Life Connected.

PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, DECEMBER 16, 2021
5:00 PM

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

A. Texas APA Awards Presentation

III. CONSENT AGENDA:

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

A. Minutes Approval:

1. Minutes from the November 16, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Green Meadows South, being an approximately 412 acre tract of land situated in the John Morton Survey, Abstract No. 791, the C. Copenhaver Survey, Abstract No. 253, the Thomas B. Cox Survey, Abstract No. 309, and the John B. Rue Survey, Abstract No. 1112, Denton County, Texas; generally located west and east of Smiley Road and south of Carey Road. (Green Meadows South – Preliminary Plat)

C. Consider and act upon a Preliminary Plat for Sutton Fields East, Phases 1 & 2, being an approximately 110 acre tract of land situated in the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and approximately 3,200 feet west of Smiley Road. (Sutton Fields East, Phases 1 & 2 – Preliminary Plat)

D. Consider and act upon a Conveyance Plat for Celina Senior Living, being an approximately 14 acre tract of land situated in the Collin County School Land #14 Survey, Abstract No. 167, Collin County, Texas; generally located west of Preston Road and approximately 670 feet south of John Campbell Trail. (Celina Senior Living – Conveyance Plat)

E. Consider and act upon a Final Plat for Glendenning Ranch, being an approximately 415 acre tract of land situated in the S. McCullough Survey, Abstract 593, George Wiley Survey, Abstract No. 988, H. Bentley Survey, Abstract No. 124, and the B.B.B & C.R.R Survey, Abstract No. 132, Collin County, Texas; generally located at the northeast corner of future Dallas North Tollway and FM 428 (future Glendenning Parkway). (Glendenning Ranch – Final Plat)

F. Consider and act upon a Replat for The Carter Ranch - Phase 1R Addition (Celina Retail), an approximately 5 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located east of Preston Road and approximately 230 feet north of Punk Carter Parkway. (The Carter Ranch - Phase 1R Addition (Celina Retail) – Replat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request to zone an approximately 44 acre tract of land to Community Facilities (CF), generally located at the southwest corner of future Coit Road and County Road 90, within the Extraterritorial Jurisdiction (ETJ). (CISD Coit Road Middle School – Zoning)

B. Conduct a public hearing to consider and act upon a request to zone an approximately 65 acre tract of land to Community Facilities (CF), generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (CISD Western High School – Zoning)

C. Conduct a public hearing to consider and act up on a request to zone an approximately 77 acre tract of land to Planned Development (PD) with Industrial (I) base zoning, generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (O'Brien Tract (Preston Railyard) – Zoning)

D. Conduct a public hearing to consider and act upon a request to rezone an approximately 31 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, generally located at the southwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Preston Centra – Rezoning)

E. Conduct a public hearing to consider and act upon a request to rezone an approximately 9.5 acre tract of land to Multi-Family District, Urban Edge (MF-2), generally located at the northwest corner of future Laughlin Lane and Preston Road, within the City Limits. (Cross Development Celina 15 MF – Rezoning)

F. Consider and act upon a Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ). (Serenade (Huffines Bray) – Development Agreement)

G. Consider and act upon a Development Agreement for LaUna Ranch (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and County Road 135 (future Carl Darnall Parkway), within the Extraterritorial Jurisdiction (ETJ). (LaUna Ranch (Huffines Carter) – Development Agreement)

V. ADJOURNMENT

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

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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

Life Connected.

PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 16, 2021
5:30 PM

MINUTES

Minutes Acceptance: Minutes of Nov 16, 2021 5:30 PM (Minutes Approval)

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chair	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
KJ Clark	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Late	5:39 PM
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Chair Hangartner called the meeting to order at 5:31 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the October 19, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Replat for All Storage Addition, being an approximately 6.4 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas; generally located north of Frontier Parkway and approximately 900 feet east of Prairie Crossing. (All Storage – Replat)

C. Consider and act upon a Preliminary Plat for Mosaic Phase One, being an approximately 130 acre tract of land situated in the John M. McKim Survey, Abstract No. 889 and the Anthony Phillips Survey, Abstract No. 1028, Denton County, Texas; generally located north of Parvin Road and approximately 600 feet west of future Legacy Drive. (Mosaic Phase One– Preliminary Plat)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Shelby Barley, Vice Chair
SECONDER:	Eric Becker, Commissioner
AYES:	Clark, Hangartner, Barley, Becker, Poché
ABSENT:	Bain, Ousley

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a "Body Art Studio" use on an approximately 2 acre tract of land, generally located at the southeast corner of Preston Road and Founders Lane, within the City Limits. (Pin Cushion – SUP)

Kari White, Senior Planner, presented the staff report.
Chair Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Becker motioned to deny the item as proposed.
Chair Hangartner seconded the item.
The motion was approved 4 to 1, with Vice Chair Barley being the dissenting vote.

