenty-five (25) percent of the Wilson Creek frontage north and south of Sunset Boulevard shall remain open and accessible from a street; based on the attached concept plan, approximately nine-hundred (900) feet south of Sunset Boulevard and approximately eight-hundred (800) feet north of Sunset shall remain open to a street.

- (f) All open space areas shall have a slope not greater than 4:1, unless they are naturally existing or structurally supported.
- (g) On the opposite side of the street from a six (6) foot concrete trail a four (4) foot walk shall be provided. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics:

Area A: This area is located outside and east of the designated right-of-way at the intersection of Future Coit Road and Sunset Boulevard. It shall include monument signage, screening wall and entry monument, a six (6) foot concrete trail, a ten (10) foot landscape buffer along the east side of Coit Road and associated landscaping and irrigation.

Area B: This area is located adjacent to and outside of the east right-of-way line of future Coit Road. It shall include a six (6) foot concrete trail, signage, screening wall, monument, a ten (10) foot landscape buffer along the east side of Coit Road, landscaping and irrigation.

Area C: This area is located east of Coit Road and north of future Sunset Boulevard. It shall include a “private” amenity area with pool and bath house, a six (6) foot concrete trail, and associated landscaping and irrigation.

Area D: This area is located east of Coit Road, west of Roseland Parkway and south of Sunset Boulevard. It shall include a “private” amenity center, cabana, playground equipment, parking, a six (6) foot concrete trail connecting to the City Park and Wilson Creek Trail with power company concurrence, and associated landscaping and irrigation.

Area E: This area is located outside and south of Sunset Boulevard and east of Roseland Parkway. It shall include playground equipment, seating area, and associated landscaping and irrigation.

Area F: This area is located at the southeast and southwest corners of the intersection of Roseland Parkway and Sunset Boulevard. It shall include landscaping and irrigation.

Area G: This area is located outside the designated right-of-way on either side of Sunset Boulevard. It shall include an average of a ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

Area H: This area is located outside of and adjacent to the north right-of-way line of any East-West Major Arterial or Future Outer Loop. It shall be a minimum of one hundred (100) feet in width and shall include shade trees planted at an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. This area may also be used to provide detention or retention. If retention is used, then a lighted water feature or aeration device is required. Where residential lots back or side to any East-West Major Arterial or Future Outer Loop, a minimum ten (10) foot vertical

barrier shall be created with a combination of berms, retaining walls, and a minimum six (6) foot masonry wall. This area shall be fully landscaped and irrigated.

Area I: This area is located outside of the designated right-of-way and on either side of Roseland Parkway, south of Sunset Boulevard. It shall include a minimum ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

Area J: This area is located outside of the designated right-of-way and on either side of Roseland Parkway, north of Sunset Boulevard. It shall include a minimum ten (10) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

11.0 Subdivision Regulations

11.1 Development shall meet the standards as required by the applicable City of Celina Subdivision Ordinance except as follows:

- (a) Block length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from an intersection for Type 3 lots and a maximum of twelve hundred (1200) for Type 1 and Type 2 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- (b) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.
- (c) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for a major collector shall be six hundred (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (d) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.
- (e) Sunset Boulevard: – Sunset Boulevard shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

- (f) Roseland Parkway: Roseland Parkway shall be an undivided roadway within a seventy (75) foot right-of-way that will be acquired by or dedicated to the City.
- (g) Coit Road: It is anticipated that right-of-way acquisitions or dedications along Coit Road (a future 120-foot right-of-way) may be required in the future. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- (h) Turn Lanes: Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.
- (i) Tree Surveys: Tree surveys required as a part of the General Development Plan GDP shall be submitted at the time of Construction Plat application.
- (j) Plat Extensions: If requested in writing by the owner or developer prior to the expiration date, any approved construction plat/preliminary plat, construction plat or construction drawings shall be automatically extended one time for one year. The City's staff shall provide written confirmation of such one-year extension upon receipt of the owner's or developer's written request for such extension.

11.2 Development shall meet or exceed the design criteria outlined below:

(a) **Residential Lot Grading:**

- 1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
- 2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
- 3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

(b) **Paving:**

- 1. Residential Streets – the residential streets shall be thirty-one (31) feet wide from back-to-back; roll-over curbs are permitted in all neighborhoods.
- 2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
- 3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
- 4. Sidewalks – the residential sidewalks shall be four (4) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
- 5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
- 6. Curb Return Radii – the curb radii for Major Arterial shall be thirty-five (35) feet; the curb radii for Minor Arterial/Collectors shall be twenty-five (25) feet; and the curb radii for residential streets shall be twenty (20) feet.
- 7. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6.; the run-off co-efficient for commercial shall be 0.9.

8. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
9. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in//hr.

(c) **General Storm Sewer Requirements**

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

(d) **Sanitary Sewer Mains**

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.
2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the engineer of record.
5. Manholes – sewer mains shall have a four (4) foot diameter manhole every four-hundred (400) feet or less and (4) foot diameter manhole every three (300) feet or less for mains along a curve. Manholes shall have a five (5) foot diameter minimum for depths exceeding fifteen (15) feet or for sewer lines fifteen (15) to twenty-seven (27) inches in diameter. Manholes shall be six (6) foot diameter minimum for sewer lines greater than twenty-seven (27) inches in diameter.
6. Services – all residential sewer services shall be four (4) inches in diameter, located in the center of the lot and extended ten (10) feet beyond the right-of-way; each lot shall have its own service.

(e) **Domestic Water**

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb; each lot shall have its own service and meter box.
3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.
4. Valves: Valve spacing shall not exceed 600-feet in residential districts and 500-feet for all other districts on mains that are 12-inches or larger in diameter. No more than one (1) fire hydrant shall be shut off with any line segment.
5. Water Line Testing – all water lines shall sustain a pressure test of two-hundred (200) psi for three (3) hours prior to acceptance.
6. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

(f) **Miscellaneous**

1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development.
2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways, with a twenty-five (25) foot tangent measured from the back of curb, unless otherwise approved by the City Engineer.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Westgate 96 PD

Action Requested:

Conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Background Information:

The applicant has requested that the item be tabled until the City Council meeting on March 8, 2016 to have additional time to work with staff.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends that the item be tabled until the City Council meeting on March 8, 2016 to have additional time to work with staff.

Kirkman Engineering
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
817.488.4960



February 5, 2016

Mr. Ben Rodriguez
Planner
City of Celina
142 N. Ohio Street
Celina, Texas 75009

RE: Westgate 96 PD Zoning Request

Dear Mr. Rodriguez

On behalf of the property ownership of the above mentioned property, I'd like to request a continuance of the zoning case and public hearing scheduled for the City Council meeting on February 9th. This continuance would allow us to finalize the zoning request and Planned Development regulations.

Please contact me at 817-488-4960 if you have any questions.

Sincerely,

Shea Kirkman, P.E.

Attachment: Westgate96-TableRequest3-signed (1474 : Westgate 96 PD)



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Mike Foreman, City Manager
Date: February 9, 2016
Re: Gigabit City

Action Requested:

Consider and act to approve the Economic Development Corporation Gigabit City Mission Statement. (Howard)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

n/a

CEDC Gigabit City Mission Statement

Celina desires to become the United States municipal leader in offering next generation Internet (broadband) access and service capabilities to every household and business within the city proper. Broadband speed and access has become an integral part of our critical infrastructure and ecosystem, and is an enabling platform for innovation, economic growth and community development.

Today broadband enables the exchange of information in many different forms and is vital to the delivery of services in business, education, health, government, public safety, and for overall quality of life. Its impact on economic growth is critical and its role is significant in helping Celina attract new businesses and business investment into our economy and connect residents and community services to enable full participation in a digital economy.

To achieve 100% gigabit speed and connectivity to each and every household and business in the city proper, Celina needs a high tech anchorage owned and operated by the community. It is the Celina Economic Development Community (CEDC) intent to support public-private partnership(s) that both own the fiber infrastructure to support such an initiative and create and manage the entities that provide the broadband related services necessary to our community.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Old Celina LTD. TIRZ Resolution

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas and consisting of approximately 1235.8 acres of land generally located over the boundaries of Old Celina MMD and along Highway 289 and extending north, south, east and west therefrom; authorizing the issuance of notice by the City Secretary of Celina, Texas, regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Old Celina LTD.) (Liebman)

Background Information:

The City has received an application to create a Tax Increment Reinvestment Zone on Approximately 1235.8 acres located both within the City Limits of Celina, Texas and its Extraterritorial Jurisdiction.

In event that the ETJ properties are not annexed prior to the creation of the TIRZ then they may be left out of the TIRZ boundaries and added at a later date.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's Land Use attorney has reviewed the proposed resolution and has deemed its form acceptable.

Supporting Documents:

- Proposed Resolution

Staff Recommendation:

N/A

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF CELINA, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN

WHEREAS, the City of Celina, Texas (the “City”), is authorized under Chapter 311 of the Texas Tax Code, as amended (the “Act”), to create a tax increment reinvestment zone within its city limits and its extraterritorial jurisdiction;

WHEREAS, the City Council of the City (the “City Council”) wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the “Zone”) with the boundaries being described in the metes and bounds attached as **Exhibit A**; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City not later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on March 8, 2016 on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for March 8, 2016, at 5:00 p.m. (or later) at First United Methodist Church, 112 N. Colorado Street, Celina, Texas 75009, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the creation of the Zone.

Section 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on or before February 26, 2016.

Section 5. Before the March 8, 2016 hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 9TH DAY OF FEBRUARY, 2016.

Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary

EXHIBIT A

Metes and Bounds for the Zone
 1049.1053 ACRES (27 Tracts in City Limits)
 186.653 ACRES (In ETJ)

TRACT 1 (40.233 ACRES):

All that certain tract or parcel of land situated in the Henry Bentley Survey, Abstract Number 124 and the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas, said tract being all of a called 30.45 acre tract as described in deed to Dorothea Cornelius, filed 24 April 2007, and recorded in county clerks number 07-000549120 of the deed records of the County of Collin, State of Texas, and said tract being part of a called 11.13 acre tract as described in deed to Cornelius Family Revocable Trust, filed 24 April 2007, and recorded In county clerks number 07-000549090 of said deed records, and being more fully described as follows;

Beginning for the southwest corner of the tract being described herein at a found 1/2 inch rebar, said rebar being the southwest corner of said Cornelius 30 acre tract, some being the southeast corner of a called 99.028 acre tract as described in deed to Old Celina, Ltd filed 11 June 2002, and recorded in volume 5208 page 3408 of said deed records, said rebar also being on the north line of a called 73.558 acre tract as described in deed to Old Celina, Ltd, filed 11 June 2002, and recorded in volume 5208 page 3382 of said deed records;

Thence: North 00 degrees 28 minutes 22 seconds West, with the west line of said Cornelius 30 acre tract, and with the east line of said Old Celina 99 acre tract, a distance of 867.05 feet to a found 3/8 Inch rebar for the northwest corner of said Cornelius 30 acre tract, same being the southwest corner of a called 39.02 acre tract as described in deed to the City of Celina, filed 10 October 2000, and recorded in volume 4770 page 2324 of said deed records;

Thence: North 88 degrees 39 minutes 42 seconds East, with the south line of said City tract, a distance of 1561.03 feet to a set 1/2 inch steel square tubing for the southeast corner of said City tract, some being the southwest corner of a called 0.8024 acre tract as described in deed to the City of Celina; filed 01 September 2004, and recorded in volume 5744 page 4860 of said deed records;

Thence: North 88 degrees 29 minutes, 00 seconds East, with the south line of said City tract, a distance of 224.07 feet to a set 1/2 inch steel square tubing for the northeast corner of this tract, said tubing being on the west right of way line of Farm to Market Road Number 428, and said tubing being in a curve to the left having a central angle of 01 degrees 37 minutes 20 seconds, and a radius of 1190.91 feet and a chord bearing of South 40 degrees 42 minutes 20 seconds fast, and a chord distance of 33.72 feet;

Thence: With said curve to the left and with the west line of said road an arc length of 33.72 feet to a set 1/2 inch steel square tubing for the end of said curve;

Thence: South 41 degrees 31 minutes 00 seconds East, with the west line of said road a distance of 20.40 feet to a set 1/2 inch steel square tubing for the start of a curve to the right having a central angle of 40 degrees 02 minutes 00 seconds, and a radius of 1101.03 feet, and a chord bearing of South 21 degrees 30 minutes 00 seconds fast, and a chord distance- of 753.75 feet;

Thence: With said curve to the right and with the west line of said road an arc length of 769.31 feet to a set 1/2 inch steel square. Tubing for the end of said curve;

Thence: .South 01 degrees 29 minutes 00 seconds East, with the west line of said road, a distance of 129.80 feet to a set 1/2 inch steel square tubing for the southeast corner of this tract, same being the northeast corner of Exhibit "C" a called 28.15 acre tract as described in Partition Deed to Sandra Short Osborne, filed 12 March 1986, and recorded In volume 2325 page 801 of said deed records;

Thence: South 88 degrees 54 minutes 08 seconds West, with the north line of said Osborne tract, a distance of 1332.93 feet to a found 1 inch pipe by a pipe fence corner post for file northwest corner of Tract One a called 15.66 acre tract as described in deed to Jerry L. Moore, filed 24 October 1994; and recorded in county clerks number 94-0095870 of said deed records, same being the northeast corner of a called 16.141 acre tract as described in deed to Old Celina Ltd., filed 11 June 2002, and recorded in volume 5208 page 3366 of said deed records;

Thence: South 89 degrees 05 minutes 50 seconds West, with the north line of said Old Celina 16 acre tract, a distance of 759.97 feet to the POINT OF BEGINNING and containing 40.233 acres of land.

