



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 18, 2018
5:30 PM**

AGENDA

I. CALL TO ORDER:

II. WORK SESSION:

III. REGULAR SESSION:

Chairman Hangartner will lead those present in a salute to the American and Texas flags.

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

1. Planning & Zoning Commission - Regular Meeting - Nov 20, 2018 5:30 PM
2. Consider and act upon a Final Plat for Light Farms Sage Phase 3, being an approximately 24.22 acre tract of land generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Sage Phase 3 Final Plat)
3. Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, an approximately 15.965 acre tract of land generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Final Plat)
4. Consider and act upon a Final Plat for portions of Legacy Drive, Frontier Parkway, and Clear Creek Parkway rights-of-way, within the Creeks of Legacy Phase 2, approximately 8.848 acres. (Creeks of Legacy Rights-of-Way)

V. ACTION/PUBLIC HEARINGS:

1. Conduct a public hearing to consider testimony and recommendation upon the Celina Downtown Master Plan. (Celina Downtown Master Plan)

2. Conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 35.049 acre tract of land generally located on the west side of CR 133, south of CR 128, and north of FM 455 in the City of Celina's extraterritorial jurisdiction. (Celina Estates Development Agreement)

VI. ADJOURNMENT:

"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."

The Board 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.

City of Celina, Texas

Date Notice Removed

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 20, 2018
5:30 PM**

MINUTES

I. CALL TO ORDER:

Chairman Hangartner called the meeting to order at 5:32 PM. Chairman Hangartner then announced that the Commission would convene in a Worksession.

Attendee Name	Organization	Title	Status	Arrived
Eric Becker	City of Celina	Commissioner	Present	
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Absent	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Absent	

II. WORKSESSION 5:30 PM:

III. REGULAR MEETING 6:00 PM:

Chairman Hangartner called the Regular Meeting to order at 6:05 pm.

Commissioners Becker, Hangartner, Barley, Bain, and Haley responded to roll call.

Commissioners Freeman and Ousley were absent.

Chairman Hangartner led those present in a salute to the American and Texas flags.

IV. PRESENTATIONS:

Dustin McAfee, AICP, Director of Development Services, discussed the items that were heard by the City Council at the regular meeting held on November 13, 2018.

Abra Nusser, AICP, Ideation Planning, 180 State Street, Colleyville, Texas, and Alexis Jackson, AICP, Director of Economic Development presented a workshop detailing the concepts incorporated into the Celina Downtown Master Plan. This presentation will be given to the City Council at the December 11, 2018 regular meeting and be brought to the Planning & Zoning Commission for action at the December 18, 2018 regular meeting and to the City Council for a final decision on January 8, 2019.

V. CONSENT AGENDA:

Minutes Acceptance: Minutes of Nov 20, 2018 5:30 PM (Consent Agenda)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

- A. Planning & Zoning Commission - Regular Meeting - Oct 16, 2018 5:30 PM
- B. Consider and act upon a Final Plat for Light Farms Grange Phase 5, being an approximately 8.610 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Grange Phase 5 Final Plat)
- C. Consider and act upon a Final Plat for Light Farms Hazel Phase 3, being an approximately 9.058 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Hazel Phase 3 Final Plat)
- D. Consider and act on a Final Plat for Lilyana Phase 3, being an approximately 17.352 acre tract of land in the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway), east of CR 83 (Coit Road) and west of CR 84 (Wells Road). (Lilyana Phase 3 Final Plat)

VI. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an Amendment to Planned Development No. 34 (PD-34), being an approximately 12.854 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas. The property is generally located on the northwest corner of Frontier Parkway and Coit Road, within the City of Celina. (Brazos Electric PD Amendment)

Brooks Wilson, AICP, WilPLAN, consultant for the City, presented the staff report.

Commissioner Haley asked if there were plans to add additional power lines.

Shay Geach, Kimley-Horn, 13455 Noel Road, Dallas, Texas, representing Brazos Electric, replied that Brazos has existing easements and presented the plans that show two additional future lines.

Chairman Hangartner opened the public hearing.

Michael Holliman, 3200 Falcon Road, Prosper, Texas, spoke in opposition to the project. As a six year resident of Celina, he expressed concerns regarding home values, health, and noise.

David Barnes, PO Box 537, Prosper, Texas, spoke in opposition to the project. His home is located immediately adjacent to the proposed substation site. He expressed concern about magnetic fields and drainage. Mr. Barnes asked that Brazos provide a nine foot tall masonry wall to mitigate privacy concerns.

Mikael Moore, 3036 Falcon Road, Prosper, Texas, spoke in opposition to the project. He also expressed privacy and health concerns, including the possible relocation of his bee hives.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, expressed concern regarding flooding and right-of-way widths.

There being no further comments, Chairman Hangartner closed the public hearing and called for a motion.

Commissioner Haley moved to approve with Commission Becker seconding the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6.268 acre tract of land from C-2, General Commercial zoning district to C-2 with CUP, General Commercial zoning district with a Conditional Use Permit for self-storage. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and is generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Self Storage Zoning CUP)

Planner Raha Pouladi presented the staff report.

Shea Kirkman, Kirkman Engineering, 312 W. Walnut, Celina, Texas, representing the developer, Trico Development and Land Company, also gave a brief presentation on the project.

Chairman Hangartner opened the public hearing. No one came forward to speak, and the Chairman closed the public hearing.

Commissioner Haley asked if Laughlin Lane dead-ended at the western edge of the subject property.

Mr. Kirkman said that Laughlin Lane, while not shown on the Master Thoroughfare Plan, will be constructed as a collector street linking the Light Farms Sage Neighborhood to Preston Road.

There being no further questions, Chairman Hangartner called for a motion.

Commissioner Bain moved to approve with Chairman Hangartner seconding the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Ben Hangartner, Chairman
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a single-family residential development on an approximately 50.363 acre tract of land situated in the Ousley and Ford Survey, Abstract No. 490, Collin County, Texas. The property is generally located west of Preston Road, south of CR 994 and is located within the City of Celina's ETJ. (The Cottages Development Agreement)

Brooks Wilson, AICP, WilPLAN, consultant for the City, presented the staff report.

Craig James, Trico Development and Land Company, also addressed the Commission with a brief presentation.

Chairman Hangartner opened the public hearing.

Brian Southwell, 1822 N. Louisiana Street, Celina, Texas, expressed concern that the small lots and homes would be incompatible with the rural lifestyle.

Doug Momary, 11588 CR 994, Celina, Texas, expressed concern over increased traffic and the negative effect on their low density environment.

Emily Momary, 11588 CR 994, Celina, Texas, expressed concern about the effect that having lower-priced homes would have on their property values.

Pat Hardigan, 11655 Preston Estates Drive, Celina, Texas, expressed opposition to any development that would reduce the appeal of their acreage lots.

Avery Momary, 11588 CR 994, Celina, Texas, stated that the number of homes planned would negatively affect her family's rural way of life.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, spoke in opposition to the project.

There being no further comments, Chairman Hangartner closed the public hearing.

Commissioner Haley expressed his concern that in the past, high density developments included larger lots adjacent to acreage.

Dusty McAfee, Director of Development Services, answered questions from the Commission, reminding them of the subject property's location in the ETJ, how it is currently not protected by zoning regulations, how any new development will generate traffic and intrude upon the rural nature of the area, that only cities are in the position to meaningfully improve road conditions here, that annexation is the only avenue to truly address traffic concerns, that annexation is the only way to ensure that far more damaging land uses do not develop adjacent to the County residents, and that annexation is in the best interest of the long-range tax base of Celina. Commissioner Haley moved to deny. There was no second and the motion failed.

Commissioner Barley then moved to approve, with Commissioner Becker seconding the motion. The motion passed 4-1 (Haley opposed).

RESULT:	APPROVED [4 TO 1]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Becker, Hangartner, Barley, Bain
NAYS:	Haley
ABSENT:	Freeman, Ousley

- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 25.436 acre tract of land situated in the Hugh C. Routh Survey, Abstract No. 765, the J. K. Rice Survey, Abstract No. 767, and the Collin County School Land Survey, Abstract No. 170, Collin County, Texas. The property is generally located on the north side of FM 455, approximately 2,600 feet east of Preston Road and is located within the City of Celina's ETJ. (Preston Trail Development Agreement)

Brooks Wilson, AICP, WilPLAN, consultant for the City, presented the staff report.

Adam James, Trico Development and Land Company, also addressed the Commission with a brief presentation. Chairman Hangartner opened the public hearing. No one came forward to speak and the Chairman closed the public hearing.

Commissioner Bain moved to approve with Commission Haley seconding the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Charles Haley, Commissioner
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

- E. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a future commercial development on an approximately 40.279 acre tract of land situated in the Coleman Watson Survey, Abstract No. 495, Collin County, Texas. The property is generally located on the north side of Choate Parkway, approximately 1,600 feet west of Custer Road and is located within the City of Celina's ETJ. (Celina 40 Development Standards)

Planner Raha Pouladi presented the staff report.

Shea Kirkman, Kirkman Engineering, 312 W. Walnut, Celina, Texas, representing the developer, G&N Estates LLC, also gave a brief presentation on the project.

Chairman Hangartner opened the public hearing.

Robert Newell, 3000 Choate Parkway, Celina, Texas, spoke in opposition to the project. He expressed concerns about his livestock grazing adjacent to commercial uses.

No one else came forward to speak and Chairman Hangartner closed the public hearing.

Commissioner Barley moved to approve with Chairman Hangartner seconding the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Ben Hangartner, Chairman
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

VII. ADJOURNMENT:

The meeting was adjourned by the Chairman at 8:17 pm.

Chairman

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

Date Minutes Approved



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee, Director of Development Services
Date: December 18, 2018
Re: Light Farms Sage Phase 3 Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms Sage Phase 3, being an approximately 24.22 acre tract of land generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Sage Phase 3 Final Plat)

Owner:

LFC Devco Sage III, LLC
8401 North Central Expressway, Suite 350
Dallas, TX 75225

Background Information:

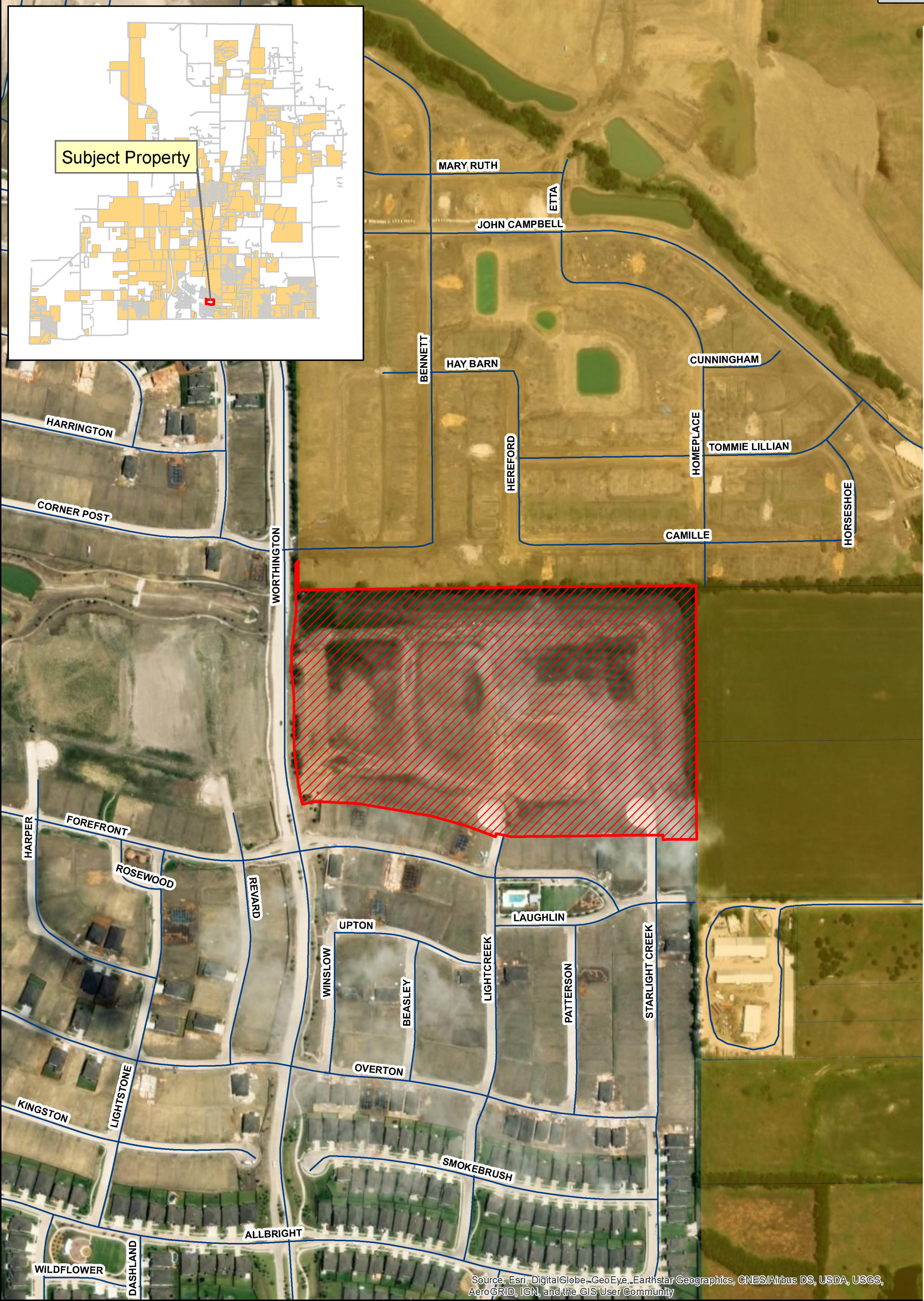
Staff has reviewed the proposed Final Plat for Light Farms Sage Phase 3 and determined that the plat meets all the requirements of the Subdivision Ordinance. The plat is comprised of 121 residential lots and one (1) common area/HOA lot.

Supporting Documents:

Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Light Farms Sage Phase 3 Final Plat)



Light Farms Sage 3 Location Map

Date: 12/5/2018

Legend

- Roads
- Sage3
- City Limits

North arrow and scale bar (0, 235, 470 Feet).

Packet Pg. 9

DWG: I:\proj\013905-88 - Light Farms Sage Phase III\10 AutoCAD\01 CONSTRUCTION DRAWINGS\04 PLAT\FINAL PLATS\SAGE-PH-3_FINAL PLAT.dwg USER: jgan

DATE: Nov 08, 2018 6:10pm XREFS: X - LF MASTER - EBASE X - SAGE 3 - PHASE FINAL PLAT BORDER

BLOCK F		
LOT	SQ.FT.	ACRES
12	7,970	0.1830
13	6,096	0.1400
14	6,098	0.1400
15	6,291	0.1444
16	5,835	0.1339
17	5,850	0.1343
18	5,850	0.1343
19	5,850	0.1343
20	6,140	0.1410
21	6,102	0.1401
22	5,850	0.1343
23	6,109	0.1402
24	6,245	0.1434
25	6,000	0.1377
26	5,999	0.1377
27	5,999	0.1377
28	5,999	0.1377

BLOCK F		
LOT	SQ.FT.	ACRES
29	5,999	0.1377
30	5,999	0.1377
31	5,999	0.1377
32	5,999	0.1377
33	5,998	0.1377
34	5,998	0.1377
35	5,998	0.1377
36	5,998	0.1377
37	5,998	0.1377
38	5,998	0.1377
39	5,998	0.1377
40	5,998	0.1377
41	5,997	0.1377
42	5,997	0.1377
43	5,997	0.1377
44	5,997	0.1377
45	5,997	0.1377

BLOCK F		
LOT	SQ.FT.	ACRES
46	10,796	0.2478
47	17,636	0.4049
48	5,898	0.1354
49	5,868	0.1347
50	5,860	0.1345
51	5,853	0.1344
52	5,845	0.1342
53	5,838	0.1340
54	5,830	0.1338
55	5,823	0.1337
56	5,815	0.1335
57	5,808	0.1333
58	5,800	0.1332
59	5,793	0.1330
60	5,785	0.1328
* 1-X	37,323	0.8568

* DENOTE FOR COMMON AREA.

BLOCK G		
LOT	SQ.FT.	ACRES
11	5,508	0.1264
12	7,112	0.1633
13	7,335	0.1684
14	5,750	0.1320
15	5,750	0.1320
16	5,750	0.1320
17	5,750	0.1320
18	8,817	0.2024

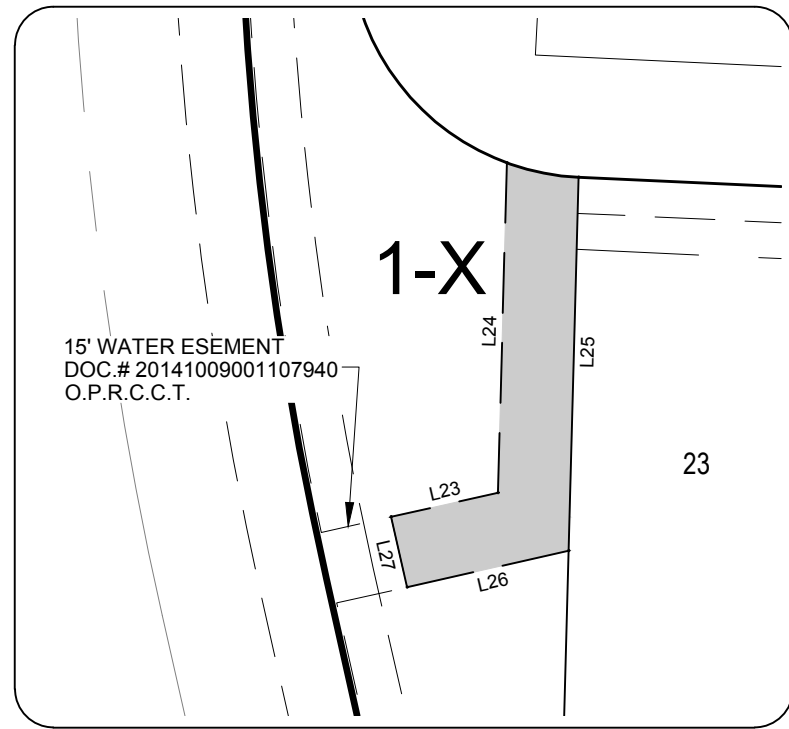
BLOCK H		
LOT	SQ.FT.	ACRES
1	6,734	0.1546
2	5,750	0.1320
3	5,750	0.1320
4	5,750	0.1320
5	5,750	0.1320
6	5,750	0.1320
7	6,866	0.1576
8	7,716	0.1771
9	5,800	0.1331
10	5,800	0.1331
11	5,800	0.1331
12	5,800	0.1331
13	5,800	0.1331
14	7,170	0.1646

BLOCK J		
LOT	SQ.FT.	ACRES
1	7,213	0.1656
2	5,981	0.1373
3	5,905	0.1356
4	7,502	0.1722
5	8,066	0.1852
6	5,800	0.1331
7	5,800	0.1331
8	5,800	0.1331
9	8,193	0.1881
10	6,643	0.1525
11	5,800	0.1331
12	5,800	0.1331
13	5,800	0.1331
14	5,809	0.1334
15	6,649	0.1526

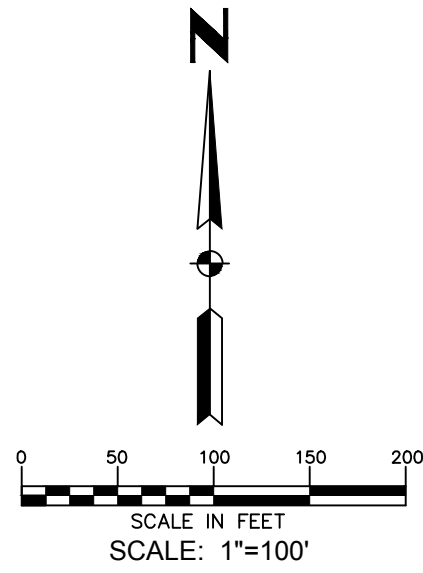
BLOCK K		
LOT	SQ.FT.	ACRES
1	7,838	0.1799
2	6,282	0.1442
3	6,563	0.1507
4	9,361	0.2149
5	8,485	0.1948
6	6,010	0.1380
7	5,800	0.1331
8	5,800	0.1331
9	5,800	0.1331
10	8,330	0.1912
11	7,426	0.1705
12	5,800	0.1331
13	5,800	0.1331
14	5,800	0.1331
15	6,021	0.1382
16	5,964	0.1369
17	6,413	0.1472

BLOCK L		
LOT	SQ.FT.	ACRES
1	7,805	0.1792
2	6,703	0.1539
3	6,703	0.1539
4	6,852	0.1573
5	6,281	0.1442
6	6,114	0.1404
7	6,120	0.1405
8	6,051	0.1389
9	5,978	0.1372
10	5,866	0.1347
11	8,008	0.1838
12	8,021	0.1841
13	5,859	0.1345
14	5,897	0.1354
15	5,973	0.1371
16	6,049	0.1389
17	6,126	0.1406
18	6,452	0.1481

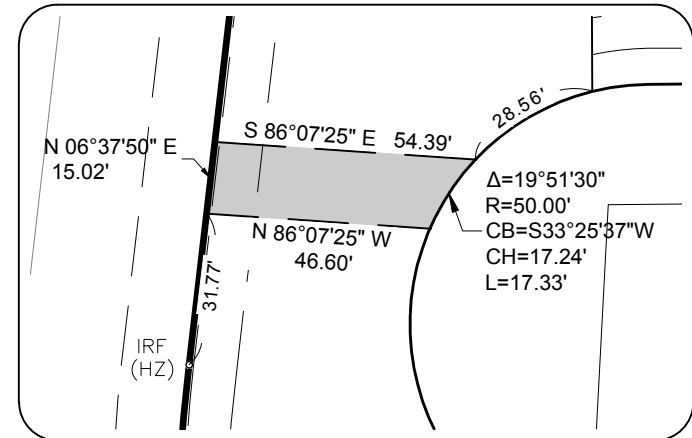
LINE TABLE		
LINE	BEARING	LENGTH
L23	N 77°18'49" E	22.83'
L24	N 01°31'29" E	68.72'
L25	S 01°31'29" W	77.79'
L26	S 77°18'49" W	34.50'
L27	N 12°41'11" W	15.00'



DETAIL 'B'
15' WATER EASEMENT
SCALE: 1"=40'