RESULT:	**DEFEATED [4 TO 1]**
MOVER:	Eric Becker, Commissioner
SECONDER:	Ben Hangartner, Chair
AYES:	Clark, Hangartner, Becker, Poché
NAYS:	Barley
ABSENT:	Bain, Ousley

B. Conduct a public hearing to consider and act upon a request to zone approximately 59 acres to Planned Development (PD) with flex base zoning of Commercial, Office, & Retail (C), Industrial (I), and Multi-Family District (MF-0 or MF-2), generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5 – Zoning)

Madhuri Mohan, Planning Director, presented the staff report.
Chair Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Barley motioned to approve the item as proposed.
Commissioner Clark seconded the item.
All were in favor, and the item was approved.

Minutes Acceptance: Minutes of Nov 16, 2021 5:30 PM (Minutes Approval)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shelby Barley, Vice Chair
SECONDER:	KJ Clark, Commissioner
AYES:	Clark, Hangartner, Barley, Becker, Poché
ABSENT:	Bain, Ousley

V. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 6:09 p.m.

Minutes Acceptance: Minutes of Nov 16, 2021 5:30 PM (Minutes Approval)

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Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Kari White, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	Green Meadows South - Preliminary Plat

Action Requested:
Consider and act upon a Preliminary Plat for Green Meadows South, being an approximately 412 acre tract of land situated in the John Morton Survey, Abstract No. 791, the C. Copenhaver Survey, Abstract No. 253, the Thomas B. Cox Survey, Abstract No. 309, and the John B. Rue Survey, Abstract No. 1112, Denton County, Texas; generally located west and east of Smiley Road and south of Carey Road. (Green Meadows South – Preliminary Plat)

Owner/Developer:
Green Meadows Community, Inc.
4265 Kellway Circle
Addison, TX 75001

Background Information:
The preliminary plat shows 1,305 single-family lots and 20 HOA lots for a new residential subdivision, and is in conformance with Celina's subdivision regulations and the associated Development Agreement.

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

Supporting Documents:
- Location Map
- Preliminary Plat

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

CELINA TEXAS EST. 1876
Life Connected.

W PUNK CARTER PKWY
McNABB DR
CAREY RD
CRUTCHFIELD RD
SMILEY RD
W FRONTIER PKWY

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

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Green Meadows South Location Map

City of Celina

11/17/2021

N W E S

0 500 1,000 Feet

PRINTED: 10/25/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 10/25/2021 12:34 PM SAVED BY: LARRYM FILE: PRE-PLAT-SOUTH-13135.05.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

MATCH LINE – SEE SHEET 2

YORKTOWN DR.

PHASE 3 PRELIMINARY PLAT APPROVED

TRACT 1 | TRACT 2 | TRACT 3 | TRACT 4 | TRACT 5

SMILEY ROAD, LTD.
DOC. NO. 2015-52807
DOC. NO. 2015-53058
DOC. NO. 2018-113248
DOC. No. 2018-113251
O.R.D.C.T.

SMILEY ROAD, LTD.
DOC. NO. 2015-52357
DOC. NO. 2015-52666
DOC. NO. 2015-52800
DOC. NO. 2015-52804
O.R.D.C.T.

PHASE 3 PRELIMINARY PLAT APPROVED

LOT 103X | LOT 102X

3' W.M.E.

48.26'

N89°24'49"E 1937.04'

CAREY ROAD

30'

SMILEY ROAD, LTD.
DOC. No. 2006-2173
O.R.D.C.T.

42.5'

OPEN B
50X

ROUNDABOUT CONSTRUCTED WITH PHASE 3 PRELIMINARY PLAT.

WEST CELINA 86
PARTNERS LTD
DOC No. 2015-23235
O.R.D.C.T.

BRANDY DR. | CARLO CT. | RAMONA CT. | McNABB DRIVE | FALLON CT.

R50'

7X

OPEN B

LEMMON TREE LN.

GREEN EYED DR.