TRACT 2 (0.837 ACRES):

All that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas, said tract being part of a called 11.13 acre tract as described in deed to Cornelius Family Revocable Trust, filed 24 April 2007, and recorded in county clerks number 07-000549090 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a set 1/2 inch steel square tubing on the east line of said Cornelius tract in a county road said tubing being a southwest corner of a called 107:207 acre tract as described to deed to Martha Ann King and Peggy Sue Earthman filed 29 December 1992, and recorded in county clerks number 92- 0091305 of said deed records, said tubing also being on the east right of way line of Farm to Market Road Number 428,

Thence: South 88 degrees 31 minutes 00 seconds West, with the east line of said road a distance of 45.05 feet to a set 1/2 Inch steel square tubing for the start of a curve to the left having a central angle of 16 degrees 36 minutes 28 seconds, and a radius of 1191.03 feet, and a chord bearing of North 32 degrees 12 minutes 35 seconds attest, and a chord distance of 344.03 feet;

Thence: With-said curve to the left and with the east line of said road, an arc length 345.23 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract, said tubing being in Collin County Road Number 56;

Thence: North 88 degrees 29 minutes 00 seconds East, with the north line of said Cornelius tract, and with said road a distance of 220.82 feet to a set ½ inch steel square tubing for the northeast corner of said Cornelius tract, and said tubing being on the west line of said King tract, said tubing also being at this intersection of said county roads;

Thence: South 01 degrees 29 minutes 00 seconds East, with the east line of said Cornelius tract, and with the west line of sold King tract, _and with the center of said county road, a distance of 295.86 feet to the POINT OF BEGINNING and containing 0.837 of an acre of land

TRACT 3 (38.545 ACRES):

BEING a tract of land situated in Collin County, Texas and being in the Henry Bentley Survey, Abstract No. 124 and being A part of that certain tract of land known as Tract One, conveyed to Clifford Gee McKnight, as recorded in Volume 2430, Page 665, of the Deed Records of Collin County, Texas. (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 ½ inch iron pipe found for corner, said corner being in the south, right-of-way line of F.M. Highway No. 455 (a public thoroughfare) and also being the northeast corner of a tract of land conveyed to Rex Glendenning, et ux, as recorded in Volume 4408, Page 1763, D.R.C.C.T.:

THENCE North 88 degrees 23 minutes 45 seconds East along said south right-of-way line, a distance of 885.98 foot to a 3/8-inch iron rod found for corner, said corner being the northwest corner of a tract of land conveyed to Hassan Badii, as recorded in Volume 2031, Page 943, D.R.C.C.T.;

THENCE South 00 degrees 48 minutes 00 seconds East along the weal line of said Badii tract, and along the west line of a tract of land conveyed to Stephen Harold Mills, as recorded in Volume 4987, Page 3011. D.R.C.C.T. and the west line of a tract of land conveyed to the City of Celina, as recorded in Volume 4770, Page 2324, D.R.C.C.T., a distance of 2150.90 feet to a 5/8-inch iron rod found for an ell comer of said City of Celina tract;

THENCE South 89 degrees 02 minutes 12 seconds West along the most southerly north line of said City of Celina tract, a distance of 881.92 feet to 1/2-inch iron rod with cap stamped "ALLIANCE" found for corner, said corner being on the east line of the aforementioned Glendenning tract;

THENCE North 00 degrees 54 minutes 23 seconds West along the east line of said Glendenning tract, a distance of 2140.98 foot to the POINT OF BEGINNING;

CONTAINING a computed area of 1,896,815 square feet or 43.545 acres of land.

SAVE AND EXCEPT the following 5.00 acres to the City of Celina for Park Purposes:

BEING all that certain tract or parcel of land situated in the H. BENTLEY SURVEY, Abstract No. 124 in the City of Celina, Collin County, Texas and being out of a 44.50 acre tract of land described in deed to Clifford Gee McKnight, recorded in Volume 2430, Page 665 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING of a 1/2-inch iron rod found at the southeast corner of said McKnight tract of land, being an ell corner for a 39.02 acre tract of land described in deed to the City of Celina, recorded in Volume 4770. Page 2324, D.R.C.C.T.;

THENCE S 89°03'24" W, along the common line of said McKnight and City of Celina tracts, a distance of 881.83 feet to a 1/2-inch iron rod found for a corner on the easterly line of a 99.028

acre tract of land described in deed to Rex Glendenning, recorded In Volume 4408, Page 1763, D.R.C.C.T.;

THENCE N 01°05'22" W, along the common line of said McKnight and Glendenning tracts, a distance of 246.81 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for a corner;

THENCE N 89°03'24" E, departing said common line, a distance of 883.07 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for a corner on the westerly line of the aforesaid City of Celina tract of land;

THENCE S 00°48'00" E, along the common line of sold McKnight and City of Celina tracts, a distance of 246.81 feet to the POINT OF BEGINNING and containing 217,600 square feet or 5.000 acres of land, more or less.

Leaving an net area of 38.545 acres.

TRACT 4 (99.028 ACRES):

BEING a tract of land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and also being all of a 52.807 acre tract and a 46.4818 acre tract conveyed to Douglas Barker d/b/a Barker Brothers Land Cattle Company as recorded in Volume 1343, Page 599 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner at the northeast corner of said 46.4818 acre tract, said iron rod also being in the south right of way line of FM 455 (a 90' ROW);

THENCE South 01 degrees 04 minutes 43 seconds East a distance of 2150.13 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 43 minutes 32 seconds East a distance of 1605.62 feet to a 1/2 inch iron rod found for corner in the north line of 73.558 acre tract as recorded in Volume 3965, Page 2169, D.R.C.C.T.;

THENCE South 88 degrees 18 minutes 39 seconds West following the north line of said 73.558 acres a distance of 824.02 feet to 2 inch iron pipe found for corner at the northeast corner of said 73.558 acre tract;

THENCE South 88 degrees 30 minutes 52 seconds West a distance of 2900.39 feet to wood fence post in the creek for corner;

THENCE North 00 degrees 59 minutes 11 seconds West a distance of 421.72 feet to 1/2 inch iron rod found for corner at the southwest corner of a 75.0307 acre tract as recorded in County Clerk No. 94-0092806 of Collin County, Texas;

THENCE North 87 degrees 43 minutes 39 seconds East following the south line of said 75.0307 acre tract a distance of 2922.26 feet to a 1 inch iron pipe found for corner at an ell corner of said 75.0307 acre tract;

THENCE North 00 degrees 48 minutes 41 seconds West following the east line of said 75.0307 acre tract a distance of 3339.14 feet to a 60d nail found for corner in County Road No. 8;

THENCE North 88 degrees 19 minutes 00 seconds East following said County Road No. 8 a distance of 75.37 feet to a 60d nail found for corner in the south ROW line of said FM No. 455, said 60d nail also being in a curve to the left with a chord bearing of South 80 degrees 57 minutes 03 seconds East and a chord distance of 241.64 feet;

THENCE along said curve to the left following the south ROW line of said FM No. 455 through a central angle of 21 degrees 27 minutes 53 seconds a radius distance of 648.80 feet and an arc distance of 243.06 feet to a 1/2 inch iron rod set for corner;

THENCE North 88 degrees 19 minutes 00 seconds East following the south ROW line of FM No. 455 a distance of 483.09 feet to the POINT OF BEGINNING and containing 4,313,677 square feet or 99.028 acres of land, more or less.

TRACT 5 (93.523 ACRES):

SITUATED in Collin County, Texas, in the George Wiley Survey, Abstract No. 988, and the Samuel McCullough Survey, Abstract No. 593, being a resurvey of the 73.32 acre FIRST TRACT and the SECOND TRACT as described in a deed from Annie S. Yager to T.S. Yager, et al dated August 7, 1981, recorded in Volume 1421, Page 15 of the Collin County, Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pipe found in the north R.O.W. line of Farm Road No. 428, at the northeast corner of the 1.622 acres R.O.W., Ref. V. 491, P. 47, at the southwest corner of the Rex Glendenning 73.558 acres, Ref. V. 3968, P. 2169;

Thence westerly with said north R.O.W, line (the north line of said 1.622 acres) as follows:

South 89 degrees 05 minutes west, 17.5 feet;

South 88 degrees 43 minutes west, 1552.31 feet with said north R.O.W. line (the north line of said 1.622 acres) to an iron pin set at the northwest corner of said 1.622 acres, and at the southeast corner of the Robert L. King 86.849 acres, Ref. V. 1560, P. 259;

Thence north 0 degrees 43 minutes 22 seconds west, 2594.58 feet with the west line of said 73.32 acre tract and the east line of said 86.849 acre tract to an iron pin set at the northwest corner of said 73.32 acre tract and the northeast corner of said 86.849 acres, same being in the south line of the Douglas Parker 99.288 acres;

Thence north 88 degrees 40 minutes east, 1569.81 feet with the north line of said 73.32 acre tract and the north line of said SECOND TRACT and with the south line of said 99.288 acres to a 2" iron pipe found at the northeast corner of-said SECOND TRACT and the northwest corner of said 73.558 acre tract;

Thence south 0 degrees 43 minutes 23 seconds east, 2596.06 feet with the east line of said SECOND TRACT and the west line of said 73.558 acre tract to the PLACE OF BEGINNING and containing 93.523 acres of land.

TRACT 6 (16.141):

BEING a tract of land situated in the Samuel McCullough Survey, Abstract No, 593, Collin County, Texas and also being all of a 16 acre tract as recorded in County Clerks No. 94-0111727, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being in the north Right of Way line of F. M. 428, said iron rod also being the most southwest corner of a tract conveyed to Randall L. & wife Bonnie P. Moore as recorded in Volume 995, Page 219 of the Deed Records of Collin County, Texas;

THENCE North 89 degrees 04 minutes 23 seconds West following the north ROW line of said F.M. No. 428 a distance of 30.53 feet to a 1/2 inch iron rod found;

THENCE North 00 degrees 44 minutes 59 seconds East a distance of 2604.08 feet to a 1/2 inch iron rod found for corner,

THENCE South 89 degrees 26 minutes 08 seconds East a distance of 350.00 feet to a axle found for corner;

THENCE South 00 degrees 43 minutes 06 seconds West a distance of 1947.51 feet to a 1/2 inch iron rod found for corner in the north line of said Moore tract;

THENCE North 89 degrees 19 minutes 15 seconds West following the north line of said Moore tract a distance of 319.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 0 degrees 53 minutes 01 seconds West following the west line of said Moore tract a distance of 657.40 feet to the POINT OF BEGINNING and containing 703,115 square feet or 16.141 acres of land.

TRACT 7 (73.558 ACRES):

BEING a tract of land situated in the Samuel McCullough Survey, Abstract No. 593, Collin County, Texas and also being part of a 73.32 acre tract as recorded in Volume 348, Page 8 of the Deed Records of Collin County, Texas, and also being all of a 21 acre tract as recorded in Volume 577, Page 246 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being in the North right of way line of F.M 428, said iron rod also being the most Southwest corner of a 16 acre tract as recorded in County Clerks No. 94-0111727;

THENCE North 89 deg. 04 min. 23 sec. West following the North ROW line of said F.M. No. 428 a distance of 1231.00 feet to a 1/2 inch square iron rod found for corner at the Southeast corner of a tract conveyed to T.S. Yager and wife, Margret Yager in Volume 1231, Page 724, D.R.C.C.T.;

THENCE North 00 deg. 41 min. 20 sec. East following the East line of said Yager tract a distance of 2596.00 feet to a 2 inch iron pipe found for corners

THENCE South 89 deg. 26 min, 56 sec. East a distance of 1233.75 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said 16 acre tract,

THENCE South 0 deg. 44 min. 59 sec. West following the West line of said 16 acres a distance of 2604.08 feet to the POINT OF BEGINNING and containing 3,204,138 square feet or 73.558 acres of land.

TRACT 8 (72.9923 ACRES):

BEING a tract of land situated in the HENRY BENTLEY SURVEY, ABSTRACT NO. 124, Collin County, Texas and being a portion of a 99.301 acre tract of land as conveyed by Russ W. Myers to 4M Development, Inc. as recorded by County Clerk No. 94-0092806, Land Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at the most Northwest corner of said 99.301 acre tract, same being at an ell corner of County Road No. 8;

THENCE, along the West line of said 99.301 acre tract, same being the East line of a 36.92 acre tract as conveyed to George Menosky as recorded in Volume 1078, Page 7, Deed Records, Collin County, Texas, and the East line of a 2.589 acre tract as conveyed to Roscoe H. Brewer, as recorded in Volume 2139, Page 221, Deed Records, Collin County, Texas, South 01 degrees 09 minutes 50 seconds East a distance of 1,003.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the POINT OF BEGINNING of the following described tract:

THENCE, along the South line of a 5.1038 acre tract conveyed to Darl Lynn Nigh and Frances Nigh, as recorded by County Clerk No. 96-0082006, Deed Records, Collin County, Texas, South 66 degrees 23 minutes 09 seconds East a distance of 470.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along the South line of said 5.1038 acre tract, South 01 degrees 04 minutes 28 seconds East, a distance of 31.35 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along said South line, North 88 degrees 55 minutes 32 seconds East a distance of 366.53 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner on the West line of a 99.2888 acre tract of land conveyed to Douglas Barker, as recorded in Volume 1343, Page 599, Deed Records, Collin County, Texas;

THENCE, along said West line of a 99.2888 acre tract, South 00 degrees 46 minutes 58 seconds East a distance of 2,099.44 feet, to a 5/8 inch iron pipe found for the Southeast corner of said 99.301 acre tract and being an ell corner of said 99.2888 acre tract;

THENCE, along the North line of said 99.2888 acre tract, South 87 degrees 44 minutes 58 seconds West a distance of 2,922.24 feet, to a 1/2 inch iron rod found for corner;

THENCE, generally along a fence row, North 00 degrees 55 minutes 08 seconds West a distance of 788.48 feet, to a 1/2 inch iron rod found in the crotch of three large Hackberry trees at the junction of the evidence of an old North-South fence and evidence of an old fence from the East, and being on the South line of a 73.047 acre tract as conveyed to Douglas Barker, as recorded in Volume 1159, Page 423, Deed Records, Collin County, Texas;

THENCE, along the South line of said 73.047 acre tract, North 87 degrees 45 minutes 55 seconds East a distance of 2,144.18 feet, to a 5/8 inch iron rod found for the Southeast corner of said 73.047 acre tract;

THENCE, along the East line of said 73.047 acre tract, North 01 degrees 47 minutes 07 seconds

West a distance of 437.83 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along the East line of said 73.047 acre tract, North 01 degrees 09 minutes 50 seconds West a distance of 366.97 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the Southwest corner of a 5.0227 acre tract as conveyed to Robert Jake Jones and Virginia C. Jones;

THENCE, along the South line of said 5.0227 acre tract, North 88 degrees 55 minutes 32 seconds East a distance of 365.91 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the Southeast corner of said 5.0227 acre tract;

THENCE, along the East line of said 5.0227 acre tract, North 01 degrees 04 minutes 28 seconds West a distance of 438.70 feet, to the point of curvature of a curve to the left having a central angle of 65 degrees 18 minutes 41 seconds and a radius of 120.00 feet;

THENCE, continuing along said East line and said curve to the left, for an arc length of 136.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, along the North line of said 5.0227 acre tract, North 66 degrees 23 minutes 09 seconds West a distance of 326.99 feet, to the Northernmost corner of said 5.0227 acre tract;

THENCE, North 01 degrees 09 minutes 50 seconds West a distance of 66.08 feet, to the POINT OF BEGINNING and containing 72.9923 acres of land, more or less.