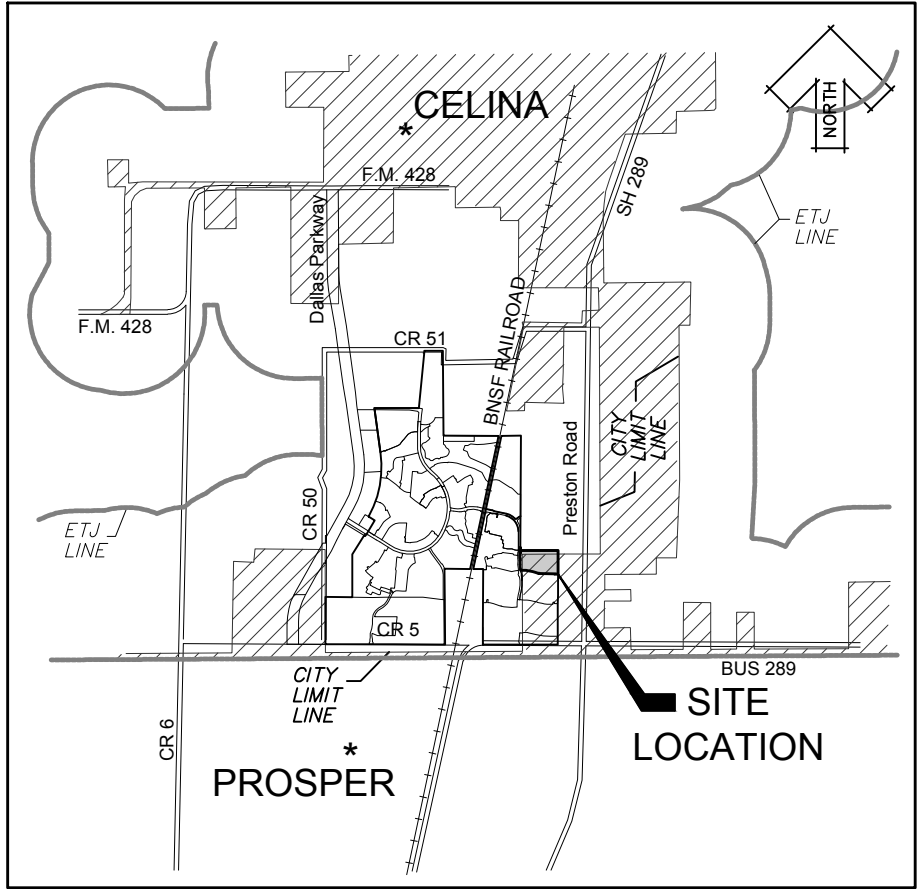


BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)



DETAIL 'A'
15' SANITARY SEWER ESMT.
SCALE: 1"=40'

- LEGEND**
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - IRS — 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
 - L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
 - ▨ — EASEMENT ABANDONED BY THIS PLAT



VICINITY MAP

CURVE TABLE				
CURVE	DELTA	RADIUS	CH BEARING	CHORD
C1	6°44'30"	535.00'	N 3°20'28" W	62.91'
C2	13°20'33"	465.00'	N 0°02'27" W	108.04'
C3	7°05'54"	535.00'	N 3°04'52" E	66.24'
C4	6°49'11"	1000.00'	N 83°58'06" W	118.95'
C5	9°05'01"	1150.16'	N 76°01'00" W	182.15'
C6	18°57'05"	600.00'	N 80°57'03" W	197.56'
C7	9°56'40"	825.00'	N 6°50'23" E	143.01'
C8	6°26'13"	250.00'	N 6°13'23" E	28.07'
C9	18°37'18"	250.00'	N 8°08'31" E	80.90'
C10	4°10'25"	1282.00'	N 0°55'04" E	93.36'
C11	2°05'37"	1282.00'	N 1°57'28" E	46.84'
C12	3°25'52"	1000.00'	S 1°17'21" W	59.88'
C13	3°25'52"	250.00'	S 1°17'21" W	14.97'
C14	16°13'49"	300.00'	S 8°32'30" W	84.70'
C15	28°03'52"	20.00'	S 8°19'38" W	9.70'
C16	112°47'10"	50.00'	S 34°02'00" E	83.29'
C17	81°14'13"	20.00'	S 49°48'29" E	26.04'
C18	124°46'55"	50.00'	N 27°10'57" E	88.61'
C19	38°12'48"	20.00'	N 16°06'07" W	13.09'
C20	38°12'48"	20.00'	N 22°06'40" E	13.09'
C21	128°35'45"	50.00'	N 23°04'48" W	90.11'

FINAL PLAT
LIGHT FARMS
THE SAGE NEIGHBORHOOD - PHASE 3
CONTAINING
121 RESIDENTIAL LOTS, 1 OPEN SPACES
TOTALING 24.22 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
CITY FILE No.

OWNER / DEVELOPER

LFC DEVCO SAGE III, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: JAKE WAGNER

PREPARED BY:

HUITT-ZOLLARS
Huitt-Zollars, Inc.
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

NOVEMBER, 2018

SHEET 1 OF 2

DWG: I:\proj\R013905.88 - Light Farms Sage Phase III\10 CADD & BIM\10.1 AutoCAD\01. CONSTRUCTION DRAWINGS\04. PLAT\FINAL PLATS\SAGE-PH-3_FINAL PLAT.dwg USER: jgan
DATE: Nov 08, 2018 6:10pm XREFS: X - LF MASTER - EBASE X - SAGE 3 - PHASE FINAL PLAT_BORDER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC Land Company, LLC and LFC Land Company II, LLC are the owners of a tract of land situated in Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of a tract of land described as Tract 'B' (209.022 acres) in instrument to LFC Land Company, LLC as recorded under Document No. 20120423000464780 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and a portion of a 101.9292 acre tract of land described in instrument to LFC Land Company II, LLC as recorded under Document No. 20121113001449460, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of Light Farms, The Sage Neighborhood - Phase 2, an addition to Collin County, Texas, as recorded in Document No. 2017-327 of the Plat Records of Collin County, Texas (P.R.C.C.T.) with a County Clerk's File Reference No. 20170426010002050, said point also being on the easterly right-of-way line of Worthington Way (a variable width right-of-way) as shown on Final Plat recorded in Document No. 2016-600, P.R.C.C.T. with County Clerk's Reference File No. 20160831010003560 from which a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the intersection of the northerly right-of-way line of Forefront Avenue (a variable width right-of-way at this point) with the easterly right-of-way line of said Worthington Way (a variable width right-of-way) bears South 12 degrees 41 minutes 11 seconds East at a distance of 85.40 feet;

THENCE continuing along the easterly right-of-way line of said Worthington Way the following calls:

North 12 degrees 41 minutes 11 seconds West a distance of 43.46 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 12 degrees 42 minutes 58 seconds, a radius of 753.50 feet and being subtended by a 166.89 foot chord which bears North 6 degrees 19 minutes 42 seconds West;

Continuing along said curve to the right an arc distance of 167.23 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 0 degrees 01 minute 46 seconds East a distance of 152.96 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 6 degrees 44 minutes 30 seconds, a radius of 535.00 feet and being subtended by a 62.91 foot chord which bears North 3 degrees 20 minutes 28 seconds West;

Continuing along said curve to the left an arc distance of 62.95 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the right having a central angle of 13 degrees 20 minutes 33 seconds, a radius of 465.00 feet and being subtended by a 108.04 foot chord which bears North 0 degrees 02 minutes 27 seconds West;

Continuing along said curve to the right an arc distance of 108.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 6 degrees 37 minutes 50 seconds East a distance of 87.44 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 7 degrees 05 minutes 54 seconds, a radius of 535.00 feet and being subtended by a 66.24 foot chord which bears North 3 degrees 04 minutes 52 seconds East;

Continuing along said curve to the left an arc distance of 66.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 0 degrees 28 minutes 05 seconds West a distance of 120.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 44 degrees 31 minutes 55 seconds East a distance of 7.07 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the east line of the aforementioned Tract 'B';

THENCE South 0 degrees 28 minutes 05 seconds East departing the easterly right-of-way line of said Worthington Way and continuing along the east line of said Tract 'B' a distance of 100.42 feet to the northwest corner of said 101.9292 acre tract from which a 5/8 inch iron rod found with cap marked "Peloton" bears North 86 degrees 21 minutes 42 seconds East at a distance of 0.10 feet;

THENCE North 89 degrees 34 minutes 36 seconds East along a northerly line of said 101.9292 acre tract a distance of 1,334.78 feet to a 1/2 inch iron rod found at the northeast corner of said tract;

THENCE South 0 degrees 15 minutes 15 seconds East along the east line of said 101.9292 acre tract a distance of 837.94 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeast corner of Lot 61, Block F of said Light Farms - The Sage Neighborhood - Phase 2;

THENCE continuing along the northerly lines of said Light Farms - The Sage Neighborhood - Phase 2 the following calls:

South 89 degrees 34 minutes 25 seconds West along the north line of said Lot 61, Block F, a distance of 115.63 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the east right-of-way line of Starlight Creek Drive (a 50 foot right-of-way);

North 0 degrees 25 minutes 35 seconds West along the east right-of-way line of said Starlight Creek Drive, a distance of 16.01 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 89 degrees 34 minutes 25 seconds West departing the east right-of-way line of said Starlight Creek Drive a distance of 510.02 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the east right-of-way line of Lightcreek Lane (a 50 foot right-of-way);

North 78 degrees 11 minutes 17 seconds West departing the east right-of-way line of said Lightcreek Lane a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the west right-of-way line of said Lightcreek Lane, said point being the beginning of an non-tangent curve to the right having a central angle of 0 degrees 48 minutes 13 seconds, a radius of 800.00 feet and being subtended by a 11.22 foot chord which bears South 12 degrees 12 minutes 50 seconds West;

Continuing along said curve to the right and west right-of-way line of said Lightcreek Lane, an arc distance of 11.22 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 69 degrees 55 minutes 20 seconds West departing the west right-of-way line of said Lightcreek Lane a distance of 111.47 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 74 degrees 15 minutes 02 seconds West a distance of 112.10 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 80 degrees 33 minutes 31 seconds West a distance of 249.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 87 degrees 22 minutes 41 seconds West a distance of 150.04 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 77 degrees 18 minutes 49 seconds West a distance of 40.87 feet to the POINT OF BEGINNING and CONTAINING 24.22 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO SAGE III, LLC acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as THE SAGE NEIGHBORHOOD PHASE 3, an 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 _____, 2018.

LFC Devco Sage III, LLC

By: RJM/Celina III, L.P., a Texas Limited Partnership, Manager

By: RJM/Celina III GP, Inc., a Texas Limited Partnership, General Partner

Jake Wagner, Co-CEO

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 _____, 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 _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2018
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller W. 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 W. 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 _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a notary public in and for the State of Texas, on the day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

Signature of Planning and Zoning Commission Chairman
ATTEST:

Date of Approval

City Secretary

Date

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:
That I, Mitchell S. Pillar, do hereby certify that I prepared this plat and the field notes made a part thereof 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 Oak Point, 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.

Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Firm Registration No. 10025600

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mitchell S. Pillar, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2018.

Notary Public, State of Texas

Certificate of Final Plat Approval		
APPROVED BY THE CELINA PLANNING AND ZONING COMMISSION:		
_____ Planning & Zoning Commission Chairman City of Celina, Texas	_____ Date of Approval	
_____ City Official City of Celina, Texas	_____ Title	_____ Date
The undersigned, the City Secretary of the City of Celina, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the City of Celina was submitted to the Planning and Zoning Commission on the _____ day of _____, 20____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.		
Witness by hand this _____ day of _____, _____. _____ City Secretary City of Celina, Texas		

FINAL PLAT
LIGHT FARMS
THE SAGE NEIGHBORHOOD - PHASE 3

CONTAINING
121 RESIDENTIAL LOTS, 1 OPEN SPACES
TOTALING 24.22 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

CITY FILE No.