TANNER DR.

BEACON HILL DR.

WESTWAY DR.

ULYS LN.

FALLON DR.

S00°48'51"E 1777.29'

15' D.E.

OPEN B

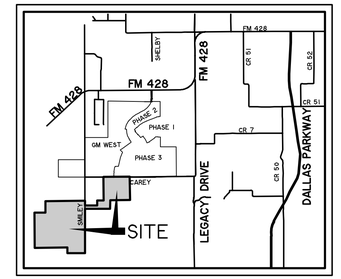
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MERRITT/THORNTON
MANAGEMENT COMPANY, L.L.C.
VOL. 4428, PG. 2046
D.R.D.C.T.

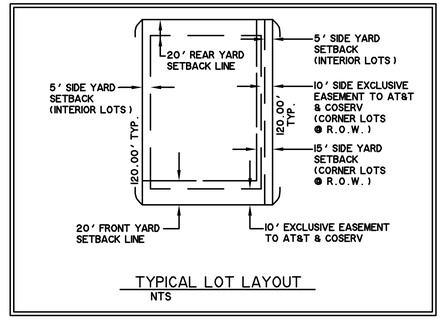
WEST CELINA 86
PARTNERS LTD
DOC No. 2015-23235
O.R.D.C.T.

UNSTUDIED FEMA FLOOD PLAIN TRIBUTARY 10 DOE BRANCH AS PER FIRM 48121C0290G DATED APRIL 18, 2011. DETAILED FLOOD STUDY REQUIRED FOR CIVIL FINAL PLANS AND FINAL PLAT STAGE.

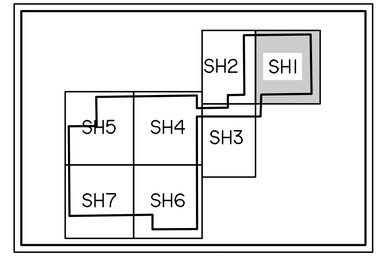
NOTE:
UTILITY EASEMENTS DEDICATED ON LOTS DESIGNATED AS 'X' LOTS REQUIRE LOCATION AND ALIGNMENT APPROVAL FROM THE H.O.A. PRIOR TO ANY CONSTRUCTION.



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
NTS



KEY MAP
NOT TO SCALE

NOTES:

OPEN A – OPERN AREA LARGE H.O.A. LOTS THAT WILL CONTAIN OPEN AREAS WHICH MAY CONTAIN FLOOD PLANS, RETENTION PONDS, DETENTION PONDS, STORM DRAIN CHANNELS & PIPELINES, TRAILS, AREAS UOTSIDE FLOOD PLAINS.

OPEN B – OPEN AREAS INTERNALLY WITHIN RESEDENTIAL DEVELOPMENTS OUTSIDE FLOOD PLAINS WITH LANDSCAPING, AMENITIES, WALKWAYS AND TRAILS.

* LEGEND *

BL	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
'WIER'	'WIER & ASSOC INC'
U.E.	UTILITY EASEMENT
S.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
3' W.M.E.	3' WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE
	LOT ORIENTATION (FRONT)
	PHASE LINE
	PRIVATE OPEN SPACE
DET	DETENTION POND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(A)	BLOCK NUMBER
3	LOT NUMBER
	RIGHT-OF-WAY
	EASEMENT LINE (SEE TYPICAL LOT LAYOUT THIS SHEET)
□	DENOTES 70' LOT
△	DENOTES 60' LOT
○	DENOTES 50' LOT

0 100 200 300

* LAND USE TABLE *

GROSS SITE AREA	411.017 ACRES
TOTAL NUMBER OF LOTS	1329
TOTAL RESIDENTIAL LOTS	1305
TOTAL NON-RESIDENTIAL LOTS AND HOA PRIVATE OPEN SPACE	24
PROPOSED LAND USE	RESIDENTIAL

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

PRELIMINARY PLAT
GREEN MEADOWS SOUTH

AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 1305 RESIDENTIAL LOTS, AND 20 OPEN SPACE LOTS
BEING 411.017 ACRES (17,903,914 S.F.) OF LAND LOCATED IN THE
JOHN MORTON SURVEY, ABSTRACT NO. 791,
THE C. COPENHAVER SURVEY, ABSTRACT NO. 253,
THE THOMAS B. COX SURVEY, ABSTRACT NO. 309
AND THE JOHN B. RUE SURVEY, ABSTRACT NO. 1112
DENTON COUNTY, TEXAS