TRACT 9 (28.28 ACRES):

Situated in the Samuel McCullough Survey, Abstract No. 593 and the BBB & CRR Co. Survey, Abstract No. 132 in Collin County, Texas, and being a called 28.15 Acre tract of land that was conveyed to Mildred Graham Short in Partition Deed recorded in Volume 2325, Page 801 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds to-wit.

BEGINNING at an Iron Pin found being the Southwest corner of said tract;

THENCE North 1 degree 05 minutes 30 seconds West with the West line of said tract 1561.28 feet to an Iron Pin set;

THENCE South 69 degrees 51 minutes 27 seconds East with the North line of said tract 1066.72 feet to an Iron Pin set in the West right-of-way line of FM Hwy. 428;

THENCE with said right-of-way line as follows:

South 1 degree 29 minutes East 82.92 feet an Iron Pin set; South 0 degrees 20 minutes West 316.0 feet an Iron Pin set; South 7 degrees 08 minutes West 264.4 feet an Iron Pin set;

South 18 degrees 24 minutes West 94.2 feet to an Iron Pin set, being the P.C. of a curve to the right having a central angle of 64 degrees 08 minutes 34 seconds radius of 773.5 feet and a chord bearing of South 57 degrees 30 minutes 40 seconds West;

THENCE with said curve 865.95 feet to an Iron Pin set;

THENCE South 89 degrees 31 minutes West with said right-of-way line 216.6 feet to the place of beginning, containing 28.28 acres.

TRACT 10 (157.54 ACRES):

SITUATED in the BBB & CPR Co. Survey, Abstract No. 132 in Collin County, Texas, and being a called 158.83 acre tract of land described in Substitute Trustee's Deed recorded in Volume 2998, gage 191, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at a point at the intersection of the South line of the BBB & CRR Co. Survey, and the West R.O.W. line of the St. Louis - San Francisco and Texas Railroad;

THENCE SOUTH 89 degrees 52 minutes West with the South line of said survey, same being the centerline of County Road 55, 951.4 feet to an iron pin;

THENCE NORTH 0 degrees 37 minutes West with an old established fence being the East line of a tract of Land described in Volume 28491 Page 861, 203.4 feet to a corner post;

THENCE SOUTH 89 degrees 39 minutes West with said fence, same being the North line of said tract 206.86 feet to a corner post;

THENCE SOUTH 0 degrees 18 minutes East with said fence 202.63 feet to an iron pin in the centerline of County Road 55;

found; THENCE SOUTH 89 degrees 52 minutes West with said road 1971.8 feet to an iron pin

THENCE NORTH 0 degrees 03 minutes West with said County Road 1196 feet to an iron pin found;

THENCE SOUTH 89 degrees 58 minutes East 45.25 feet to an iron pin found;

THENCE in a Northerly direction with the East R.O.W. line of FM Highway 428 as follows:

NORTH	0 degrees	13 minutes West	183.6 feet	a concrete marker;
NORTH	2 degrees	49 minutes East	200.13 feet	a concrete marker;
NORTH	1 degree	23 minutes West	468.59 feet	to an iron pin found;

THENCE SOUTH 89 degrees 47 minutes 24 seconds East with an established fence 2048.6 feet to an iron pin found;

THENCE SOUTH 1 degrees 02 minutes West with a fence 283.82 feet to an iron pin found;

THENCE EASTERLY with an old fence as follows:

NORTH	89	degrees	43	minutes	East	197.4	feet;
NORTH	138	degrees	35	minutes	East	324	feet;
SOUTH	68	degrees	25	minutes	East	205	feet;

SOUTH 82 degrees 14 minutes East 146.2 feet to an iron pin found.

THENCE NORTH 0 degrees 13 minutes East with a fence 962.42 feet to an iron pin found;

THENCE NORTH 88 degrees 56 minutes East with a fence 533.9 feet to an iron pin found;

THENCE SOUTH 0 degrees 06 minutes East 135.64 feet to an iron pin found;

THENCE SOUTH 87 degrees 45 minutes East 176.4 feet to an iron pin found in the West R.O.W. line of the St. Louis - San Francisco and Texas Railroad,'

THENCE SOUTH 11 degrees 51 minutes West with said R.O.W line 2547 feet to the place of beginning,

CONTAINING 157.54 acres.

TRACT 11 (0.95 ACRES):

SITUATED in the B.B.B. & C. RR. Co. Survey, Abstract No. 132, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for the Southeast corner of the herein described tract, said iron rod is located West 980 feet from the intersection of the middle of a county road and the West line of the S.L.S.F. & T. Railroad Right-of-Way;

THENCE West with the middle of the said county road for a distance of 208.8 feet to an iron rod set for corner;

THENCE North 00 degrees 04 minutes West for a distance of 198.3 feet to a fence corner found for corner;

THENCE South 89 degrees 58 minutes East for a distance of 108.1 feet to a fence corner found for corner;

THENCE 141 South 00 degrees 17 minutes-East for a distance of 198.2 feet to the PLACE OF BEGINNING, CONTAINING 0.95 acres of land, more or less.

TRACT 12 (68.112 ACRES):

BEING all that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, County of Collin, State of Texas; said tract being part of a called 81.85 acre tract as shown by Deed to E. L. Higgins, dated April 8, 1987, and recorded in Volume 2599, Page 900 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

BEGINNING for the Southwest corner of the tract being described herein at a found 1/2 inch rebar by a fence corner post, said rebar being the Southwest corner of said Higgins tract, and an ell corner of a called 157.83 acre tract as shown by Substitute's Deed and recorded in Volume 2998, Page 196 of said Deed Records;

THENCE North 00 degrees 43 minutes 13 seconds East, with the West line of said Higgins tract, a distance of 282.98 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 17 minutes 49 seconds West, with the West line of said Higgins tract, a distance of 2303.19 feet to a found 1/2 inch rebar for a corner in Collin County Road Number 56 (a gravel surfaced public road);

THENCE South 85 degrees 53 minutes 29 seconds East, a distance of 19.49 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 01 minutes 05 seconds East, with the West line of said Higgins tract, and in said road, a distance of 744.59 feet to a found 1/2 inch rebar for a corner;

THENCE South 87 degrees 53 minutes 54 seconds East, with the North line of said Higgins tract, and along the North line of Cedar Street (an asphalt surfaced public street), a distance of 672.70 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 00 degrees 01 minutes 29 seconds West, with the West line of a 10 foot wide concrete alley part of the way, a distance of 824.71 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 14 minutes 21 seconds East, with the South line of a 10 foot wide concrete alley part of the way, a distance 708.19 feet to a set 1/2 inch steel square tubing for a corner on the East line of said Higgins tract, and the West line of a called 22.74 acre tract as shown by Deed to E. L. Higgins dated April 8, 1987; and recorded in Volume 2599, Page 892 of said Deed Records;

THENCE South 00 degrees 00 minutes 40 seconds East, with the East line of said Higgins tract, and the West line of said 22.74 acre tract, a distance of 1562.30 feet to a found 1/2 inch rebar for a corner;

THENCE South 89 degrees 04 minutes 33 seconds West, with an old fence and tree line, a distance of 533.74 feet to a found 1/2 inch rebar for a corner;

THENCE South 00 degrees 06 minutes 14 seconds West, with an old fence and tree line, a distance of 963.27 feet to a set 1/2 inch steel square tubing for a corner;

THENCE North 76 degrees 30 minutes 57 seconds West, a distance of 411.39 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 43 minutes 31 seconds West, a distance of 186.92 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 89 degrees 58 minutes 09 seconds West, a distance of 268.63 feet to the POINT OF BEGINNING and containing 81.528 acres of land.

SAVE AND EXCEPT the following tract:

BEING all that certain called 13.416 acre tract of land from Rex Glendenning, etux to Celina Independant School District, by deed recorded in Volume 5086, Page 5064, Deed Records, Collin County, Texas, and being all of Lot 1, Block A, Celina Elementary Addition, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 144, Map Records, Collin County, Texas.

Leaving a net area of 68.112 acres.

TRACT 13 (22.741 ACRES):

BEING all that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas; said tract being shown by Deed to E. L. Higgins, dated April 8, 1987, and recorded in Volume 2599, Page 892 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a set 1/2 inch steel square tubing by a fence corner post, said tubing being the Northeast corner of said Higgins tract, and on the West right-of-way line of the St. Louis, San Francisco & Texas Railroad;

THENCE South 11 degrees 58 minutes 12 seconds West, with the East line of said Higgins tract, and the West line of said Railroad right-of-way, a distance of 2313.40 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 73 degrees 35 minutes 22 seconds West, a distance of 20.00 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 29 degrees 22 minutes 23 seconds West, a distance of 320.00 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 88 degrees 37 minutes 53 seconds West, a distance of 62.38 feet to a .fence corner-post for the Southwest corner of said Higgins tract;

THENCE North 00 degrees 01 minutes 25 seconds East, with the West line of said Higgins tract, a distance of 135.91 feet to a found 1/2 inch rebar for .corner;

THENCE North 00 degrees 00 minutes 40 seconds West, with the West line of said Higgins tract, a distance of 1567.31 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 02 minutes 00 seconds East, with the West line of said Higgins tract, a distance of 421.32 feet to a found 1/2 inch rebar for a corner;

THENCE-North 89 degrees 30 minutes 57 seconds East, a distance of 311.57 feet to a fence corner post for a corner;

THENCE North 00 degrees 03 minutes 04 seconds West, a distance of 416.61 feet to a fence corner post for a corner;

THENCE North 89 degrees 15 minutes 06 seconds East, a distance of 407.15 feet to the POINT OF BEGINNING and containing 22.741 acres of land.

TRACT 14 (46.743 ACRES):

SITUATED in Collin County, Texas, in the Collin County School Land Survey, Abstract No. 167, being a resurvey of the 33.62 acre First Tract and the 6.26 acre Second Tract as described in a deed from B.F. Gearhart and Alice Gearhart to R. L. Willard dated August 9, 1909, recorded in Volume 206, Page 493 of the Collin County Deed Records, and, the land owned and claimed by B.F. Willard and Joe Frank Willard, being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set beside a corner post at the southwest corner of said 6.26 acre tract, at an ell corner of the Don Thomas Glendenning Family Trust 77.7100 acres, Ref. V. 4444, P. 2963;

Thence North, with the west line of said 6.26 acre tract, an east line of said 77.7100 acre tract, with an old fence, passing a 1/2" iron pin set on the north side of a corner post at 374.49 feet and continuing in all 419.87 feet to a PK nail set at the northwest corner of said 6.26 acre tract, the northeast corner of said 77.7100 acre tract, in the center of the asphalt paved County Road No. 55 and in the south line of the Rex K. Glendenning 156.54 acres, Ref. V. 3788, P. 205;

Thence North 89 degrees 42 minutes 17 seconds East, 1554.87 feet with the north line of said 6.26 acre tract, the north line of said 33.62 acre tract, the south line of said 156.54 acre tract and with the center of said County Road No. 55 to a PK nail set at the northeast corner of said 33.62 acre tract, the southeast corner of said 156.54 acre tract and in the west R.O.W. line of the Burlington Northern Railroad;

Thence South 11 degrees 43 minutes 44 seconds West, with the east line of said 33.62 acre tract and with said west R.O.W. line, passing a 1/2" iron pin set in said line at 61.35 feet and continuing in all 2810.81 feet to a 1/2" iron pin set in said west R.O.W. line, on the west side of a cross-tie corner post at the southeast corner of said 33.62 acre tract and the northeast corner of the Eugene Stone 4.66 acres, Ref. V. 810, P. 64;

Thence South 89 degrees 38 minutes 16 seconds West, with the south line of said 33.62 acre tract, the north line of said 4.66 acre tract and with the evidence of an old fence, passing a 1/2 inch iron pin set beside an old post at 250.96 feet and continuing in all 359.86 feet to a 1/2" iron pin set at the southwest corner of said 33.62 acre tract, the northwest corner of said 4.66 acre tract, in the east line of said 77.7100 acre tract and on the west side of County Dirt Road No. 1117;

Thence North, with the west line of said 33.62 acre tract, the east line of said 77.7100 acre tract, coming to the center of said Dirt Road at approximately 200 feet and continuing with the center of said County Road No. 1117, in all 2331.25 feet to a 1/2" iron pin set in the center of said Dirt Road at the southeast corner of said 6.26 acre tract and in the west line of said 33.62 acre tract;

Thence South 89 degrees 33 minutes 55 seconds West with the south line of said 6.26 acre tract, with a north line of said 77.7100 acre tract, passing a 1/2" iron pin set beside a corner post at 19.4 feet and continuing with an old fence in all 623.64 feet to the PLACE OF BEGINNING and containing 46.743 acres of land.

TRACT 15 (49.985 ACRES):

BEING all that certain tract or parcel of land lying and being situated in Collin County, Texas; a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, and being and including all that certain tract said to contain 50.00 acres as described in a deed from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in V

BEING all that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, and being and including all that certain tract said to contain 50.00 acres as described in a deed from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in Volume 2751, Page 693 of the Land Records of Collin County, said tract or parcel of land is herein described as follows: to wit:

BEGINNING at an 1/2 inch iron rod found on the West right-of-way line of State Highway No. 289 for the Northeast corner of said called 50.00 acre tract, said corner being on the North line of a called 118 acre tract described:-in a deed to L. L. Lewis recorded .in Volume. 206, Page 196 of the Deed Records of Collin County, said corner also being in the center of a County Road running in'an Easterly and Westerly direction;

THENCE along the West right-of-way line of said State Highway No. 289, South 01: degrees 10 minutes 04 seconds East 831.09 feet to an 1/2 inch .iron rod found for corner;

THENCE South 88 degrees 53 minutes 04 seconds West 208.08 feet to an 1/2 inch-iron rod found-for corner;

THENCE South 01 degrees 05 minutes 21 seconds East 480.06 feet to an 1/2 inch iron rod found for corner, said corner being the Northeast corner of a called 66.115 acre tract described in a deed to Charlie Ann Tate Lewis-as recorded in Volume 3049, Page 833 of the Land Records of :Collin County;

THENCE South 88 degrees 49 minutes 17 seconds West along the South line hereof, common with the North line of said called 66.115 acre tract, a distance of 1667.09 feet to an 1/2 inch iron rod found In the East right-of-way line of the Burlington Northern and Santa Fe Railroad;

THENCE along last named line, North 10 degrees 40 minutes 49. seconds East. 1337.71 feet to an 1 inch iron rod found in the center of said County Road;

THENCE North 88 degrees 45 minutes 30 seconds East a distance of 1601.17 feet to the PLACE OF BEGINNING and containing 49.985 acres of land, more or less.