OWNER / DEVELOPER LFC DEVCO SAGE III, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225 TEL. 214-292-3410 FAX. 214-292-3411 CONTACT: JAKE WAGNER	COUNTY RECORDING INFORMATION
PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
NOVEMBER, 2018	
SHEET 2 OF 2	



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: December 18, 2018
Re: Creeks of Legacy Phase 2A Final Plat

Action Requested:

Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, an approximately 15.965 acre tract of land generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Final Plat)

Owner:

CTMGT Frontier 80, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

Background Information:

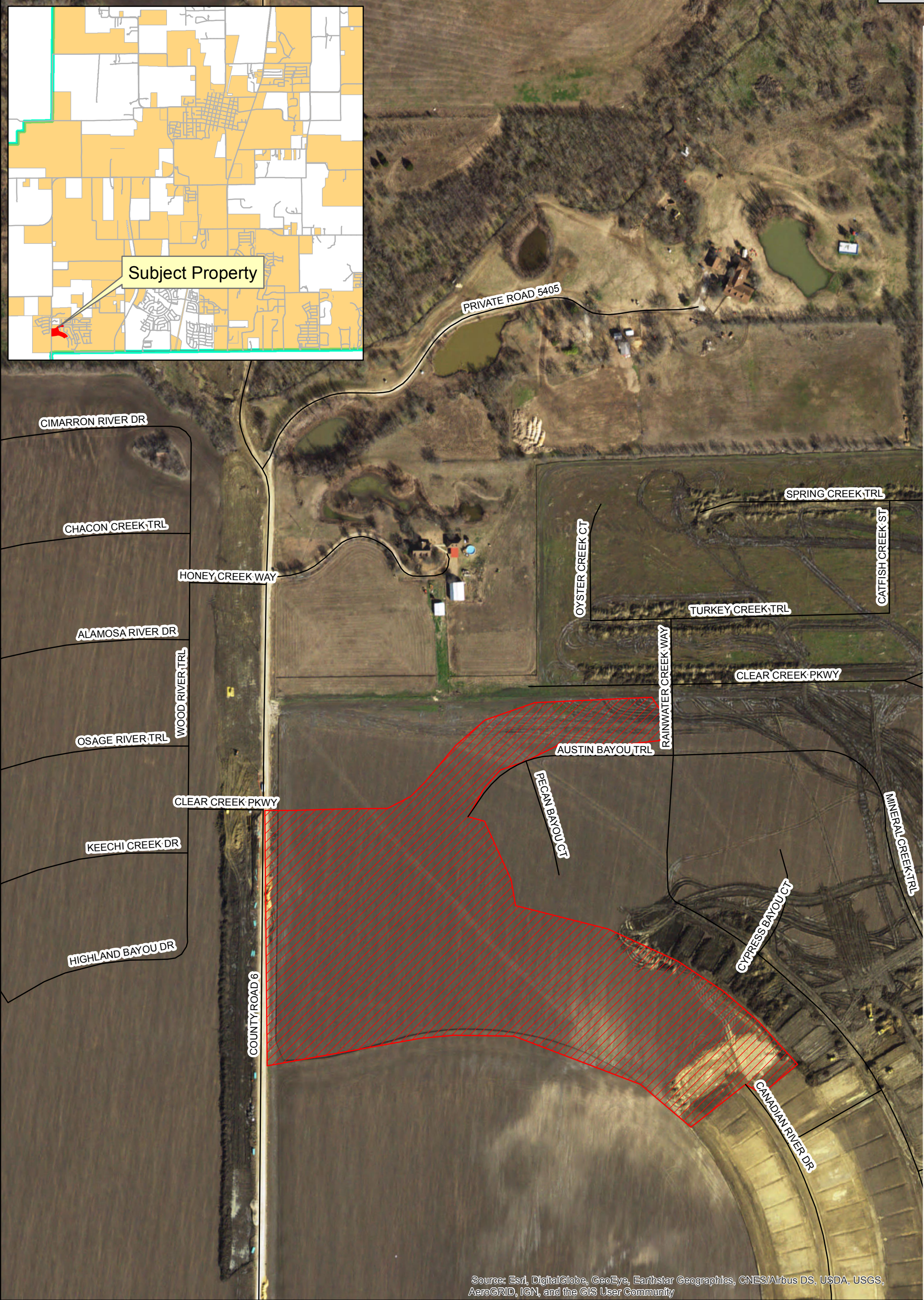
Phase 2A is a continuation of the residential development of the Creeks of Legacy comprised of sixty-six (66) residential lots and three (3) common area/HOA lots. Staff has reviewed the plat and determined that it meets all the requirements of the Subdivision Ordinance.

Supporting Document:

Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Creeks of Legacy Phase 2A Location Map (Creeks of Legacy Phase 2A Final Plat)

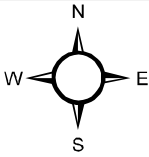


Location Map Creeks of Legacy Phase 2A

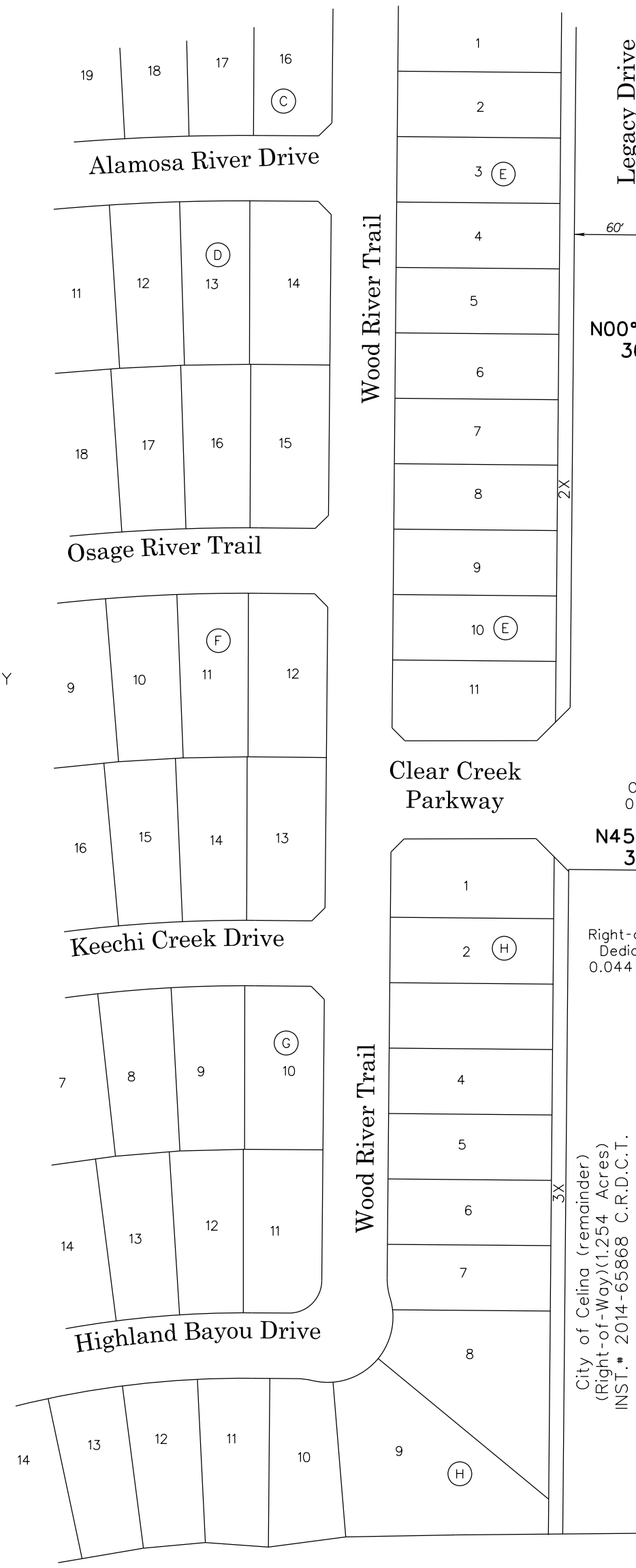
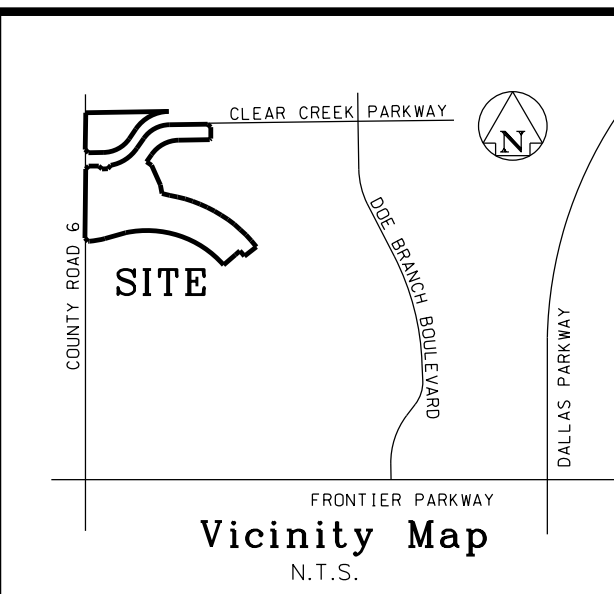
Date: 5/3/2018

Legend

- Roads
- Creeks of Legacy 2A
- ETJ Limits



0 185 370 Feet



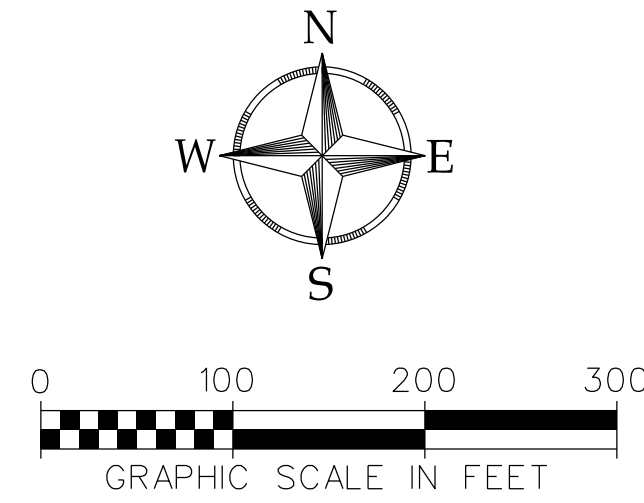
Wm. Davenport Survey
Abst. No. 262

CorIP Parish and
Dale Parish
Vol. 5335, Pg. 7579
O.P.R.C.C.T.

Point of
Beginning
Tract 2

Point of
Beginning
Tract 1

Wm. Davenport Survey
Abst. No. 262



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 IS SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
- THE CARE, OWNERSHIP AND MAINTENANCE OF ALL OPEN SPACE/COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

LEGEND

IRF = Iron Rod Found
B.L. = Building Line
U.E. = Utility Easement
D.E. = Drainage Easement
W.M.E. = Wall Maintenance Easement
SQ.FT. = Square Feet

EXISTING CREEKS OF LEGACY LOTS				
PHASE	LOT TYPE 1 (50')	LOT TYPE 2 (60')	LOT TYPE 3 (70')	TOTAL
	(MAX 60.0%)	(MIN 30.0%)	(MIN 12.0%)	
PHASE 1A	124	8	80	212
PHASE 1B		84	31	115
PHASE 1C		52	39	91
MODEL HOME PARK	2	3	4	9
WEST PHASE 1	114	74		188
PHASE 2B		83		83
PHASE 2C		33	33	66
TOTAL	240	337	187	764
PERCENTAGE	31.4%	44.3%	24.3%	100.0%

PROPOSED CREEKS OF LEGACY LOTS				
PHASE	LOT TYPE 1 (50')	LOT TYPE 2 (60')	LOT TYPE 3 (70')	TOTAL
	(MAX 60.0%)	(MIN 30.0%)	(MIN 12.0%)	
EXISTING PHASES	240	337	187	764
PHASE 2A	16	50		66
WEST PHASE 2	146	65		211
TOTAL	402	452	187	1041
PERCENTAGE	38.7%	43.5%	17.9%	100.0%

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	45° 27' 24"	337.50'	267.76'	N57° 09' 24" E	260.79'
C2	54° 45' 21"	262.50'	250.86'	N61° 48' 22" E	241.42'
C3	01° 49' 26"	400.00'	12.73'	S35° 20' 25" W	12.73'
C4	54° 45' 21"	337.50'	322.54'	S61° 48' 22" W	310.40'
C5	55° 25' 33"	262.50'	253.93'	S62° 08' 29" W	244.15'
C6	21° 13' 43"	425.00'	157.47'	S48° 51' 58" W	156.57'
C7	33° 01' 59"	425.00'	245.03'	S73° 59' 49" W	241.65'
C8	27° 12' 33"	470.00'	223.20'	S18° 54' 54" E	221.11'
C9	82° 00' 08"	50.00'	71.56'	S46° 18' 41" E	65.61'
C10	46° 2' 52"	1001.50'	804.89'	S64° 17' 20" E	783.40'
C11	08° 36' 38"	503.50'	75.67'	N04° 21' 59" E	75.59'
C12	05° 54' 07"	526.50'	54.23'	N05° 43' 15" E	54.21'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S44° 48' 58" E	35.15'
L2	N87° 59' 45" E	50.05'
L3	N39° 30' 42" E	36.91'
L4	N44° 59' 14" W	14.02'
L5	N45° 04' 31" E	14.25'
L6	S75° 37' 38" E	14.63'
L7	N10° 35' 18" E	14.63'

Owner

CTMTGT FRONTIER 80, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

A Final Plat of Creeks of Legacy Phase 2A

66 Residential Lots, 4 Open Space Lots
Totaling 19.094 acres

SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT
NUMBER 262, CITY OF CELINA, COLLIN COUNTY, TEXAS

Revisions:

Job #:

Drawn By:

Checked By:

Date:

CEN13006

D. Freeman

T. Bridges

05-02-16

A Final Plat of Creeks of Legacy Phase 2A

SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT
NUMBER 262, CITY OF CELINA, COLLIN COUNTY, TEXAS

PELOTON
LAND SOLUTIONS

SHEET

1

OF 2 SHEETS

Packet Pg. 15



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: December 18, 2018
Re: Creeks of Legacy Phase 2 Rights-of-Way Final Plat

Action Requested:

Consider and act upon a Final Plat for portions of Legacy Drive, Frontier Parkway, and Clear Creek Parkway rights-of-way, within the Creeks of Legacy Phase 2, approximately 8.848 acres. (Creeks of Legacy Rights-of-Way)

Owners:

CADG Frontier 192, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

CTMGT Frontier 80, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

Celina Investment Partners, LTD.
5953 Dallas Parkway, Suite 200
Plano, TX 75093

City of Celina
142 N. Ohio
Celina, TX 75009

Background Information:

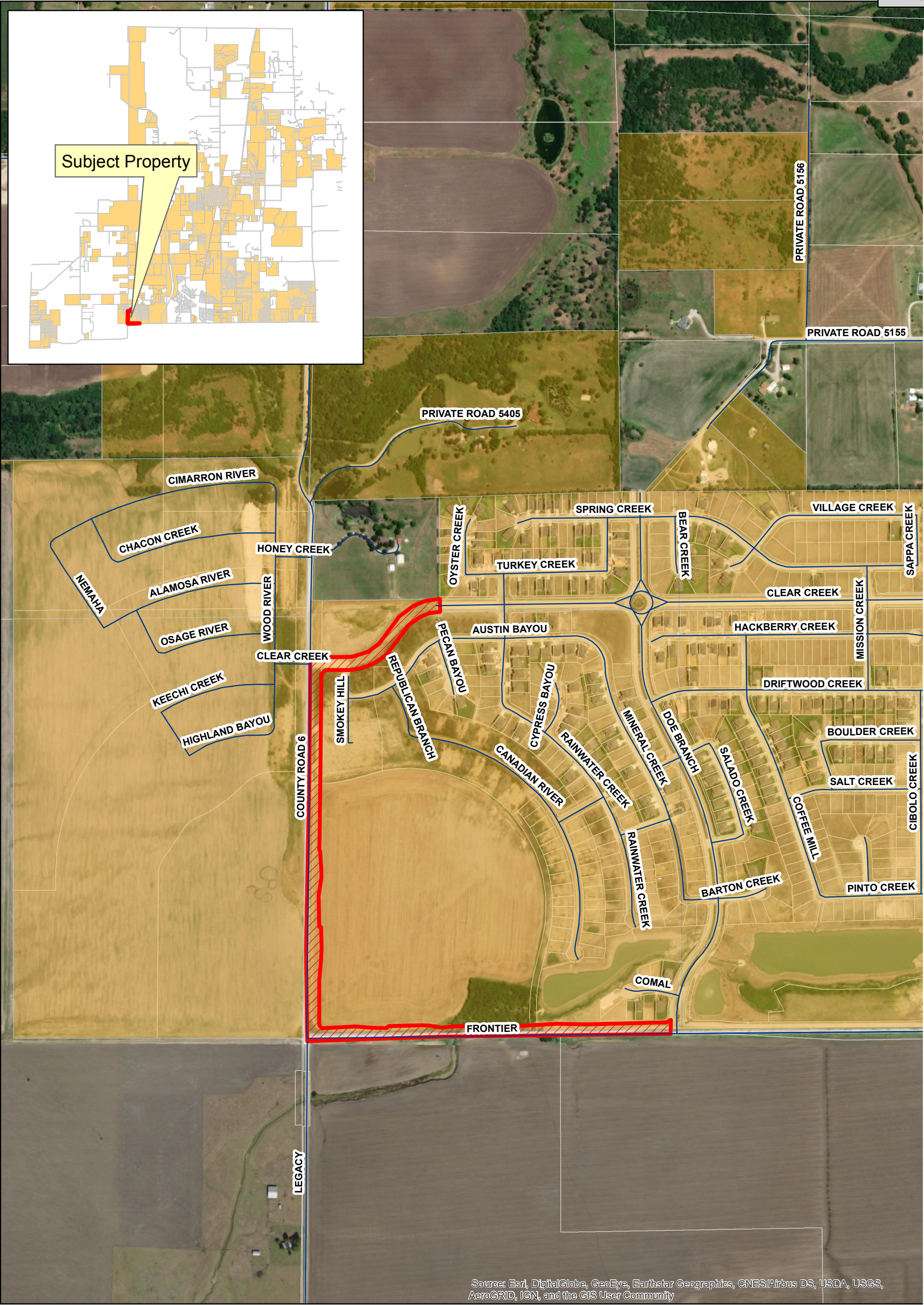
Staff has reviewed the Final Plat for the Creeks of Legacy Phase 2 rights-of-ways (portions of Legacy Drive, Frontier Parkway, and Clear Creek Parkway) and determined that the plat meets all the requirements of the Subdivision Ordinance. The purpose of the plat is to dedicate rights-of-way to the City for the future development of the Creeks of Legacy.

Supporting Documents:

Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Creeks of Legacy Phase 2 Rights-of-Way Final Plat)



Frontier, Legacy Clear Creek Pkwy Location Map

Date: 12/5/2018

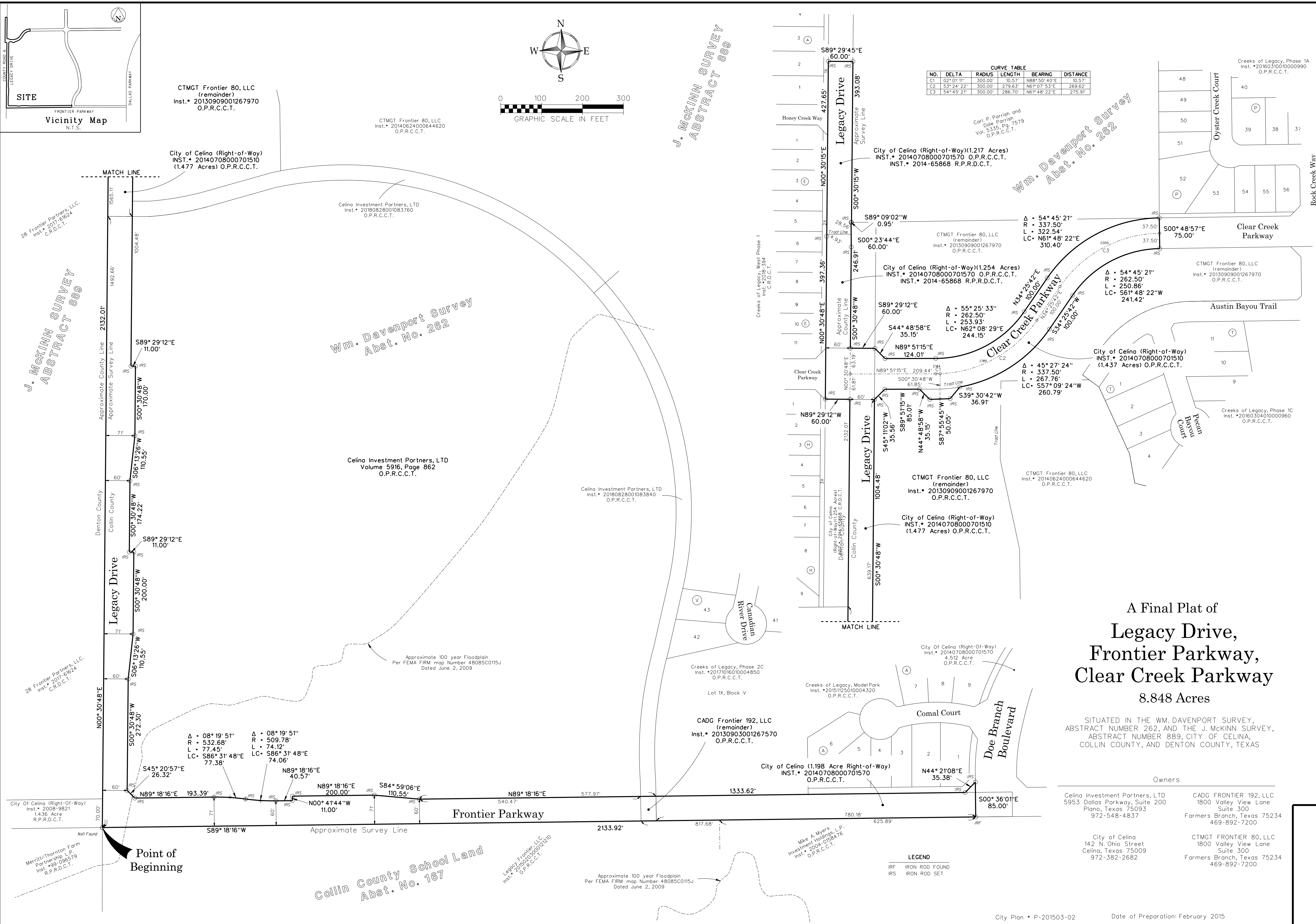
Legend

- Roads
- Row
- City Limits
- Parcels

North arrow pointing North (N), South (S), East (E), and West (W).