TRACT 16 (3.305 ACRES):

All that certain tract or parcel of land situated in Lot B of Subdivision number 14 of the Collin County School Land Survey A-167, County of Collin State of Texas as shown on plat recorded in Volume 03, Page 118 of the Deed Records of Collin County, Texas, and said tract being the remaining tract of a called 118 acre tract as described in deed to L.L. Lewis filed 10 November 1916 and recorded in Volume 206, Page 196 of said Deed Records and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 1/2 inch rebar with a plastic cap marked Alliance, said rebar being the northeast remainder corner of said Lewis tract, same being the most easterly southeast corner of a called 49.985 acre tract as described in deed to Old Celina. Ltd. filed 11 July 2002 and recorded in Volume 5208, Page 3398 of said Deed Records and said rebar being on the west line of State Highway Number 289;

Thence South 01 degrees 27 minutes 19 seconds East, with the west line of said highway a distance of 30.62 feet to a wood right of way monument for an angle point in the west line of said highway;

Thence South 01 degrees 56 minutes 18 seconds East, with the west line of said highway, a distance of 316.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for an angle point in the west line of said highway;

Thence South 00 degrees 23 minutes 33 seconds East, with the west line of said highway a distance of 333.51 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southeast remainder corner of said Lewis tract, same being the most easterly northeast corner of a called 66.020 acre tract as described in deed to Old Celina Ltd. filed 31 July 2003, and recorded in Volume 5471, Page 1109 of said Deed Records;

Thence South 88 degrees 49 minutes 36 seconds West, with the north line of said Old Celina 66 acre tract, a distance of 209.37 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southwest remainder corner of said Lewis tract; same being an ell corner of said Old Celina 66 acre tract;

Thence North 01 degrees 10 minutes 27 seconds West, with the east line of said Old Celina 66 acre tract and passing the most northerly northeast corner of said Old Celina 66 acre tract, same being the most southerly southeast corner of said Old Celina 49.985 acre tract and continuing on said course with the east line of said Old Celina 49.985 acre tract a distance of 680.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the northwest remainder corner of said Lewis tract, same being an ell corner of said Old Celina 49.985 acre tract

Thence North 88 degrees 48 minutes 36 seconds East, with the south line of said Old Celina 49.985 acre tract a distance of 209.56 feet to the POINT OF BEGINNING and containing 3.305 acres of land, more or less.

TRACT 17 (66.020 ACRES):

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 14, Abstract No. 167, Collin County, Texas, and being the same tract of land as described in the deed to Charlie Ann Tate Lewis according to the deed recorded in Volume 3049, Page 633 of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING of a 1/2 inch iron rod found at the northwest corner of said Lewis tract, said iron rod also lying on east right-of-way line of the S.O. & S.F. Railroad;

THENCE North 88 degrees 49 minutes 19 seconds East, along the common line of said Lewis tract, and a tract of land conveyed to Rex Glendenning according to the deed recorded in Volume 4476, Page 280 D.R.C.C.T., (for a distance of 1.67.42 feet to a ½ inch iron rod found at a common interior corner of same;

THENCE South 01 degrees 10 minutes 41 seconds East to leaving said common line, for a distance of 197.35 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner;

THENCE North 88 degrees 48 minutes 28 seconds East for a distance of 206.70 feet to a 5/8 inch iron rod with cap stamped R.L.P.S. 5430 set on the West right-of-way line of State Highway No. 289;

THENCE South 01 degrees 13 minutes 34 seconds East along said West right-of-way line, for a distance of 1,242.72 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5420 set at the Southeast corner of the aforementioned Lewis tract;

THENCE South 88 degrees 53 minutes 32 seconds West leaving said west right-of-way line along the south line of said Lewis tract passing at a distance of 538.88 feet a ½ inch iron rod found near the intersection of a barbed wire fence, and continuing with said fence passing at a distance of 2,032.87 feet a 3/8 inch iron rod found, and continuing for a total distance of 2,179.17 to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set at the southwest corner of said Lewis tract, and also lying on the east right-of-way line of the aforementioned S.L. & S.F. Railroad;

THENCE North 10 degrees 41 minutes 21 seconds East along said East right-of-way line, for a distance of 1,468.61 feet to the PLACE OF BEGINNING, and containing 2,875.811 square feet or 66.020 acres of land.

TRACT 18 (13.50 ACRES):

BEING a 13.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545 of the Deed Records of Collin County, Texas, said iron rod also being in the South line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 1244.34 feet to a point for corner, said point being in the East line of said called 38 acre tract, same being in the West line of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738, of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 19 minutes 12 seconds West, along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, a distance of 473.64 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of said called 38 acre tract, same being the Northeast corner of said Ayala Metro Park Properties, Ltd. tract, and being in the South line of said Old Celina, Ltd. tract;

THENCE South 90 degrees 00 minutes 00 seconds East, along the common line of said 38 acre tract, and said Old Celina, Ltd. tract, a distance of 1238.92 feet to the POINT OF BEGINNING and containing 588,075 square feet or 13.50 acres of computed land, more or less.

TRACT 19 (5.50 ACRES):

BEING a 5.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the Northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the South line of a tract of land conveyed to Old Celina, Ltd., by deed recorded In Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said called 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said called 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, passing a 3/8 inch iron rod found for the Southwest corner of said Chen tract, same being the Northwest corner of a tract of land conveyed to Candice Chen, by deed recorded in Volume 5836, Page 552, of the Deed Records of Collin County, Texas, and continuing along the common line of said called 38 acre tract and said Chen tract as recorded in Volume 5836, Page 552, passing a 3/8 Inch Torn rod found for the Southwest corner of said Chen tract as recorded in Volume 5836, Page 552, same being the Northwest corner of a tract of land conveyed to Candice Chen, by deed recorded In Volume 5836, Page 560, of the Deed Records of Collin County, Texas, and continuing a total distance of 846.30 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of said Stone tract, same being the Southwest corner of said Chen tract recorded in Volume 5836, Page 560, said point being in the centerline of County Road No. 53, said point also being in the North line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said called 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 287.84 feet to a point for corner;

THENCE North 00 degrees 19 minutes 12 seconds West, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 278.16 feet to the POINT OF BEGINNING and containing 239,668 square feet or 5.50 acres of computed land, more or less.

TRACT 20 (9.425 ACRES):

Being a 9.425 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 Inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said Stone tract, and said Chen tract as recorded In Volume 5836, Page 545, a distance of 473.70 feet to a point for corner,

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 761.90 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 849.86 feet to a point for corner, said point being In the South line of said called 38 acre tract, same being In the center line of County Road No. 53, same being in the North line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said called 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 482.43 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of said called 38 acre tract;

THENCE North 00 degrees 19 minutes 12 seconds West, along the West line of said called 38 acre tract, passing the Southeast corner of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738, of the Deed Records of Collin County, Texas, at a distance of 22.29 feet, and continuing along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, Ltd. tract, a total distance of 852.15 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 482.44 feet to the POINT OF BEGINNING and containing 410,551 square feet or 9.425 acres of computed land, more or less.

TRACT 21 (0.784 ACRES):

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 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 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described to deed to Ryno Materials, Inc., filed 21 April 2006, and recorded in county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows,

Beginning for the northeast corner of the tract being described herein at a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7,646 acre tract as described in deed to Ayala Metro Park Properties,, filed 04 July 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a caled 66.02 acre tract as described in deed to Old Celina, Ltd, filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 201.95 feet to a set 1/2 inch steel square tubing, for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 191.73 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern ,Railroad,•

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 206.40 feet to a set ½ inch steel square tubing for the northwest corner of said Ryno tract, same being the southwest corner of said Old Celina tract, and said tubing being South 24 degrees 24 minutes 28 seconds West, a distance of 5.89 feet from a found 1/2 Inch rebar with a plastic cap marked Wisdom 3646;

Thence, South 89 degrees 04 minutes 00 seconds East, with the north line of said Ryno tract, and with the south line of said Old Celina tract, a distance of 146.45 feet to the POINT OF BEGINNING and containing 0.784 of an acre of land

TRACT 22 (5.500 ACRES):

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 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 118 of the deed records of Collin County, Texas, sold tract being part of the monumented tract on the ground of a called 8.772 acre tract as described in deed to Ryno .Materials, Inc., filed 21 April 2006, and recorder! in county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a set 1/2 inch steel square tubing, said tubing being an the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 651.67 feet from a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a caled 66.02 acre tract at described in deed to Old Celina, Ltd, filed 31 July 2003, and recorded In volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of-raid Ryno tract and passing at 648.22 feet a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 on the north side of Collin County Road Number 53, and continuing on said course a total distance of 674.50 feet to a point for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, with the south line of said Ryno tract, and with said road a distance of 393.80 feet to a set railroad spike for the most southerly southwest corner of said Ryno tract;

Thence. North 12 degrees 48 minutes 34 seconds West, with the monumented west line of sold Ryno tract, and passing at 24.11 feet a found "X" in a concrete wall on the north side of said road and continuing on said course, a total distance of 178.85 feet to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the monumented ell corner of said Ryno tract;

Thence: North 89 degrees 02 minutes 33 seconds West, with the monumented south line of said Ryno tract, a distance of 50 06 feet to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the monumented most westerly southwest corner of said Ryno tract, said rebar being the east line of the Burlington Northern Railroad.

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 510.33 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

Thence: South 89 degrees 05 minutes 00 seconds East, a distance of 292,60 feet to the POINT OF BEGINNING and containing 5.500 acres of land

TRACT 23 (2.500 ACRES):

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 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 118 of the deed records of Collin County, Texas, .said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described in deed to Ryno Materials, Inc., filed 21 April 2006, and recorded In county clerks number 06-000536590 of the deed records of the County of Collin; State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the it-act being described herein at a set 1/2 inch steel square tubing, said tubing being on the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 201.95 feet from a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7 646 acre tract as described in deed to Ayala Metro, Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said re bar also being on the south line of a caled 66 02 acre tract as described in deed to Old Celina Ltd, fi1ed 31 July 2005, and recorded in volume 547,1 page 1109 of said deed recasts;

Thence:. South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 449.72 feet to a set 1/2 inch steel square tubing for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 292.60 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 69 seconds East, with the east line of said railroad, a distanee of 439.53 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

Thence: South 89 degrees 05 minutes 00 seconds East, a distance of 191.75 feet to the POINT OF BEGINNING and containing 2.500 acres of land.

TRACT 24 (50.596 ACRES):

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, Collin County, Texas, and also being part of a 125.871 acre tract as recorded in Volume 1775, Page 454 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the Northeast corner of 70.0 acre tract as recorded in Volume 2868, Page 203, Deed Records, Collin County, Texas, said iron rod also being in the West line of a 72.00 acre tract as recorded in Volume 2532, Page 562, Deed Records, Collin County, Texas;

THENCE South 89 degrees 56 minutes 19 seconds West following the North line of said 70 acre tract a distance of 2266.24 feet to a 1/2 inch iron rod set for corner at the Northwest corner of said 70.00 acre tract, said iron rod also being in the East right of way line of State Highway No. 289 a variable-width ROW;

THENCE following the-East ROW line of State Highway No. 289:

North 18 degrees 10 minutes 56 seconds East, 24.17 feet 1/2 inch iron rod set; North 19 degrees 19 minutes 00 seconds East, 254.08 feet 1/2 inch iron rod set; North 89 degrees 46 minutes 00 seconds East, 103.11 feet-1/2 inch iron rod set;` North 02 degrees 20 minutes 00 seconds West, 35.64 feet 1/2 inch iron rod set; North 04 degrees 18 minutes 00 seconds West, 170.90 feet 1/2 inch iron rod set; North 18 degrees 11 minutes 00 seconds East, 122.11 feet 1/2 inch iron rod set;

North 12 degrees 28 minutes 00 seconds East, 8.23feet 1/2 inch iron rod set for the southwest corner of Lot 2, Block A, Cattlemans Crossing, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Cabinet R, Slide 670, Map Records, Collin County, Texas;

THENCE through the interior of said called 125.871 acre tract, and along the south and east lines of said Lot 2 as follows:

North 88 deg. 04 min. 32 sec. West, a distance of 372.79 feet to a point for the southeast corner of said Lot 2;

North 18 deg. 11 min. 00 sec. East, a distance of 602.60 feet to a point for the northeast corner of a right-of-way dedication by said Cattlemans Crossing plat for County Road No. 98, same being in the north line of said called 125.871 acre tract, same being in the South line of a 8.755 acre tract as recorded in Volume 814, Page 808, Deed Records, Collin County, Texas;

THENCE North 88 degrees 04 minutes 32 seconds East following the South line of said 8.755 acre tract a distance of 151.20 feet to a 1/2 inch iron rod found for corner at the Southeast corner

of said 8.755 acre tract, said iron rod also being at the Southwest corner of a 117.12 acre tract as recorded in Volume 2532, Page 562, Deed Records, Collin County, Texas;

THENCE North 88 degrees 56 minutes 39 seconds East following the South line of said 117.12 acre tract a distance of 1312.82 feet to a 5/8 inch iron rod found for corner at the Northwest corner of said 72.00 acre tract;

THENCE South 01 degree 01 minute 35 seconds East following the West line of said 72.00 acre tract a distance of 1205.28 feet to the POINT OF BEGINNING and containing 2,203,976 square feet or 50.596 acres of land, more or less.

TRACT 25 (2.54 ACRES):

BEING a 2.54 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, in the City of Celina, COLLIN County, Texas, and being portion of a tract of a called 125.871 acre tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 1775, Page 454, of the Deed Records of Collin County, Texas, and being all of Lot 1, Block A, Cattlemans Crossing, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Cabinet R, Slide 670, Map Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the Southwest corner of a called 8.755 acre tract of land recorded in Volume 814, Page 808, of the Deed Records of COLLIN County, Texas, same being in the East right-of-way line of State Highway No. 289 (a variable width right-of-way), same being the northwest corner of said Lot 1;

THENCE North 88 degrees 04 minutes 32 seconds East, along the South line of said called 8.755 acre tract, and along the north line of said Lot 1, a distance of 340.00 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 1, same being the most northerly northwest corner of Lot 2, of said Cattlemans Crossing;

THENCE South 18 degrees 11 minutes 00 seconds West, along the common line of said Lot 1, and said Lot 2, a distance of 284.12 feet to a point for the southeast corner of said Lot 1;

THENCE South 88 degrees 04 minutes 32 seconds West, continuing along the common line of said Lot 1, and said Lot 2, a distance of 329.74 feet to a point for the southwest corner of said Lot 1 and the most westerly northwest corner of said Lot 2, same being in the east right-of-way line of aforesaid State Highway No. 289;

THENCE North 14 degrees 22 minutes 00 seconds East, along the East right-of-way line of said State Highway No. 289, a distance of 144.72 feet to a 1/2 inch iron rod set for corner;

THENCE North 18 degrees 11 minutes 00 seconds East, along the East right-of-way line of said State Highway No. 289, a distance of 200.09 feet to the POINT OF BEGINNING and CONTAINING 110,400 square feet or 2.54 acres of computed land, more or less.