Scale bar: 0, 410, 820 Feet

Packet Pg. 17



A Final Plat of
Legacy Drive,
Frontier Parkway,
Clear Creek Parkway
8.848 Acres

SITUATED IN THE WM. DAVENPORT SURVEY,
ABSTRACT NUMBER 262, AND THE J. MCKINN SURVEY,
ABSTRACT NUMBER 889, CITY OF CELINA,
COLLIN COUNTY, AND DENTON COUNTY, TEXAS

Owners	
Celina Investment Partners, LTD 5953 Dallas Parkway, Suite 200 Plano, Texas 75093 972-548-4837	CADG FRONTIER 192, LLC 1800 Valley View Lane Suite 300 Farmers Branch, Texas 75234 469-892-7200
City of Celina 142 N. Ohio Street Celina, Texas 75009 972-382-2682	CTMGT FRONTIER 80, LLC 1800 Valley View Lane Suite 300 Farmers Branch, Texas 75234 469-892-7200

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	02° 01' 11"	300.00'	83.57'	N88° 50' 40" E	10.52'
C2	53° 24' 22"	300.00'	279.63'	N61° 07' 53" E	269.62'
C3	54° 45' 21"	300.00'	286.70'	N61° 48' 22" E	275.91'

LEGEND	
IRF	IRON ROD FOUND
IRS	IRON ROD SET

Job #:	CEN13006	Revisions:
Drawn By:	D.FREEMON	03/10/15 - added turn line area 05/14/15 - revised turn line
Checked By:	T.BRIDGES	07/31/15 - added length 03/01/16 - revised overall boundary
Date:	02-06-15	04/11/16 - revised overall boundary 05/23/16 - revised overall boundary

A Final Plat of
Legacy Drive, Frontier Parkway, Clear Creek Parkway
8.848 Acres
SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262,
CITY OF CELINA, COLLIN COUNTY, AND DENTON COUNTY, TEXAS

PELOTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3360

SHEET
1
OF 2 SHEETS

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS CELINA INVESTMENT PARTNERS, LTD., CADG FRONTIER 192, LLC, CTMGT FRONTIER 80, LLC, AND THE CITY OF CELINA ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE WM DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, CITY OF CELINA, COLLIN COUNTY, AND DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CELINA INVESTMENT PARTNERS, LTD. RECORDED IN VOLUME 5916, PAGE 862, BEING A PORTION OF THAT REMAINDER TRACT, BEING THE NORTHWEST CORNER OF SAID CITY OF CELINA 1,198 ACRE TRACT, IN ALL 1333.62 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE NORTH LINE OF SAID CITY OF CELINA 1,198 ACRE TRACT AND BEING IN THE SOUTH LINE OF LOT 1X, BLOCK A, CREEKS OF LEGACY, MODEL PARK, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20130903001267570, BEING A PORTION OF THAT 1,198 ACRE TRACT OF LAND AND THAT 1,217 ACRE TRACT OF LAND, AND THAT 1,254 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701570, BEING ALL OF THAT 1,437 ACRE TRACT AND A PORTION OF THAT 1,477 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701570, BEING A PORTION OF A REMAINDER TRACT OF LAND DESCRIBED BY DEED TO CTMGT FRONTIER 80, LLC AS RECORDED IN INSTRUMENT NUMBER 20130903001267970, ALL OF OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4.00 NAIL FOUND AT THE SOUTHWEST CORNER OF SAID CELINA INVESTMENT PARTNERS TRACT, BEING THE SOUTHEAST CORNER OF THAT 1,436 ACRE TRACT OF LAND DESCRIBED BY DEED TO CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2008-9821, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO LEGACY FRONTIER, LLC, RECORDED IN INSTRUMENT NUMBER 20150203000121210, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°30'48"E, WITH THE WEST LINE OF SAID CELINA INVESTMENT PARTNERS TRACT, AT 70.00 FEET THE NORTHEAST CORNER OF SAID CITY OF CELINA 1,436 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO 28 FRONTIER PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER 2017-61624, SAID REAL PROPERTY RECORDS, AT 1492.66 FEET THE SOUTHWEST CORNER OF SAID CITY OF CELINA 1,477 ACRE TRACT, AT 1565.11 FEET THE SOUTHEAST CORNER OF SAID CITY OF CELINA 1,254 ACRE TRACT, IN ALL 2132.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE EAST LINE OF SAID CITY OF CELINA 1,254 ACRE TRACT;

THENCE N 89°29'12"W, 60.00 FEET, DEPARTING SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE WEST LINE OF SAID CITY OF CELINA 1,254 ACRE TRACT AND BEING IN THE EAST LINE OF CREEKS OF LEGACY WEST PHASE 1, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2018-394, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°30'48"E, 397.36 FEET, WITH THE WEST LINE OF SAID CITY OF CELINA 1,254 ACRE TRACT AND THE EAST LINE OF SAID PHASE 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 00°30'45"E, CONTINUING WITH SAID COMMON LINE AT 4.93 FEET THE NORTHWEST CORNER OF SAID CITY OF CELINA 1,254 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CITY OF CELINA 1,217 ACRE TRACT, IN ALL 427.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°29'45"E, 60.00 FEET, DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE EAST LINE OF SAID CITY OF CELINA 1,217 ACRE TRACT AND BEING THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CARL P. AND DALE PARRISH RECORDED IN VOLUME 5335, PAGE 7579, SAID OFFICIAL PUBLIC RECORDS;

THENCE S 00°30'15"W, 393.08 FEET, WITH THE EAST LINE OF SAID CITY OF CELINA 1,217 ACRE TRACT AND THE WEST LINE OF SAID CARL P. PARRISH AND DALE PARRISH TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE SOUTHWEST CORNER OF SAID CARL P. AND DALE PARRISH TRACT AND BEING IN A NORTH LINE OF AFOREMENTIONED CITY OF CELINA 1,477 ACRE TRACT;

THENCE S 89°09'02"W, 0.95 FEET, WITH THE NORTH LINE OF SAID CITY OF CELINA 1,477 ACRE TRACT AND THE EAST LINE OF SAID CITY OF CELINA 1,217 ACRE TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE NORTHWEST CORNER OF SAID CITY OF CELINA 1,477 ACRE TRACT;

THENCE S 00°23'44"E, WITH THE WEST LINE OF SAID CITY OF CELINA 1,477 ACRE TRACT, AT 28.56 FEET THE NORTHEAST CORNER OF SAID CITY OF CELINA 1,254 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID CITY OF CELINA 1,217 ACRE TRACT, IN ALL 60.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°30'48"W, 246.91 FEET, CONTINUING WITH THE WEST LINE OF SAID CITY OF CELINA 1,477 ACRE TRACT AND THE EAST LINE OF SAID CITY OF CELINA 1,254 ACRE TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°29'12"E, 60.00 FEET, DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE EAST LINE OF SAID CITY OF CELINA 1,477 ACRE TRACT AND BEING THE NORTHWEST CORNER OF AFOREMENTIONED CITY OF CELINA 1,437 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID CITY OF CELINA 1,437 ACRE TRACT AND A SOUTH LINE OF SAID CTMGT FRONTIER 80 REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:

S 44°48'58"E, 35.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 89°51'16"E, 124.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 253.93 FEET, THROUGH A CENTRAL ANGLE OF 55°25'33", HAVING A RADIUS OF 262.50 FEET, THE LONG CHORD WHICH BEARS N 62°08'29"E, 244.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 34°25'42"E, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 322.54 FEET, THROUGH A CENTRAL ANGLE OF 54°45'21", HAVING A RADIUS OF 337.50 FEET, THE LONG CHORD WHICH BEARS N 61°48'22"E, 310.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE COMMON NORTHEAST CORNER OF SAID CITY OF CELINA 1,437 ACRE TRACT, BEING THE NORTHWEST CORNER OF THAT 2,028 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701570, SAID OFFICIAL PUBLIC RECORDS;

THENCE S 00°48'57"E, 75.00 FEET, WITH THE EAST LINE OF SAID CITY OF CELINA 1,437 ACRE TRACT AND THE WEST LINE OF SAID CITY OF CELINA 2,028 ACRE TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE COMMON SOUTHEAST CORNER OF SAID CITY OF CELINA 1,437 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CITY OF CELINA 2,028 ACRE TRACT, AND BEING IN A NORTH LINE OF SAID CTMGT FRONTIER 80 REMAINDER TRACT, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE SOUTH LINE OF SAID CITY OF CELINA 1,437 ACRE TRACT AND A NORTH LINE OF SAID CTMGT FRONTIER 80 REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 250.86 FEET, THROUGH A CENTRAL ANGLE OF 54°45'21", HAVING A RADIUS OF 262.50 FEET, THE LONG CHORD WHICH BEARS S 61°48'22"W, 241.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 34°25'42"W, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.76 FEET, THROUGH A CENTRAL ANGLE OF 45°27'24", HAVING A RADIUS OF 337.50 FEET, THE LONG CHORD WHICH BEARS S 57°09'24"W, 260.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 39°30'42"W, 36.91 FEET, DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 87°55'45"W, 50.05 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 44°48'58"W, 35.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE SOUTH LINE OF AFOREMENTIONED CITY OF CELINA 1,437 ACRE TRACT AND A NORTH LINE OF SAID CTMGT FRONTIER 80 REMAINDER TRACT;

THENCE S 89°51'15"W, 85.01 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 45°11'02"W, 35.56 FEET, CONTINUING WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE SOUTHWEST CORNER OF SAID CITY OF CELINA 1,437 ACRE TRACT, BEING IN THE EAST LINE OF AFOREMENTIONED CITY OF CELINA 1,477 ACRE TRACT;

THENCE S 00°30'48"W, WITH SAID EAST LINE, AT 639.17 FEET THE COMMON SOUTHEAST CORNER OF SAID CITY OF CELINA 1,477 ACRE TRACT AND A NORTHWEST CORNER OF SAID CTMGT FRONTIER 80 REMAINDER TRACT, BEING THE NORTH LINE OF AFOREMENTIONED CELINA INVESTMENT PARTNERS TRACT, IN ALL 1004.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°29'12"E, 11.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°30'48"W, 170.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 06°13'26"W, 110.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°30'48"W, 174.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 89°29'12"E, 11.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°30'48"W, 200.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 06°13'26"W, 110.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 00°30'48"W, 272.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 45°20'57"E, 26.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 89°18'16"E, 193.39, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 77.45 FEET, THROUGH A CENTRAL ANGLE OF 08°19'51", HAVING A RADIUS OF 332.68 FEET, THE LONG CHORD WHICH BEARS S 86°51'48"E, 77.38 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 74.12 FEET, THROUGH A CENTRAL ANGLE OF 08°19'51", HAVING A RADIUS OF 509.78 FEET, THE LONG CHORD WHICH BEARS S 86°51'48"E, 74.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 89°18'16"E, 40.57 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 00°41'44"W, 11.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 89°18'16"E, 200.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 84°59'06"E, 110.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 89°18'16"E, AT 540.47 FEET THE COMMON EAST LINE OF SAID CELINA INVESTMENT PARTNERS TRACT AND THE WEST LINE OF AFOREMENTIONED CADG FRONTIER 192 REMAINDER TRACT, AT 577.97 FEET AN EAST CORNER OF SAID CADG FRONTIER 192 REMAINDER TRACT, BEING THE NORTHWEST CORNER OF SAID CITY OF CELINA 1,198 ACRE TRACT, IN ALL 1333.62 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE NORTH LINE OF SAID CITY OF CELINA 1,198 ACRE TRACT AND BEING IN THE SOUTH LINE OF LOT 1X, BLOCK A, CREEKS OF LEGACY, MODEL PARK, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2015125010004320, SAID OFFICIAL PUBLIC RECORDS;

THENCE N44°21'08"E, 35.38 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE WEST RIGHT-OF-WAY LINE OF DOE BRANCH BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), ALSO KNOWN AS CITY OF CELINA 4.512 ACRE TRACT, RECORDED IN INSTRUMENT NUMBER 20140708000701570, SAID OFFICIAL PUBLIC RECORDS;

THENCE S 00°36'01"E, 85.00 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE COMMON SOUTH LINE OF SAID CITY OF CELINA 1,198 ACRE TRACT AND THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO MIKE A. MYERS INVESTMENT HOLDINGS, L.P. RECORDED IN INSTRUMENT NUMBER 2004-0158476, SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°18'16"W, WITH THE NORTH LINE OF SAID MIKE A. MYERS HOLDINGS TRACT, AND THE SOUTH LINE OF SAID CITY OF CELINA 1,198 ACRE TRACT, AT 625.89 FEET THE NORTHWEST CORNER OF SAID MIKE A. MYERS INVESTMENT HOLDINGS TRACT, BEING THE NORTH EAST CORNER OF AFOREMENTIONED LEGACY FRONTIER TRACT, AT 780.18 FEET THE SOUTHWEST CORNER OF SAID CITY OF CELINA 1,198 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID CADG FRONTIER 192 REMAINDER TRACT, AT 817.68 FEET THE SOUTHWEST CORNER OF SAID CADG FRONTIER 192 REMAINDER TRACT, BEING THE SOUTHEAST CORNER OF AFOREMENTIONED CELINA INVESTMENT PARTNERS TRACT, IN ALL 2133.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 385,434 SQUARE FEET OR 8.848 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CELINA INVESTMENT PARTNERS, LTD., CADG FRONTIER 192, LLC, CTMGT FRONTIER 80, LLC, AND THE CITY OF CELINA, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FRONTIER PARKWAY, LEGACY DRIVE AND CLEAR CREEK PARKWAY, 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 PUBLICS 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 PLACE. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS THE ____ DAY OF _____, 20__.

BY: CADG FRONTIER 192, LLC
A TEXAS LIMITED LIABILITY COMPANY

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND 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 _____ 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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

WITNESS, MY HAND THIS THE ____ DAY OF _____, 20__.

BY: CELINA INVESTMENT PARTNERS, LTD
A TEXAS LIMITED PARTNERSHIP

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND 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 _____ 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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

WITNESS, MY HAND THIS THE ____ DAY OF _____, 20__.

BY: CTMGT FRONTIER 80, LLC,
A TEXAS LIMITED LIABILITY COMPANY

NAME: MEHRDAD MOAYEDI
ITS: SOLE MANAGER AND MEMBER

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 MEHRDAD MOAYEDI, 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 _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

WITNESS, MY HAND THIS THE ____ DAY OF _____, 20__.

BY: CITY OF CELINA

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND 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 _____ 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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

KNOW ALL MEN BY THESE PRESENTS: THAT I, TODD A. BRIDGES 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

TODD A. BRIDGES
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, 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 _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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 _____

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 _____

NOTES

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

2. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(IES) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

3. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

4. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN 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.

PELTON LAND SOLUTIONS

8900 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-665-3450

Job #:

Drawn By:

Checked By:

Date:

Revisions:

03/10/15 - added turn lane area

07/31/15 - added length

03/01/16 - revised overall boundary

05/31/16 - revised overall boundary

A Final Plat of

Legacy Drive, Frontier Parkway, Clear Creek Parkway

8.848 Acres

SITUATED IN THE WM DAVENPORT SURVEY, ABSTRACT NUMBER 262, CITY OF CELINA, COLLIN COUNTY, AND DENTON COUNTY, TEXAS

PELTON LAND SOLUTIONS

8900 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-665-3450

SHEET

2

OF 2 SHEETS

Owners

Celina Investment Partners, LTD
5953 Dallas Parkway, Suite 200
Plano, Texas 75093
972-548-4837

CADG FRONTIER 192, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

City of Celina
142 N. Ohio Street
Celina, Texas 75009
972-382-2682

CTMGT FRONTIER 80, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

SITUATED IN THE WM DAVENPORT SURVEY, ABSTRACT NUMBER 262, AND THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, CITY OF CELINA, COLLIN COUNTY, AND DENTON COUNTY, TEXAS

City Plan • P-201503-02

Date of Preparation: February 2015

4.4.b

Packet Pg. 19



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Alexis Jackson, Director of Economic Development
CC: Dusty McAfee, Director of Development Services
Date: December 18, 2018
Re: Celina Downtown Master Plan

Action Requested:

Conduct a public hearing to consider testimony and recommendation upon the Celina Downtown Master Plan. (Celina Downtown Master Plan)

Background Information:

Celina's downtown historic square is the focal point of the town. This comprehensive plan, created after multiple town hall meetings with citizens and stakeholders, is the vision for the future development of the entire downtown, both the commercial heart and the Old Town residential areas surrounding it.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on November 30, 2018.

Supporting Document:

Celina Downtown Master Plan

Staff Recommendation:

Staff recommends approval.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee, Director of Development Services
Date: December 18, 2018
Re: Celina Estates Development Agreement

Action Requested:

Conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 35.049 acre tract of land generally located on the west side of CR 133, south of CR 128, and north of FM 455 in the City of Celina's extraterritorial jurisdiction. (Celina Estates Development Agreement)

Owner:

ZAV Holdings, LLC
6850 TPC Drive, Suite 108
McKinney, TX 75070

Background Information:

The proposed Development Agreement establishes the responsibilities and obligations of both the developer and City. In addition, the agreement determines the level of city participation on various aspects of the development. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement. The applicant is proposing to annex approximately 35.049 acres into the City to facilitate the construction of a single-family residential community located on west side of CR 133, north of FM 455, and south of CR 128. Forty-four (43) single-family homes are planned with one common area/HOA lot. The development, called Celina Estates, will include lot sizes of ranging from a quarter of an acre to one acre in size.

Board Review/Citizen Input:

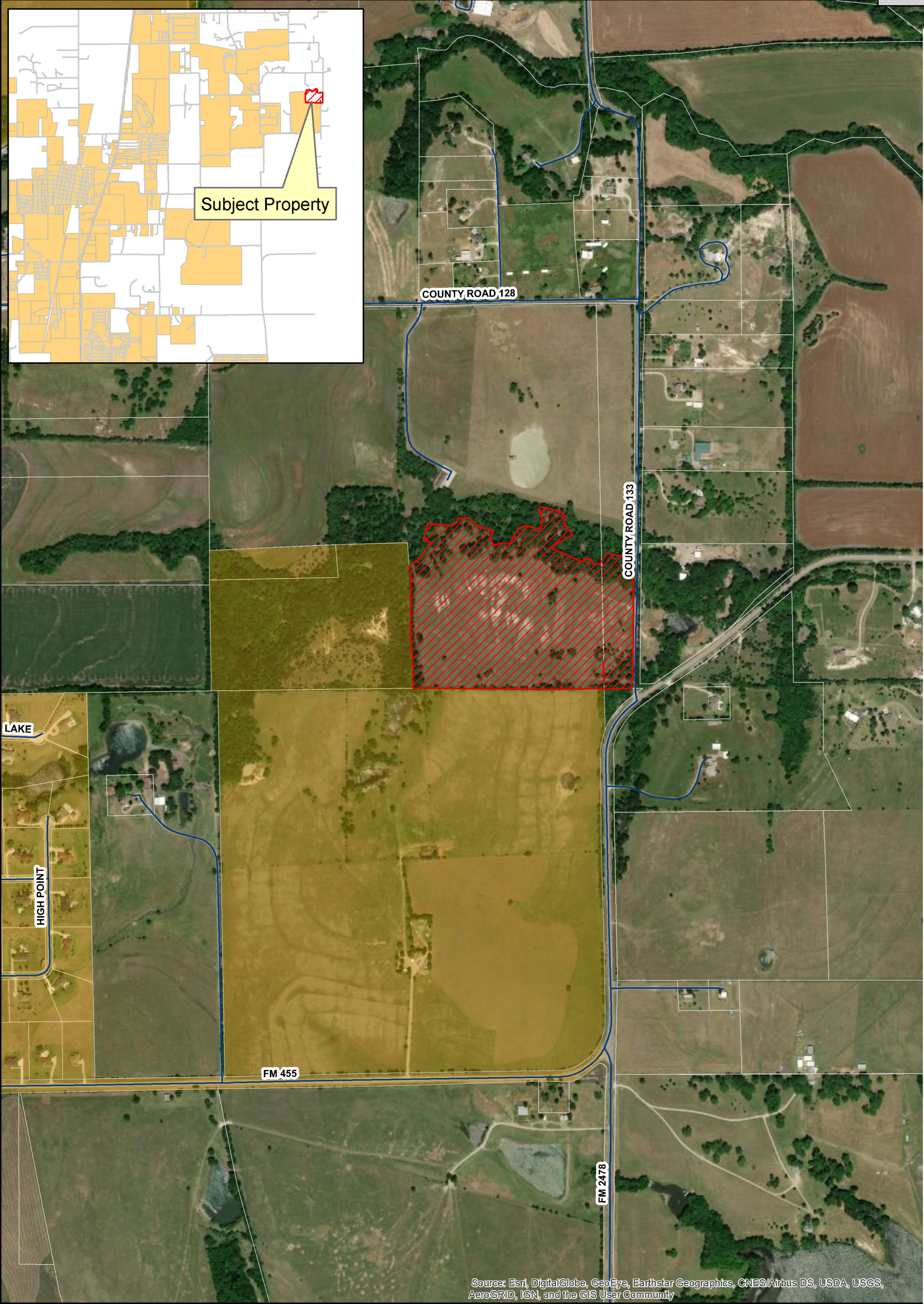
A notice of the public hearing was published in *The Celina Record* on November 30, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

Location Map
Concept Plan
Development Regulations

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Celina Estates Development Agreement)

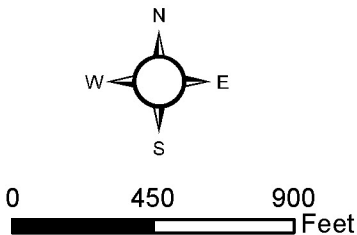


Celina Estates Location Map

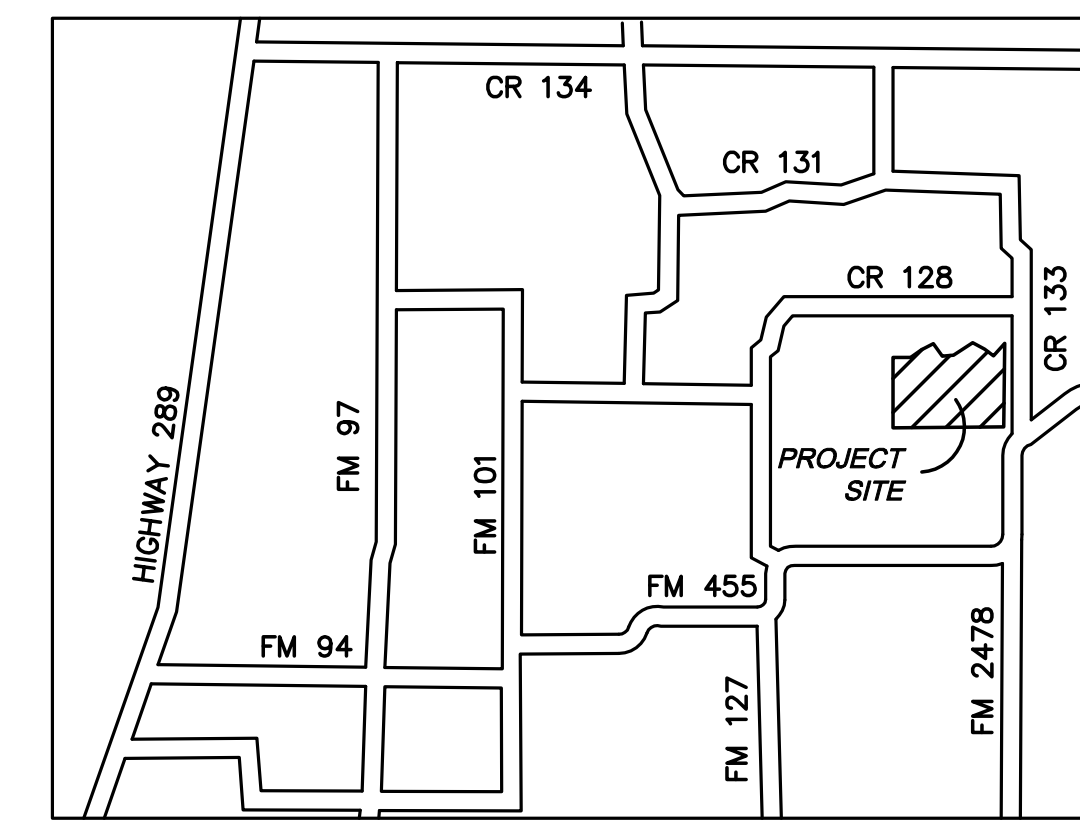
Date: 10/22/2018

Legend

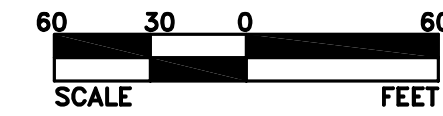
- Roads
- Celina Estates
- Parcels
- City Limits