TRACT 26 (70.802 ACRES):

SITUATED in the State of Texas, County of Collin, being part of the Collin County School Land Survey, Abstract No. 167, being the resurvey of a called 70.00 acre tract of land recorded in Volume 2868, Page 203 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said 70.00 acre tract, the southeast corner of a 55.718 acre tract surveyed by David Surdukan dated October 4, 1999, said beginning corner also being in the west line of a 74.00 acre tract recorded in Volume 314, Page 534 of the Collin County Deed Records;

THENCE with the east line of said 70.00 acre tract and the west line of said 74.00 acre tract as follows:

South 00 degrees 39 minutes 50 seconds East, 557.47 feet;

South 09 degrees 53 minutes 25 seconds West, 11.80 feet;

South 01 degrees 00 minutes 34 seconds East, 860.79 feet to a railroad spike found in the asphalt of County Road No. 91 marking the southeast corner of said 70.00 acre tract and being in the north line of a 21.970 acre tract recorded under Volume 4388, Page 2079 of the Collin County Land Records;

THENCE along County Road No. 91, the south line of said 70.00 acre tract, the north line of said 21.970 acre tract and the north line of 10.476 acre tract recorded in volume 788, Page 714 of the Collin County Deed Records, South 88 degrees 29 minutes 47 seconds West, 1302.22 feet to a railroad spike found marking the most southerly southeast corner of said 70.00 acre tract;

THENCE with a west line of said 70.00 acre tract and an east line of a 40.886 acre tract recorded under County Clerk No. 93-0018472 of the Collin County Land Records, North 01 degrees 05 minutes 25 seconds West, 428.80 feet to a 5/8-inch iron rod found marking the most northerly northeast corner of said 40.886 acre tract;

THENCE with a south line of said 70.00 acre tract and the north line of said 40.886 acre tract, South 88 degrees 24 minutes 24 seconds West, 777.67 feet to a 1/2 inch iron rod found marking the southeast corner of an abandoned 60-foot road right-of-way;

THENCE with the south line of said abandoned road right-of-way, South 88 degrees 26 minutes 57 seconds West, 544.48 feet to a 3/8-inch iron rod found in the east right-of-way line of State Highway 289 (variable R.O.W.) marking the southwest corner of said road abandonment;

THENCE with the east right-of-way line of State Highway No. 289 and the west line of said 70.00 acre tract as follows:

North 17 degrees 47 minutes 47 seconds East, 63.75 feet to a 1/2-inch iron found;

North 17 degrees 14 minutes 00 seconds East, 284.05 feet to a 1/2-inch iron rod set;

North 18 degrees 11 minutes 00 seconds East, 775.83 feet to a 1/2-inch iron rod found marking

the northwest corner of said 70.00 acre tract and the southwest corner of the aforementioned 55.718 acre tract;

THENCE with the north line of said 70.00 acre tract and the south line of said 55.718 acre tract, North 89 degrees 56 minutes 19 seconds East, 2266.24 feet to the point of beginning and containing 70.802 gross acres of land.

TRACT 27 (9.425 ACRES):

BEING a 9.425 acre tract of land situated in the Collin County School Land Survey o. 14, Abstract o. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Don P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records of Collin County. Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina. Ltd. by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County. Texas;

THENCE South 00 degrees 58 minutes 32 seconds East along the common line of said called 38 acre tract and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, 278.16 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner, said point being in the south line of said called 38 acre tract, same being in the center line of Cow1ty Road No. 53, said point also being in the north line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County. Texas;

THE CE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract and said called 40 acre tract, and the center line of County Road o. 53, a distance of 483.73 feet to a point for corner;

THENCE North 00 degrees 19 minutes 12 seconds West through the interior of said called 38 acre tract, a distance of 849.86 feet to a point for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 483.74 feet to the POINT OF BEGINNING and containing 410,545 square feet or 9.425 acres of computed land.

ETJ TRACT**A Portion of the following 186.653 ACRES:**

BEING a tract of land situated in the H, C. Routh Survey, Abstract No. 765, J. K, Rice Survey, Abstract No. 767, Samuel Queen Survey, Abstract No, 731 and the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, and also being part of a 66.12 acre tract (Tract 1) part of a 50 acres tract (Tract 2), all of a 74 acre tract (Tract 4), and all of a 0.193 acre tract (Tract 5) as conveyed to the O & M Church Family Limited Partnership and recorded in Volume 5244, Page 3049 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner at the southwest corner of said 74 acre tract (Tract 4), said railroad spike also being at the southeast corner of a 70.802 acre tract as conveyed to Old Celina, LTD, and recorded in Volume 5574, Page 1151, D. R. C. C. T, said railroad spike also being in County Road No. 91;

THENCE North 00 degrees 31 minutes 12 seconds East following the east line of said 70.802 acre tract a distance of 860.88 feet to a wood fence post for corner;

THENCE North 11 degrees 25 minutes 11 seconds East following east line of said 70.802 acre tract a distance of 557.47 feet to a wood fence post found for corner;

THENCE North 00 degrees 51 minutes 56 seconds East following east line of said 70.802 acre tract a distance of 557.47 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 70.802 acre tract, said corner also being the southeast corner of a 55.718 acre tract as conveyed to Rex Glendenning and recorded in Volume 4551, Page 1839, D.R.C,C.T.;

THENCE North 00 degrees 30 minutes 11 seconds East following the east line of said 5.718 acre tract a distance of 1205.28 feet to a 5/8 inch iron rod found for corner at the northeast corner of said 55.718 acre tract, said Iron rod also being in the south line of said 66.12 acre tract (Tract 1);

THENCE North 89 degrees 32 minutes 10 seconds West following the north line of said 55.718 acre tract a distance of 1312.90 feet to a 5/8 inch iron rod found for corner at the southwest corner of said 66.12 acre tract (Tract 1), said iron rod being the southeast corner of a 8.755 acre tract as conveyed to W.C. Miller & Will C. Miller III, and recorded in Volume 814, page 808, D.R.C.C.T.;

THENCE North 00 degrees 04 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 508.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 5 degrees 50 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 38.47 feet to a 1/2 inch iron rod found for corner;

TRENCH North 1 degree 5.3 minutes 16 seconds West following the east line of said 8.755 acre tract a distance of 373.34 Feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 47 minutes 12 seconds East following the east line of said 8.755 acre tract a distance of 231.06 feet to a 1/2 inch iron rod set for corner the south Right Of way line of F.M. No. 455 (90' ROW), said iron rod also being in a curve to the right with a chord bearing of North 87 degrees 11 minutes 02 seconds East a chord distance of 157.62 feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 6 degrees 30 minutes 46 seconds a radius distance of 1387.42 and an arc distance of 157.71 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 33 minutes 34 seconds East following the south ROW line of said F.M. No. 455 a distance of 1964.84 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right with a chord bearing of South 44 degrees 34 minutes 04 seconds East a chord 386.46 distance of feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 59 minutes 00 seconds a radius distance of 273.31 feet and an arc distance of 429.23 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 25 minutes 26 seconds West following the south ROW line of said F.M. No. 455 a distance of 444.32 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left with a chord bearing of South 44 degrees 29 minutes 34 seconds East a chord distance of 513.05 feet;

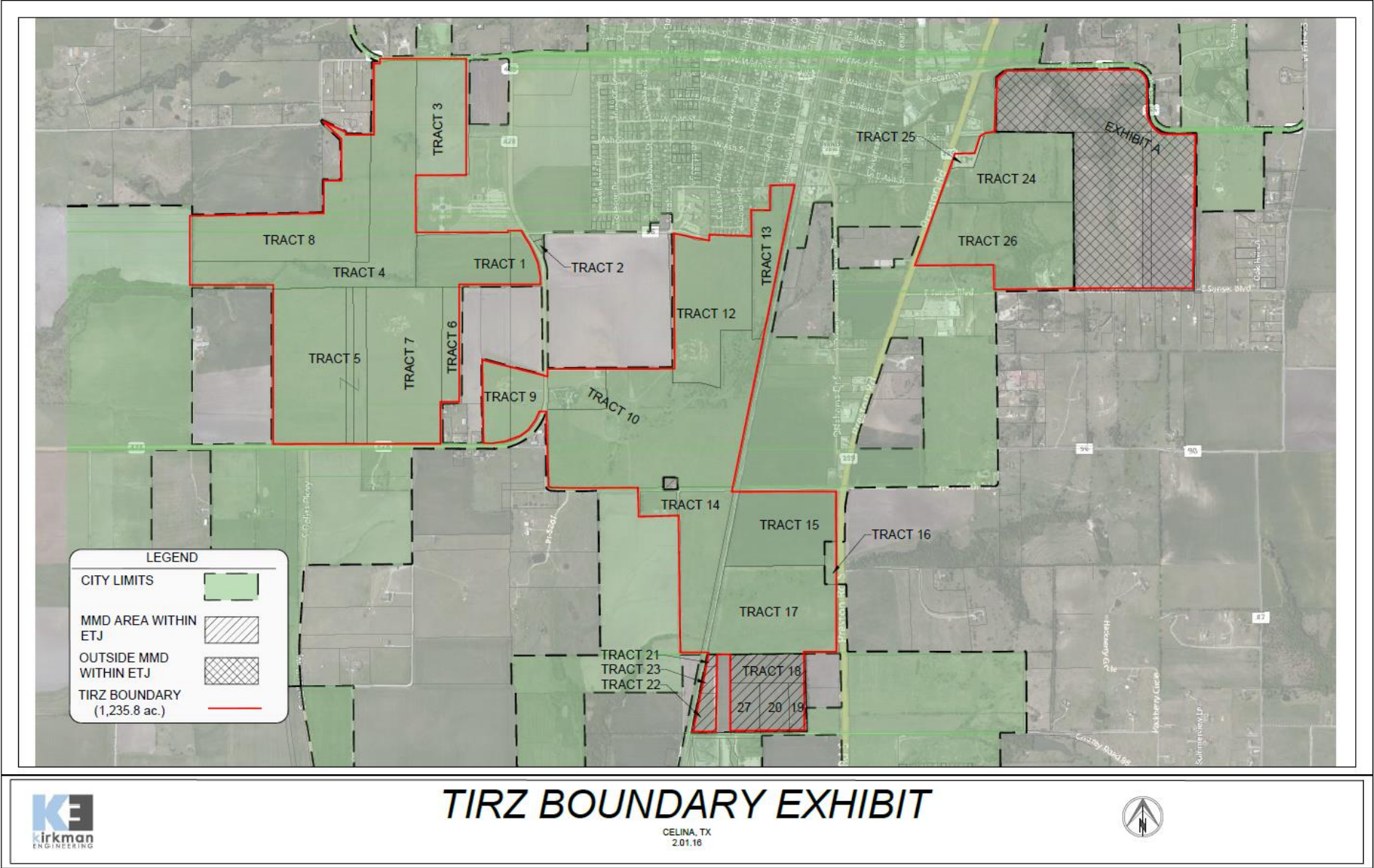
THENCE along paid carve to the left following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 50 minutes 00 seconds a radius distance of 362.31 feet and an arc distance of 569.63 feet to a 1/2 Inch iron rod set for corner;

THENCE South 89 degrees 24 minutes 34 seconds East following south ROW line of East No. following south ROW line of F.M. No. 455 a distance of 436.80 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 23 minutes 49 seconds West a distance 1311.93 feet to a 1/2 inch iron and set for corner;

THENCE South 01 degrees 01 minutes 35 seconds West a distance of 1295.11 feet to a railroad spike set far corner in County Road No. 91;

THENCE North 89 degrees 45 minutes 26 seconds West following CR. No. 91 a distance of 2053.69 feet to the POINT Or BEGINNING and containing 8,130,588 square feet or 186.653 acres of land, more or less.



Attachment: TIRZ Resolution calling public hearing For Old Celina LTD. (1463 : Old Celina TIRZ

EXHIBIT B**City of Celina City Council
Notice of Public Hearing
On Creation of a Tax Increment
Reinvestment Zone Generally
Overlaying Old Celina MMD**

THE CELINA CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY MARCH 8, 2016 AT 5:00 P.M. AT THE FIRST UNITED METHODIST CHURCH, 112 N. COLORADO STREET, CELINA, TEXAS, 75009 ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF CELINA AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 1235.8 ACRES GENERALLY LOCATED IN THE CITY LIMITS AND ETJ OF THE CITY OF CELINA, TEXAS IN COLLIN COUNTY, AND LOCATED ALONG HIGHWAY 289 AND EXTENDING NORTH, SOUTH, EAST AND WEST THEREFROM AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT CELINA CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CELINA CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE.

Attachment: TIRZ Resolution calling public hearing For Old Celina LTD. (1463 : Old Celina TIRZ Resolution)



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Public Works
Date: February 9, 2016
Re:

Action Requested:

Consider and act to approve new Engineering Design Standards, Specifications and Standard Details and allow the Director of Engineering and Public Works to make minor modifications as necessary. (Johnson)

Background Information:

Staff has been working to create the City's first design standards, specifications and standard details manual. This will cover all aspects of engineering design and construction. The design manual will be a comprehensive manual for engineering related projects ranging from water, sewer, paving, drainage and erosion control.

Board Review/Citizen Input:

None

Alternatives:

None

Financial Considerations:

None

Legal Review:

Staff has been working with the City Attorney to draft the agreement.

Supporting Documents:

-Engineering Standards

Staff Recommendation:

Approve



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Kim Young Lei Annexation Ordinance

Action Requested:

Consider and act upon an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 34.62 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Tract 55, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Kim Young Lei Annexation) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the properties listed in Exhibit "A"

The properties have an agricultural exemption. A pre-annexation agreement was offered to the owner and was not returned to the City prior to the required deadline.

- ~~December 7, 2015 - City Council acts on Resolution to set the public hearing dates.~~
- ~~January 12, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)~~
- February, 9 2016 - City Council acts on Ordinance annexing the properties listed in Exhibit "A".

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's land use attorney assisted staff during the pre-annexation process.

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2016-
LEI TRACT ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORIES CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT: BEING ALL OF 34.62 ACRE TRACT OF LAND SITUATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, BLOCK 4, TRACT 55, AS DESCRIBED IN THE DEED TO AND BEING MORE PARTICULARLY DESCRIBED BY LEGAL DESCRIPTION IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT IS GENERALLY LOCATED NORTH OF FM 1461, EAST OF FM 2478, WEST OF COUNTY ROAD 84, AND SOUTH OF COUNTY ROAD 88; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 12th day of January, 2016 and the second hearing being held on the 12th day of January, 2016 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the properties being more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in the Celina Record, a newspaper of general circulation within the City of Celina, Texas, on the 25th day of December, 2015, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as

Exhibit “A” and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit “C” and incorporated herein for all purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit “A”, which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit “C”, was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4 **FILING OF ORDINANCE REQUIRED**

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Collin County, Texas, and any other necessary agencies.

SECTION 5 **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the territory referenced in Exhibit “A”, attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6 **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7 **SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the

Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this ____ day of _____, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

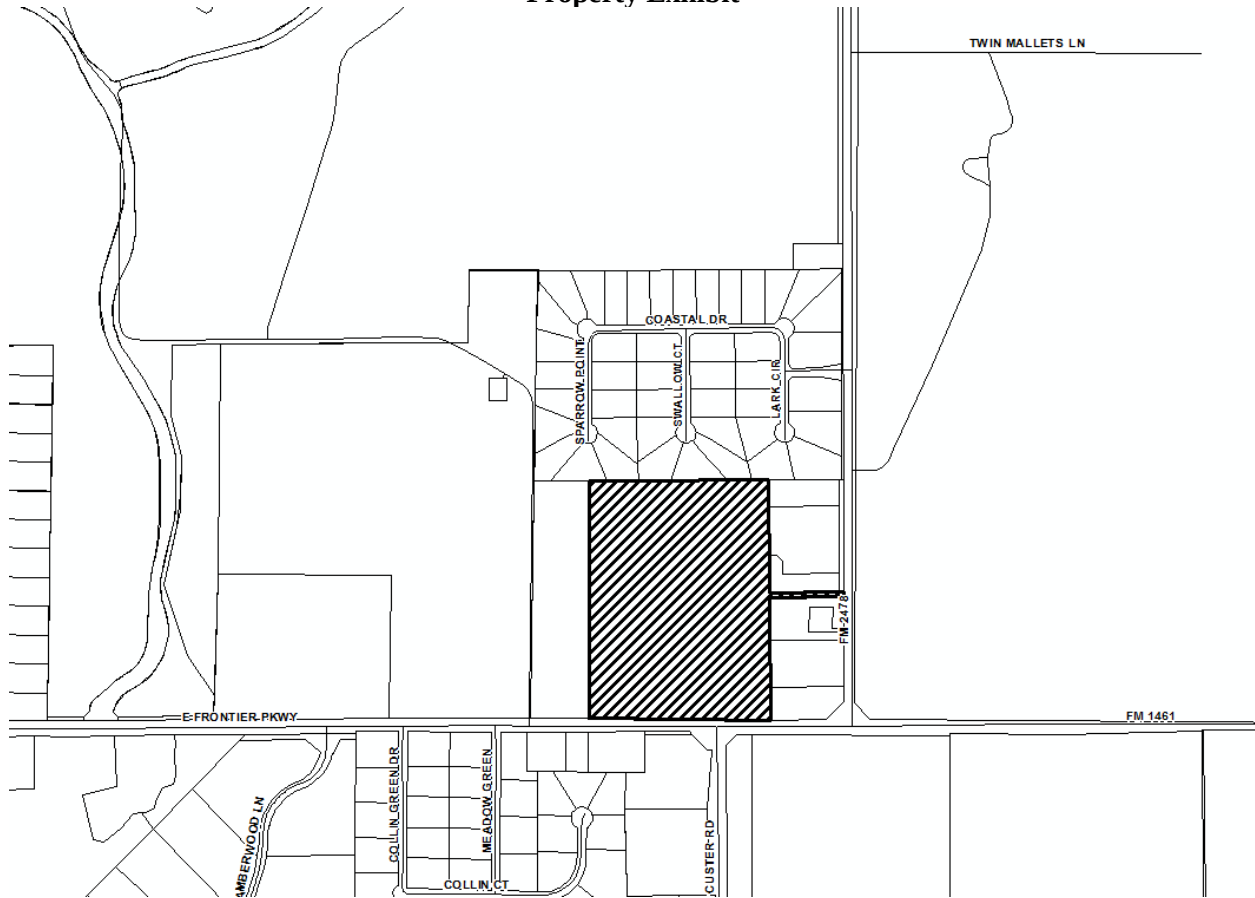
City Attorney
City of Celina, Texas

Attachment: Lei Annexation Ordinance (1431 : Kim Young Lei Annexation Ordinance)

EXHIBIT "A"
Property Description

Abs A0945 Coleman Watson Survey, Blk 4, Tract 55, 34.62 Acres

EXHIBIT "B"
Property Exhibit



Attachment: Lei Annexation Ordinance (1431 : Kim Young Lei Annexation Ordinance)

**Exhibit “C”
Service Plan**

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.
 - b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the

City of Celina on the effective date of the annexation ordinance.

- c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.
- 3) Emergency Medical Services
- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.
- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be continue to be provided after the effective date of the

annexation ordinance. Existing personnel will be used to provide these services.

- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.
- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 Date: February 9, 2016
 Re: Light Farms Hawthorne Phase 1 Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms, The Hawthorne Neighborhood Phase 1, being approximately 29.28 acres situated in the John Ragsdale Survey No. 14, Abstract No. 738 and being comprised of 118 lots and three (3) open spaces and generally located south of Light Farms Way and west of Prairie Crossing.(Hawthorne Phase 1) (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms, Phase 5A, The Hawthorne Neighborhood - Phase 1, and has deemed it acceptable on the condition that the plat is not filed until the public infrastructure has been inspected and accepted by the City.

Board Review/Citizen Input:

At its regularly scheduled meeting on January 19, 2016 the Planning and Zoning Commission unanimously recommended approval of the plat.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed Plat

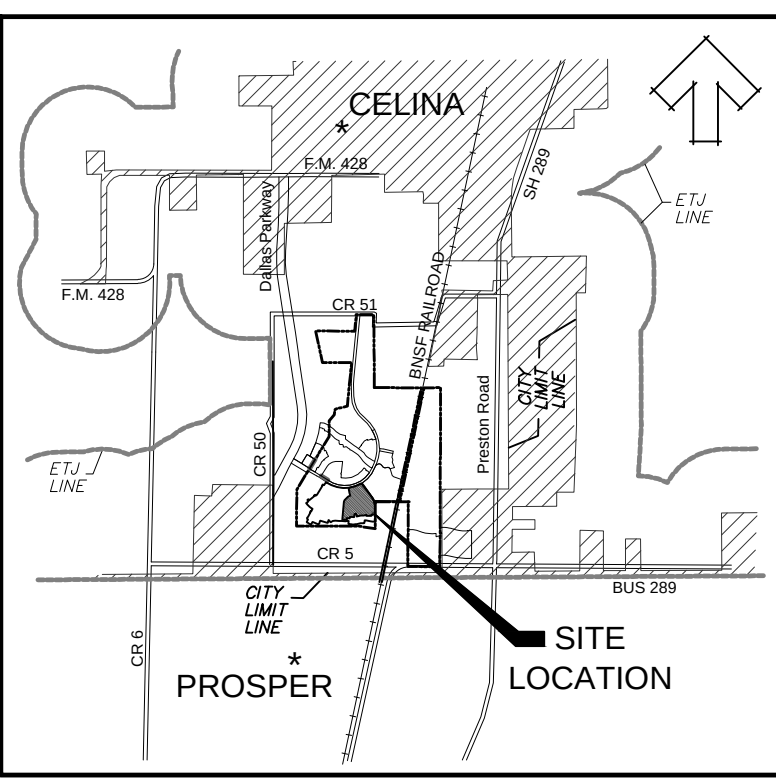
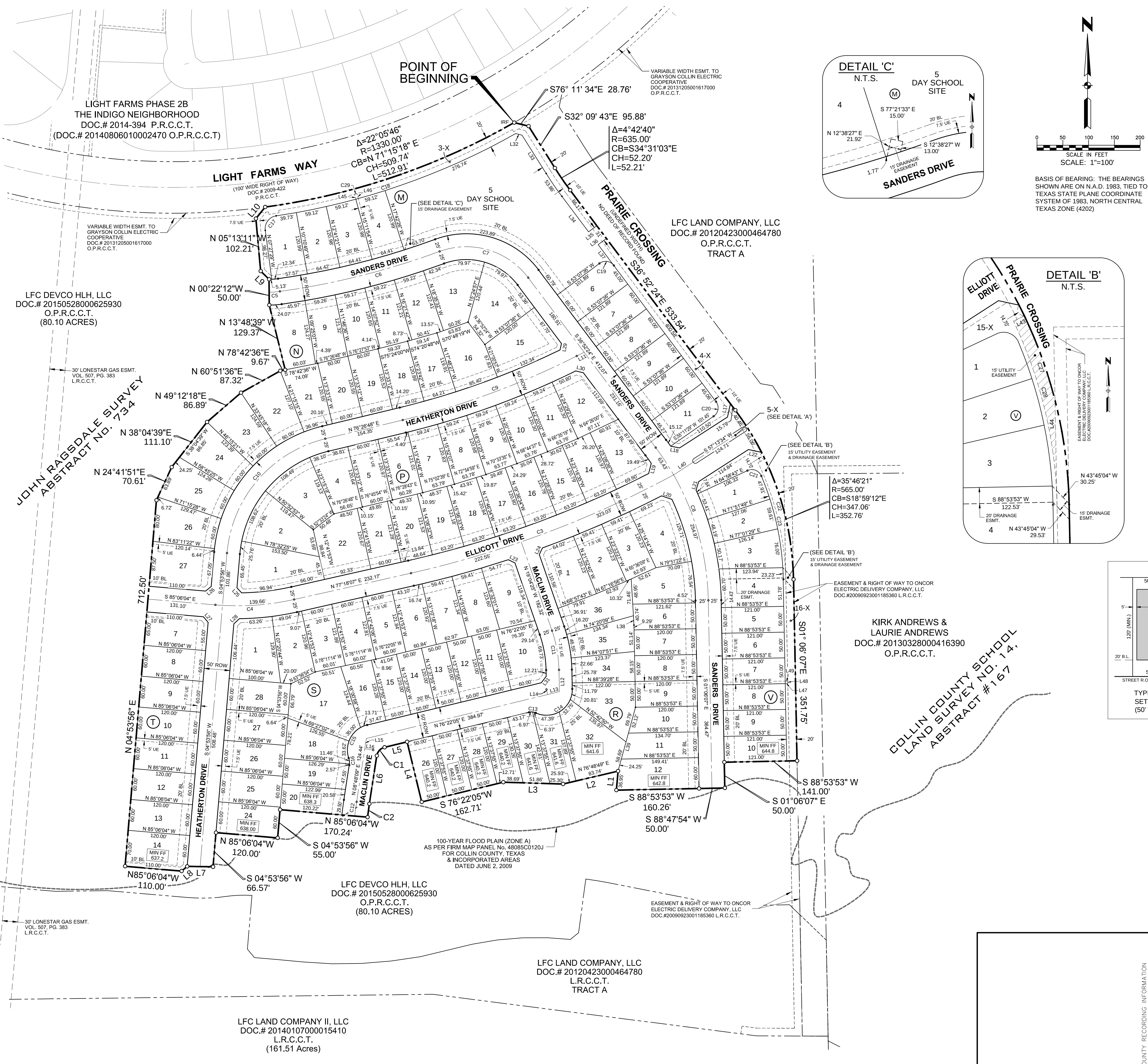
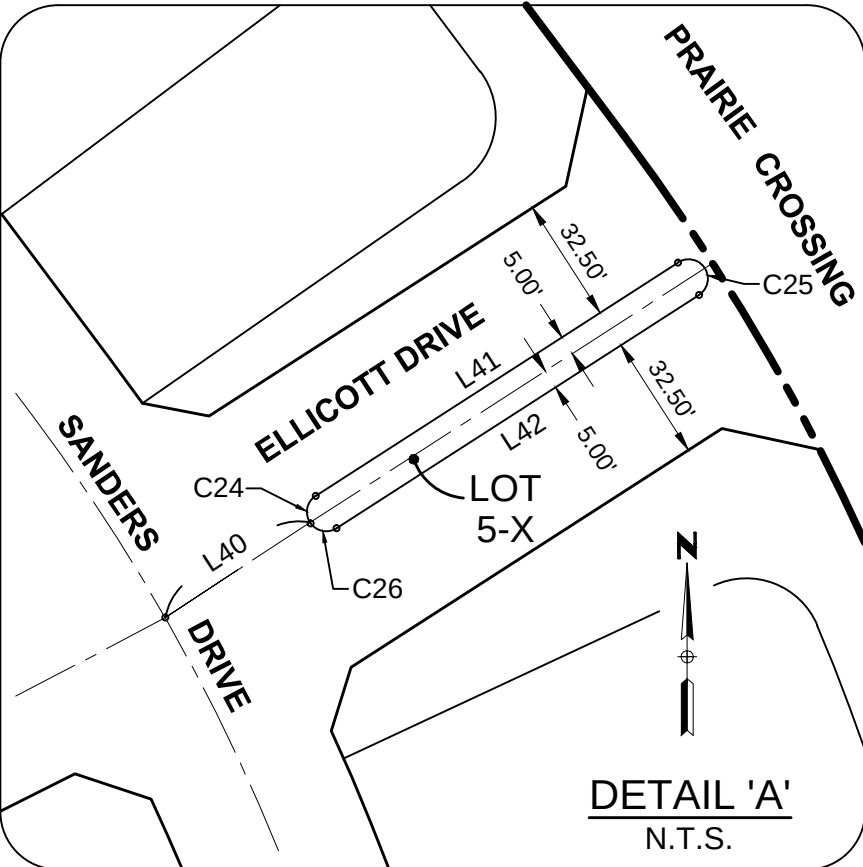
Staff Recommendation:

Staff recommends approval on the condition that the plat is not filed until the public infrastructure has been inspected and accepted by the City.