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	192.26	150.00	73°26'19"	N53°35'56"E	179.37
C2	153.90	100.00	88°10'41"	N46°13'46"E	139.16
C3	157.73	50.00	180°44'39"	S44°56'17"E	100.00
C4	78.09	50.00	89°29'13"	S44°56'17"E	70.39
C5	131.73	50.00	150°57'07"	S32°24'16"W	96.81
C6	56.90	50.00	65°12'03"	S32°24'21"W	53.88
C7	192.28	250.00	44°04'06"	S87°02'25"W	187.58
C8	153.83	200.00	44°04'06"	S87°02'25"W	150.06
C9	67.11	50.00	76°53'49"	N36°18'29"W	62.18
C10	113.91	100.00	65°15'49"	N42°07'29"W	107.85
C11	122.76	375.00	18°45'22"	S9°41'47"W	122.21
C12	106.39	325.00	18°45'22"	S9°41'47"W	105.92
C13	192.37	125.00	88°10'41"	N46°13'46"E	173.94
C14	117.14	75.00	89°29'13"	S44°56'17"E	105.59
C15	85.35	75.00	65°12'03"	S32°24'21"W	80.82
C16	173.06	225.00	44°04'06"	S87°02'25"W	168.82
C17	100.66	75.00	76°53'49"	N36°18'29"W	93.27
C18	114.57	350.00	18°45'22"	N9°41'47"E	114.06



VICINITY MAP
NOT TO SCALE



LEGEND:

R.O.W.	RIGHT OF WAY
VOL	VOLUME
PG	PAGE
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
S.I.R.	SET CAPPED IRON ROD
F.I.R.	FOUND IRON ROD
—680—	EXISTING CONTOUR
—680—	PROPOSED CONTOUR
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT

SURVEYOR NOTES:

- NO PORTION OF THIS PROPERTY LIES WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PARCEL NUMBER 48085C01304, DATED JUNE 2, 2009.
- THE GREENBELT AREA, LOT X, BLOCK E IS OWNED AND MAINTAINED BY HOA.
- ALL STRUCTURES MUST PROVIDE FULLY AUTOMATIC FIRE SPRINKLERS.
- STRUCTURES ON ALL LOTS MUST FACE MANOR CIRCLE.

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CELINA ESTATES HOA TO MAINTAIN THE DETENTION POND & DRAINAGE OUTFALL STRUCTURES.

OWNER:
ZAV HOLDINGS, LLC
6850 TPC DR., STE 108
MCKINNEY, TX 75070

SURVEYOR:
VIEWTECH, INC.
4205 BELTWAY DR.
ADDISON, TEXAS, 75001
CONTACT: VICTOR LISSIAK JR.
PHONE: (972)661-8187
EMAIL: vli@vtinc.net

CONCEPT PLAN
OF
CELINA ESTATES ADDITION
LOTS 1-21, BLOCK A, LOTS 1-6, BLOCK B,
LOTS 1-8, BLOCK C, LOTS 1-8, BLOCK D, AND
GREENBELT AREA LOT X, BLOCK E
CONTAINING 44 LOTS, TOTALING 35.049 ACRES
OUT OF THE
W.J. STAPP SURVEY, ABSTRACT NO. 834
ROBERT SCAGGS SURVEY, ABSTRACT NO. 801
COLLIN COUNTY, TEXAS
JANUARY 11, 2018

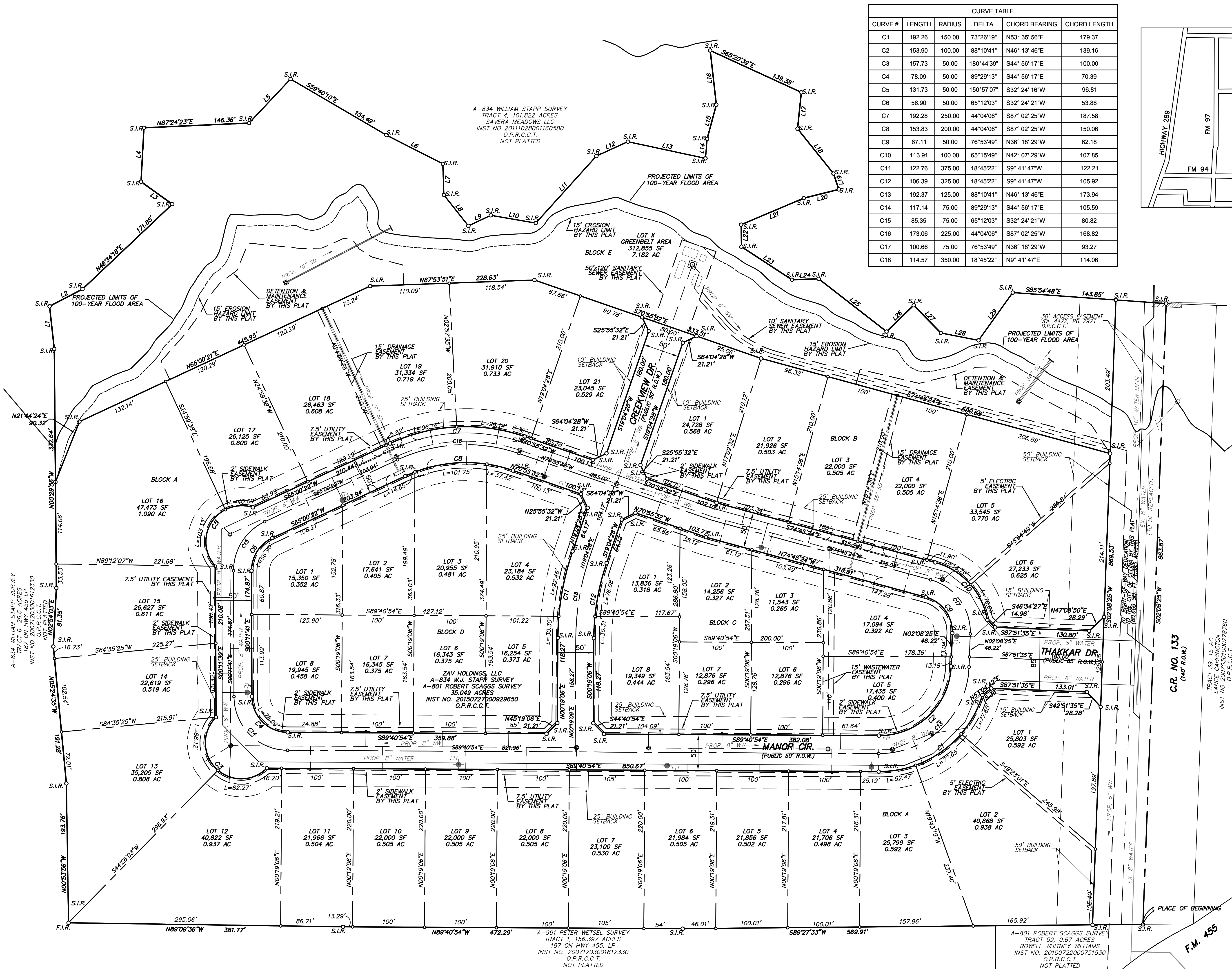


EXHIBIT D

Development Standards

1.0 PROJECT OVERVIEW

A single family residential district at the northwest corner of CR 133 and FM 455, with the intent to allow for forty-three (43) single family lots on approximately thirty-five (35) acres of land in the City's extraterritorial jurisdiction.

2.0 PROJECT LOCATION

The project is located on the west side of CR 133, approximately 1,740 feet south of CR 128 and is situated on a 35.049-acre tract of land out of the W.J. Stapp Survey, Abstract No. 834 and Robert Scaggs Survey, Abstract No. 801 in the City of Celina extraterritorial jurisdiction (ETJ), Collin County, Texas as described in Exhibit A, Legal Description and as depicted graphically in Exhibit C, Concept Plan.

3.0 DEFINITIONS

Except as otherwise defined in this Agreement, terms used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance of the City of Celina, Texas, as it exists or may be amended.

4.0 HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

A homeowners association shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan.

5.0 PROPOSED THOROUGHFARES/ACCESS/CROSS SECTIONS

CR 133 is designated on the Thoroughfare Plan as a future six-lane divided major arterial to be called "Peterman Parkway." A 60' right of way dedication will be required for this roadway. Roadways within the property are planned to be standard residential cross section with 29 feet of paving within a 50 foot right-of-way per current engineering design standards.

6.0 LAND USES

Single family detached residential land uses are supported.

7.0 CONCEPT PLAN

The Concept Plan proposes larger lots, ranging from a half acre to one acre in size, on the perimeter of the subject property, with smaller lots, approximately a quarter-acre in size, on the interior of the subject property.

8.0 FIRE

For Fire Code purposes, the requirement for a second point of access beyond the 30th home is granted an exception and supported by the Fire Department due to all dwelling units being equipped with fire sprinklers.

9.0 DEVELOPMENT REGULATIONS

Area Regulations.

Minimum Lot Size	11,000 SF (see note 4 below)
Maximum Building Height	45 feet
Minimum Front Yard Setback	20 feet (5' allowed encroachment for front porch)
Minimum Side Yard Setback (Interior Side)	10 feet
Minimum Side Yard Setback (Corner Side)	15 feet
Minimum Rear Setback	20 feet
Minimum Lot Width	100 feet (measured at building setback line only for cul-de-sac lots)
Minimum Lot Depth	130 feet (85' only for cul-de-sac lots)
Minimum Dwelling Unit Size	2700 square feet
Maximum Lot Coverage	65%

1. Garage doors shall be at or behind the primary structure's front building elevation and may face the street.
2. Key lots have 2 front yards.
3. Front facing garages must be flush or setback to align with the front façade of the house. J-Swing garages are allowed. J-Swing garages can encroach into the front setback up to five feet (5').
4. The lotting pattern as shown on the governing Concept Plan shows many lots that are greater than 11,000 square feet in size. Although minor adjustments may be made at time of permitting, the number and size of the lots, as shown on the Concept Plan, shall remain the same.

10.0 RESIDENTIAL DESIGN STANDARDS

10.1 Architectural Standards. Exterior building facades for residential structures shall abide by the governing architectural design standards of the zoning ordinance, as it exists or may be amended except as follow:

1. Clustered mailboxes are required and shall be decorative in nature.
2. An enhanced, divided entry feature is required of the development with associated signage.
3. All fences shall use metal posts; in all cases the smooth side of the fence shall face outward; only cedar wood fencing, or open decorative metal (i.e. wrought iron) fencing, is allowed.
4. Each lot less than a half acre in size shall provide 2 large canopy trees; lots larger than a half acre in size shall provide 3 large canopy trees, with at least one being on the front lot.
5. Decorative street lights (LED) shall be provided.

11.0 OPEN SPACE & TRAILS

Open space and amenities shall be provided per the following:

1. All open space areas shall be owned and maintained by the HOA.
2. A ten-foot (10') wide concrete trail shall be provided along the creek and connect to the sidewalk along CR 133 and also to the interior sidewalk of the subdivision.

12.0 PERIMETER SCREENING & LANDSCAPE BUFFERS

1. A forty-foot (40') wide landscape buffer (i.e. common area X lot between the ultimate ROW line and the private residential lots) shall be provided along CR 133. Large canopy trees shall be provided generally every thirty (30) feet on center along CR 133.
2. A six-foot tall solid masonry wall shall be required for screening along CR 133.
3. Where adjacent to large open space areas, wrought iron or decorative metal fencing with appropriate landscaping may be allowed.