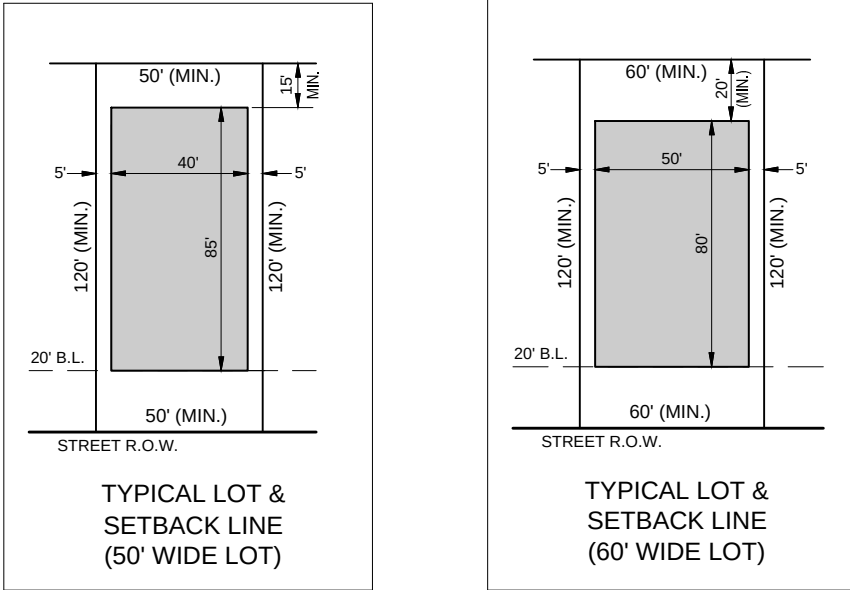
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PARCEL CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	67°33'56"	20.00'	23.58'	22.24'	S 42°35'07" W
C2	02°23'33"	625.00'	26.10'	26.10'	S 07°36'22" W
C3	15°37'47"	2000.00'	545.58'	543.89'	S 69°29'14" W
C4	17°35'49"	500.00'	153.56'	152.96'	S 86°06'02" W
C5	07°55'54"	150.00'	20.77'	20.75'	N 86°01'40" E
C6	12°14'57"	1496.00'	319.82'	319.22'	N 75°56'15" E
C7	73°18'50"	150.00'	191.94'	179.11'	S 73°31'48" E
C8	35°46'16"	510.00'	318.41'	313.26'	S 18°59'15" E
C9	13°19'12"	1550.00'	360.34'	359.53'	S 69°47'12" W
C10	71°32'52"	250.00'	312.19'	292.29'	S 40°40'22" W
C11	17°58'18"	247.31'	77.57'	77.26'	S 10°05'16" E
C12	02°27'02"	650.00'	27.80'	27.80'	S 07°34'38" W
C13	38°12'48"	20.00'	13.34'	13.09'	N 84°31'31" W
C14	115°41'00"	50.00'	100.95'	84.66'	N 56°44'22" E
C15	94°20'53"	50.00'	82.33'	73.34'	S 29°11'38" W
C16	26°46'57"	30.00'	14.02'	13.90'	S 04°35'20" E
C17	82°59'44"	25.00'	36.21'	33.13'	N 40°00'28" E
C18	20°57'30"	1350.00'	493.82'	491.07'	N 71°01'36" E
C19	90°00'00"	20.00'	31.42'	28.28'	S 81°52'24" E
C20	92°03'52"	20.00'	32.14'	28.79'	S 09°09'33" W
C21	92°11'00"	20.00'	32.18'	28.82'	S 68°55'47" E
C22	25°59'07"	565.00'	256.24'	254.05'	S 14°05'36" E
C23	21°44'05"	545.00'	206.74'	205.50'	N 11°58'15" W
C24	90°00'00"	5.00'	7.85'	7.07'	N 12°13'34" W
C25	180°00'00"	5.00'	15.71'	10.00'	N 32°46'26" W
C26	90°00'00"	5.00'	7.85'	7.07'	N 77°46'26" W
C27	11°15'45"	565.00'	111.06'	110.88'	S 19°57'50" E
C28	24°29'40"	550.00'	235.13'	233.34'	N 13°20'52" W
C29	00°12'50"	1340.00'	5.00'	5.00'	N 74°41'41" W

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 05°07'42"E	36.95'	L26	S 49°53'56"W	14.14'
L2	S 76°48'49"W	109.67'	L27	S 40°06'04"E	14.14'
L3	N 88°14'57"W	115.85'	L28	N 47°30'05"E	14.72'
L4	N 13°37'55"W	120.00'	L29	N 13°28'32"E	12.76'
L5	S 76°22'05"W	45.00'	L30	S 76°41'46"E	15.36'
L6	S 08°48'09"W	94.33'	L31	S 37°37'59"W	15.60'
L7	N 89°01'47"W	50.12'	L32	S 76°11'34"E	12.71'
L8	S 49°53'56"W	14.14'	L33	S 32°09'43"E	87.79'
L9	N 45°50'35"W	22.76'	L34	S 36°52'24"E	86.17'
L10	N 38°45'25"E	28.78'	L35	N 53°07'36"E	20.00'
L11	S 63°07'36"W	16.24'	L36	N 53°07'36"E	20.00'
L12	S 01°06'07"E	42.26'	L37	S 36°52'24"E	50.50'
L13	S 76°22'05"W	23.39'	L38	S 03°22'53"E	18.23'
L14	N 13°37'55"W	10.00'	L39	N 15°17'09"E	52.12'
L15	S 08°48'09"W	20.27'	L40	S 56°43'32" W	45.08'
L16	S 81°11'51"E	16.42'	L41	S 57°13'34" W	112.22'
L17	S 12°17'46"W	26.44'	L42	S 57°13'34" W	112.22'
L18	N 79°09'06"W	17.66'	L43	N 64°24'18" E	15.00'
L19	S 14°29'08"W	20.01'	L44	S 01°06'02" E	129.33'
L20	S 71°42'16"E	20.95'	L45	N 15°11'54" W	10.00'
L21	N 17°16'28"E	17.34'	L46	S 15°11'54" E	10.00'
L22	S 77°46'26"E	26.11'	L47	N 88°53'53" E	5.00'
L23	S 63°38'57"E	14.25'	L48	N 01°06'02" W	5.00'
L24	N 25°30'07"E	14.25'	L49	S 88°53'53" W	5.00'
L25	N 42°45'02"W	13.47'			



- LEGEND**
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
 - MIN. F.F. — MINIMUM FINISH FLOOR
 - WME — WALL MAINTENANCE EASEMENT
 - UE — UTILITY EASEMENT
 - BL — BUILDING LINE
 - DENOTES STREET NAME CHANGE
 - O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 3X, 4X, & 16X, IS THE RESPONSIBILITY OF THE H.O.A.
 - FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
 - ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING 5/8" INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN "X" CUT OR "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT PCS, PTS AND INTERSECTION POINTS.



FINAL PLAT
LIGHT FARMS
PHASE 5A
THE HAWTHORNE NEIGHBORHOOD
CONTAINING
118 RESIDENTIAL LOTS, 4 OPEN SPACES
1 SCHOOL SITE
TOTALING 29.27 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

COUNTY RECORDING INFORMATION	OWNER LFC DEVCO HLH, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3511 Fax (214) 871-0757
	JANUARY 2016
	SHEET 1 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46

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OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625930 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the intersection of the southerly right-of-way line of Light Farms Way (100 foot wide right-of-way), as established by the Final Plat of Light Farms Way at Light Farms, an addition to the City of Celina, Texas, as recorded in Document Number 2009-422 of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width);

THENCE, departing the southerly right of way line of said Light Farms Way, along the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing the following:

South 76 degrees 11 minutes 34 seconds East a distance of 28.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 32 degrees 09 minutes 43 seconds East a distance of 95.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 04 degrees 42 minutes 40 seconds, with a radius of 635.00 feet, subtended by a 52.20 foot chord which bears South 34 degrees 31 minutes 03 seconds East;

Along said curve to the left, an arc distance of 52.21 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

South 36 degrees 52 minutes 24 seconds East a distance of 533.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 35 degrees 46 minutes 21 seconds, with a radius of 565.00 feet, subtended by a 347.06 foot chord which bears South 18 degrees 59 minutes 12 seconds East;

Along said curve to the right, an arc distance of 352.76 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

South 01 degrees 06 minutes 07 seconds East, a distance of 351.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, departing the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing, South 88 degrees 53 minutes 53 seconds West, a distance of 141.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 01 degrees 06 minutes 07 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 88 degrees 47 minutes 54 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 88 degrees 53 minutes 53 seconds West, a distance of 160.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 05 degrees 07 minutes 42 seconds East, a distance of 36.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 48 minutes 49 seconds West, a distance of 109.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 88 degrees 14 minutes 57 seconds West, a distance of 115.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 22 minutes 05 seconds West, a distance of 162.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 13 degrees 37 minutes 55 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 76 degrees 22 minutes 05 seconds West, a distance of 45.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 67 degrees 33 minutes 56 seconds, a radius of 20.00 feet, subtended by a 22.24 foot chord which bears South 42 degrees 35 minutes 07 seconds West;

THENCE, along said curve to the left an arc distance of 23.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 08 degrees 48 minutes 09 seconds West, a distance of 94.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 02 degrees 23 minutes 33 seconds, a radius of 625.00 feet, subtended by a 26.10 foot chord which bears South 07 degrees 36 minutes 22 seconds West;

THENCE, along said curve to the left an arc distance of 26.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 170.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 55.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 66.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 01 minutes 47 seconds West, a distance of 50.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 49 degrees 53 minutes 56 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 712.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 24 degrees 41 minutes 51 seconds East, a distance of 70.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 38 degrees 04 minutes 39 seconds East, a distance of 111.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 49 degrees 12 minutes 18 seconds East, a distance of 86.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 60 degrees 51 minutes 36 seconds East, a distance of 87.32 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 42 minutes 36 seconds East, a distance of 9.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 13 degrees 48 minutes 39 seconds West, a distance of 129.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 22 minutes 12 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 45 degrees 50 minutes 35 seconds West, a distance of 22.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 05 degrees 13 minutes 11 seconds West, a distance of 102.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 38 degrees 45 minutes 25 seconds East, a distance of 28.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the southerly right-of-way line of said Light Farms Way, same being a point in the northerly line of said LFC DEVCO HLH tract, and being the beginning of a non-tangent curve to the left having a central angle of 22 degrees 05 minutes 46 seconds, a radius of 1330.00 feet, subtended by a 509.74 foot chord which bears North 71 degrees 15 minutes 18 seconds East;

THENCE, along the southerly right-of-way line of Light Farms Way and the northerly line of the LFC DEVCO HLH tract, also along said curve to the left an arc distance of 512.91 feet to the **POINT OF BEGINNING** and **CONTAINING** 29.27 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS PHASE 5A, THE HAWTHORNE NEIGHBORHOOD, addition within the extra-territorial jurisdiction of 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 in 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 easements 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 utilities 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 of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO HLH, LLC., Owner

Tony Ruggeri, President

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:
WITNESS, my hand, this the _____ day of _____, 2016.
By:
Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, 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 of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, 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

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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 of _____, 2016.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of approval _____

ATTEST:

City Secretary _____ Date _____

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.	
RECOMMENDED BY:	Planning and Zoning Commission City of Celina, Texas
Signature of Chairperson _____	Date of Recommendation _____
APPROVED BY:	City Council City of Celina, Texas
Signature of Mayor _____	Date of Approval _____
ATTEST:	
City Secretary _____	

FINAL PLAT
LIGHT FARMS
PHASE 5A
THE HAWTHORNE NEIGHBORHOOD
CONTAINING
118 RESIDENTIAL LOTS, 4 OPEN SPACES
1 SCHOOL SITE
TOTALING 29.27 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

COUNTY RECORDING INFORMATION	OWNER LFC DEVCO HLH, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3511 Fax (214) 871-0757
	JANUARY 2016 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46

Attachment: LF Hawthorne Ph1 Final Plat (1428 : Light Farms Hawthorne Phase 1 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: Mike Foreman, City Manager
Date: February 9, 2016
Re: Palladium Senior Housing

Action Requested:

Consider and act upon a Commitment of Development Funding for Palladium Celina Senior Living, approximately 11.1 acres located on the west of S. Oklahoma Drive/Business 289, west of Cherrywood Street, and south of Ash Street, within the City of Celina, Collin County, Texas. (Liebman)

Background Information:

The applicant has requested a commitment of development funding for a senior living apartment facility.

Supporting Documents:

- Proposed Elevations
- Proposed Site Plan
- Proposed Resolution

Staff Recommendation:

N/A

PALLADIUM CELINA SENIOR LIVING

CELINA, TX - PALLADIUM



SITE PLAN



ACCESSIBLE ROUTE
IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

PALLADIUM CELINA SENIOR LIVING
CELINA, TX • PALLADIUM



ARCHITECTURE • LANDSCAPE ARCHITECTURE • CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
ARCHITECTS, LLC
200 W. 10TH STREET, SUITE 200, DALLAS, TEXAS 75201-1000

SITE PLAN
NORTH
SCALE: 1/4" = 1'-0"

ACCESSIBLE ROUTE
IF THIS BAR SCALE DOES NOT MEASURE IT, THEN THE DIMENSIONS ARE NOT TO SCALE.

Attachment: Palladium site plan (1466 : Palladium Senior Housing)

**TEMPLATE
SUPPORT RESOLUTION FOR
PALLADIUM CELINA SENIOR LIVING**

Whereas, Palladium Celina Senior Living, Ltd. has proposed a development for affordable rental housing located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas named Palladium Celina Senior Living in the City of Celina; and

Whereas, Palladium Celina Senior Living, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Competitive 9% Housing Tax Credits for Palladium Celina Senior Living.

It is hereby

RESOLVED, that the City, acting through its governing body, hereby confirms that it supports the proposed Palladium Celina Senior Living located on the west side of S. Oklahoma Drive just west of Cherrywood Street, City of Celina, Collin County, Texas, TDHCA Number 16228 and that this formal action has been taken to put on record the opinion expressed by the city on **[date]**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **[name, position of authorized person]** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Mike Foreman, City Manager
Date: February 9, 2016
Re: Provision at Celina

Action Requested:

Consider and act on Commitment of Development Funding for Provision at Celina a multi-family community, approximately 8.5 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)

Background Information:

The applicant has requested a commitment of development funding for a multiple family apartment facility.

This Property is within Celina's Extra-Territorial Jurisdiction, the applicant must receive a resolution of support from both the City and the Collin County Commissioners Court to receive the full amount of points towards their application with the State.

Staff Recommendation:

Should council choose to approve the resolution of support it should be conditioned on the property being annexed and developed according to our zoning and development regulations and should be limited to the northern tract. Furthermore, the proposed park, much of it being floodplain and undevelopable, will be required to be reviewed through the Park Board and Council prior to further approvals.

Supporting Documents:

- Proposed Site Plan
- Proposed Resolution

Staff Recommendation:

N/A

COMMUNITY PARK AREA IS APPROX. 7.9 ACRES. THE ACREAGE IS ONLY ESTIMATED AND SUBJECT TO CHANGE UPON FUTURE SURVEY AND STUDIES.



MULTI FAMILY SITE DATA:

8.5 ACRES
96 UNITS
BUILDINGS 2 STORY
CLUB BUILDING 1 STORY
11.29 UNITS/ACRE

PARKING:
52 SPACES
4 CLUBHOUSE
76 TOTAL

SENIORS SITE DATA:

6.2 ACRES
84 UNITS
MAIN BUILDING 2 STORY
COTTAGES 1 STORY
13.54 UNITS/ACRE

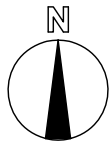
PARKING:
86 SPACES
16 CLUBHOUSE
102 TOTAL

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.



THIS PLAN IS CONCEPTUAL IN NATURE, ASPECTS OF THE DEVELOPMENT MAY BE SUBJECT TO CHANGE, INCLUDING, BUT NOT LIMITED TO, CHANGES IN THE AMENITIES ULTIMATELY SELECTED AND PROVIDED. ANY CHANGES WOULD BE DISCUSSED AND FINALIZED WITH THE CITY AND WOULD POTENTIALLY REQUIRE AN AMENDMENT WITH THE STATE.



PRELIMINARY SITE PLAN



COMMUNITY PARK, MULTIFAMILY & SENIOR LIVING
CELINA, TEXAS

A1.0

SITE PLAN

9.G.a

EXHIBIT A**City of Celina Resolution for Provision at Celina Development**

Whereas Provision at Celina, LP has proposed a development for affordable rental housing along the West side of Hwy 289 North of Popular Street of named Provision at Celina in the City of Celina; and

Whereas, there is a need for affordable housing for the City of Celina citizens of modest means; and

Whereas, Provision at Celina, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Low Income Housing Tax Credit Program funds for Provision at Celina.

Whereas, there is a requirement for a de minimis commitment of development funding by the Local Political Subdivision.

Be it resolved that:

This resolution affirms the City of Celina's support for the above named development; and

Confirms the City of Celina will provide a loan, grant, reduced fee or contribution of other value for the benefit of the development in the amount of \$10.00.

Resolved this date....[city/county to use its format for resolutions].



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: February 9, 2016
 Re: Gala Senior Residences

Action Requested:

Consider and act on a Commitment of Development Funding for Gala Senior Residences, an age restricted multi-family community, approximately 6.2 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)

Background Information:

The applicant has requested a commitment of development funding for a senior living apartment facility.

This Property is within Celina's Extra-Territorial Jurisdiction, the applicant must receive a resolution of support from both the City and the Collin County Commissioners Court to receive the full amount of points towards their application with the State.

Staff Recommendation:

Should council choose to approve the resolution of support it should be conditioned on the property being annexed and developed according to our zoning and development regulations. Additionally, support shall be limited to multifamily senior housing on the southern tract of all residents 55 and over and none on the north tract. Furthermore, the proposed park, much of it being floodplain and undevelopable, will be required to be reviewed through the Park Board and Council prior to further approvals.

Supporting Documents:

- Proposed Site Plan
- Proposed Resolution

Staff Recommendation:

SEE RECOMMENDATION ABOVE

COMMUNITY PARK AREA IS APPROX. 7.9 ACRES. THE ACREAGE IS ONLY ESTIMATED AND SUBJECT TO CHANGE UPON FUTURE SURVEY AND STUDIES.



MULTI FAMILY SITE DATA:

8.5 ACRES
96 UNITS
BUILDINGS 2 STORY
CLUB BUILDING 1 STORY
11.29 UNITS/ACRE

PARKING:
52 SPACES
4 CLUBHOUSE
76 TOTAL

SENIORS SITE DATA:

6.2 ACRES
84 UNITS
MAIN BUILDING 2 STORY
COTTAGES 1 STORY
13.54 UNITS/ACRE

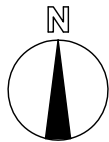
PARKING:
86 SPACES
16 CLUBHOUSE
102 TOTAL

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.



THIS PLAN IS CONCEPTUAL IN NATURE, ASPECTS OF THE DEVELOPMENT MAY BE SUBJECT TO CHANGE, INCLUDING, BUT NOT LIMITED TO, CHANGES IN THE AMENITIES ULTIMATELY SELECTED AND PROVIDED. ANY CHANGES WOULD BE DISCUSSED AND FINALIZED WITH THE CITY AND WOULD POTENTIALLY REQUIRE AN AMENDMENT WITH THE STATE.



PRELIMINARY SITE PLAN



COMMUNITY PARK, MULTIFAMILY & SENIOR LIVING
CELINA, TEXAS

A1.0

SITE PLAN

9.H.a

EXHIBIT A

City of Celina Resolution for Gala at Celina Development

Whereas Gala at Celina, LP has proposed a development for affordable rental housing along the West side of Hwy 289 North of Popular Street of named Gala at Celina in the City of Celina; and

Whereas, there is a need for affordable housing for the City of Celina citizens of modest means; and

Whereas, Gala at Celina, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 Low Income Housing Tax Credit Program funds for Gala at Celina.

Whereas, there is a requirement for a de minimis commitment of development funding by the Local Political Subdivision.

Be it resolved that:

This resolution affirms the City of Celina's support for the above named development; and

Confirms the City of Celina will provide a loan, grant, reduced fee or contribution of other value for the benefit of the development in the amount of \$10.00.

Resolved this date....[city/county to use its format for resolutions].



Mainstreet Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Terri Ricketts, Marketing
CC: Michael Montgomery, Administrative Services
Date: February 9, 2016
Re: Alcohol Sales City Events

Action Requested:

Consider and act to allow the sale and consumption of alcoholic beverages at Cajun Fest, Farmer's Markets and Celina Fall Festival for the year 2016. (Ricketts)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

Approval



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Michael Montgomery, Administrative Services
 Date: February 9, 2016
 Re:

Action Requested:

Consider and act upon amendments to the Celina Main Street Advisory Board Bylaws (Bise/Baty)

Background Information:

The Celina Main Street Advisory Board has recommended the following amendments to their bylaws:

Article III

Section 1: shall be comprised of (13) members, (12) voting members and (1) non-voting City Council member.

Section 2: Remove central business leaders. Change (13th) appointment is a City Council member

Section 3: Add Celine EDC and Celina HPC to list.

Article VI

Section 4: In order to vote on a proposal, a member must be present; Defined by being in person or by telephone or video conference call in order to vote. No proxy votes will be allowed. Each member is only allowed two telephone or video conferencing in a calendar year.

Article VII

Section 4: Move Treasurer information to Section 5 and change Section 5 to 6 and 6 to 7.

Board Review/Citizen Input:

Approved by the Celina Main Street Advisory Board

Supporting Documents:

Amended Bylaws

Staff Recommendation:

Approve

BYLAWS OF CELINA MAIN STREET ADVISORY BOARD

ARTICLE I

Name of Organization

Section 1: The name of this organization shall be the CELINA MAIN STREET ADVISORY BOARD, (Organization).

ARTICLE II

Purpose of Organization

Section 1: The purpose of the Organization is as follows:

- (a) To create a program to revitalize the downtown business district into a regional marketplace, increase capital investment downtown, attract new business and improve the business mix, restore downtown to its earlier social and economic significance, and preserve the historic buildings in downtown.
- (b) The downtown area has a unique concentration of period buildings. The restoration and preservation of this area will create a shopping experience in an attractive historic environment that will attract visitors to the downtown area.
- (c) To encourage participation in the Celina, Texas Main Downtown Revitalization Program.
- (d) To establish goals and priorities of the Celina Main Street Program.
- (e) To evaluate the process of said goals and priorities.
- (f) To coordinate activities coinciding with the Celina Main Street Program
- (g) To assist in the development of an annual report on the progress of the Celina Main Street Program.

ARTICLE III

Board of Directors

Section 1: The Main Street Advisory Board, heretofore called "Board", shall be comprised of (13) members, Twelve (12) voting members and (1) non-voting City Councilmember.

Section 2: The Board shall be by appointment of the City Council of the City of Celina. The appointment will come after approval by a majority vote of the City Council, City of Celina, Texas upon recommendation of the City Council by the Board, or the Main Street Program Director. Twelve (12) appointees will be at large representative(s) of the Chamber of Commerce, CISD, Business leaders, the Community, and downtown merchants. The Thirteenth (13) appointment is a City Councilmember.

Section 3: The Main Street Program Director and the City Council member shall be ex-officio members of the Board. The Advisory Board and Director will invite other Ex-Officio members to attend Advisory Board meetings. Such members would include the director or executives from the following organizations: The Superintendent of CISD or School Board Trustee; the Chamber President or Chamber Board Members; the Director of Celina's Planning Department or designated planning staff member; President the Celina Economic Development Cooperation or Board members; President of the Celina Historical Preservation Commission, and other organization representatives as determined needed by the Advisory Board.

ARTICLE IV

Terms

Section 1. Board members shall serve for two (2) years with the exception of the representative of the City Council will serve for one year.

Section 2: Board members may be reappointed for consecutive terms.

Section 3: Board members with three (3) absences from regular meetings in a row or who are absent for 30% of the meetings in a one twelve (12) month period shall forfeit the unexpired portion of their term.

Section 4: Resignation from the Board shall be presented to the President.

ARTICLE V

Powers and Duties

Section 1: The Board is empowered to hold and conduct meetings to recommend projects and activities to include marketing, advertising, promotion, design, organization and economic restructuring as they directly relate to the achievement of the Main Street Project Goals of a healthy and vibrant central business district. The Board shall also be empowered to publicize the Main Street Program in order to keep the community aware of its progress.

Section 2: The Board shall establish a time and place or places of its meetings.

Section 3: The Board shall compile an annual report of the activities of the Celina Main Street Program to the City Council.

ARTICLE VI

Meetings

Section 1: There shall be one regularly scheduled meeting each month of the year.

Section 2: Special meetings may be called by the Board President, Main Street Program Director and/or the City Manager at their discretion or upon petition by a simple majority of the Board members.

Section 3: A simple majority of the Board members constitutes a quorum and the concurrence of a majority of the quorum of the Board is necessary to authorize any action.

Section 4: In order to vote on a proposal, a member must be present, defined by being in person, on telephone or video conference call in order to vote. No proxy votes will be allowed. Each member is only allowed two (2) telephone or video conferencing in a calendar year.

ARTICLE VII

Officers

Section 1: The officers of the organization shall be a President, Vice President, Secretary and Treasurer and such other officers as the Board shall from time to time determine and elect. Except as otherwise provided by law, or these by-laws, any officer may not hold more than one office of the Organization. The officers of the Organization shall be elected annually by the Board at the regular meeting of the Board in October. New offices may be created and filled at any meeting of the Board. Each officer shall hold his/her office for one year and until their successors are elated and assume duties. Any officer may be elected to another office upon the expiration of a term of office provided that no person shall serve in an office of the organization more than two (2) consecutive years. The power and duties of the officers of the Organization shall be such duties and powers as may be from time to time determined by the Board.

Section 2: The President shall preside at all meetings of the Board: and he/she shall perform all the duties and exercise all the powers as are customarily exercised by the Chief Executive Officer of an organization and such other duties as the Board shall, from time to time determine.

Section 3: The Vice-President shall perform such duties and exercise such powers as shall be determined by the President and the Board; and during the absence or inability of the President to perform his/her duties and exercise his/her powers, the Vice President shall perform his/her duties and exercise the powers of the President of the Organization.

Section 4: The Secretary shall keep the minutes of the Advisory Board meetings. The Secretary shall keep a register of the post office address of each member; he/she shall in general perform all duties incident of the office of Secretary and such other duties as from time to time may be assigned to him/her of the President or the Board.

Section 5: The Treasurer shall be custodian of the financial records of the organization. The treasurer shall in general perform all duties incident of the office of Treasurer and such other duties as from time to time may be assigned to him/her of the President or the Board. Since the City of Celina has charge and responsibility of the funds of Main Street, the Treasurer shall work with the City Finance department to present an accurate financial report to the Board each month.

Section 6: The Board may remove any officer by a majority vote of the quorum present, at any time or without cause.

Section 7: All vacancies in any office shall be filled by the Board at its next regular or special meeting.

ARTICLE VIII

Committees

Section 1: There shall be an Executive Committee consisting of the President, Vice President and the Main Street Program Director. The committee shall function at the call of the President at times when it is impractical to call the entire Board for a meeting. Actions taken by the committee shall be subject to approval or disapproval by the Board at its next regular or special meeting.

Section 2: The President or Main Street Program Director may appoint or create other committees as authorize by the Board with Board approval of committee members as needed. There shall always be an Economic Restructuring, Design, Promotions and Organization Committee headed by competent, dedicated Chairpersons.

ARTICLE IX

Amendments

Section 1: The by-laws may be altered; amended or repealed and new by-laws may be adopted by a majority vote of the Board at a regular or special meeting and presented to City Council for approval.

ARTICLE X

Fiscal Year

Section 1: The fiscal year shall begin the 1st day of October and end on the 30th day of September.

ARTICLE XI

Conveyances, Bills, Notes, Mortgages

Section 1: The Board of Directors shall have control of all assets of the Organization. All notes, checks, drafts or other negotiable instruments of the Organization shall be made in the name of the Organization through the City of Celina, and shall be executed by the City of Celina. No officer or agent of the Organization either singularly or acting jointly with others shall have the power to make any note, check, draft or other negotiable instrument or endorse same in the name of the Organization or make liable or such obligation, except as herein authorized and provided, except as otherwise expressly authorized by the Board and the City of Celina.

ARTICLE XII

Compensation of Officers

Section 1: There shall be no compensation of officers of the organization.

ARTICLE XII

Rule of Procedure

Section 1: Meetings of the Board shall be governed by and conducted according to the latest Robert's Manual of Parliamentary Rules.

ARTICLE XIV

Dissolution

Section 1: The dissolution of the organization may be authorized by a majority of the members at any regular or specially called meeting providing notice of the meeting contains the intention to consider dissolution.

Section 2: In the event of dissolution, the residual assets of the organization shall be turned over to one or more organizations which themselves are exempt as organizations described in the Section 501 (c) (3) and 180 (c) (2) of the internal Revenue Code of 1954 or corresponding section or any prior or future Internal Revenue Code, or the City of Celina, Texas for exclusive public purpose.

APPROVED by the Board of Directors of the 1st day of February 2016.

Main Street Director: _____
Bridgette Bise

APPROVED by the City Council, City of Celina, Texas, on the 9th day of February 2016.

City Secretary: _____
Vicki Faulker

Amended on the 7th Day of June 2010

Amended on the 1st day of February 2016