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

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

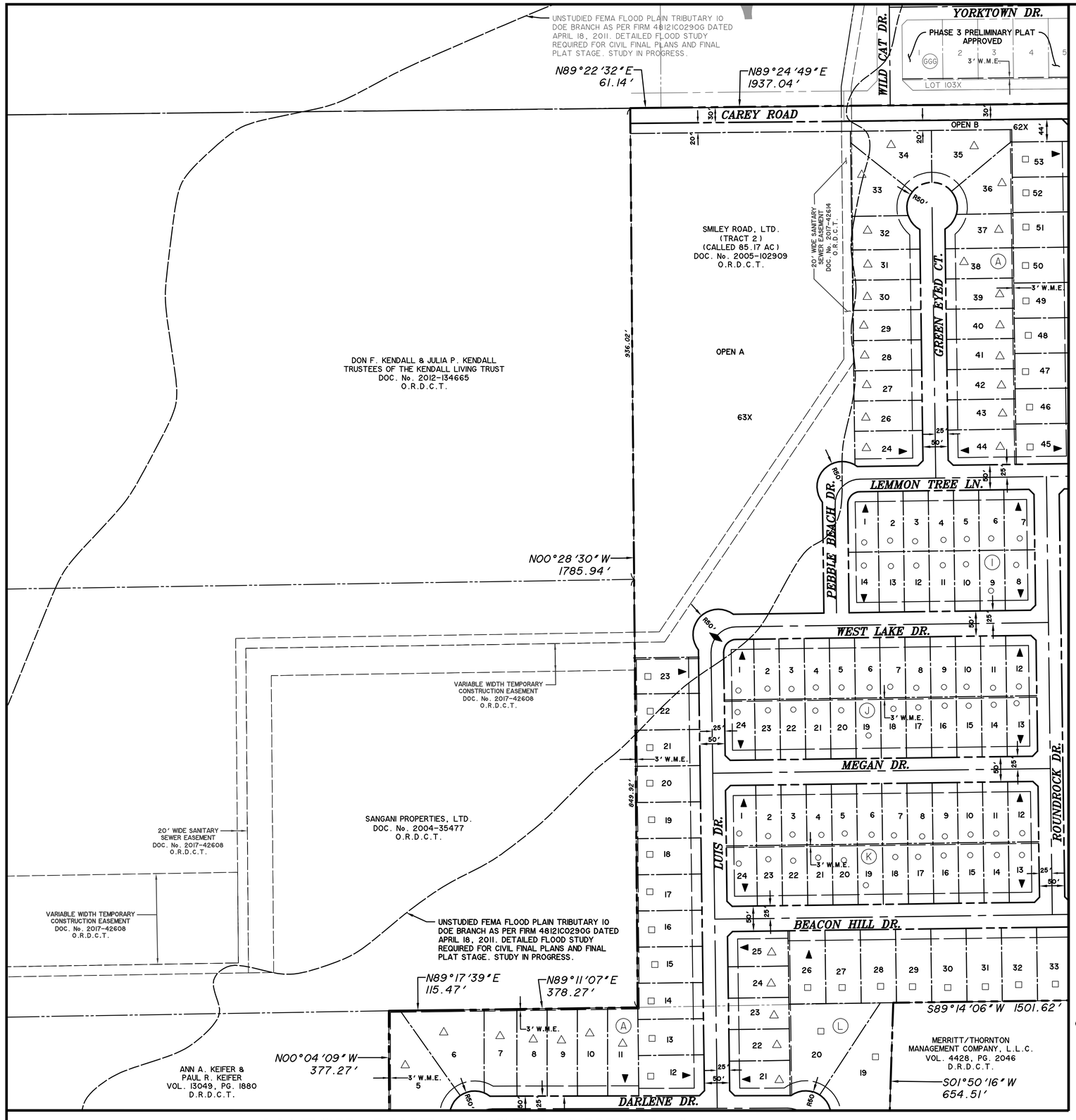
PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10053900

DATE: 10/25/2021
W.A. No. 13135.05

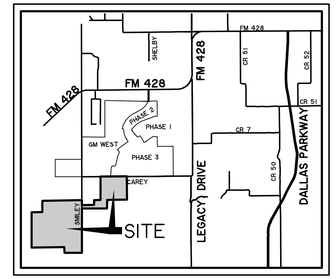
Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

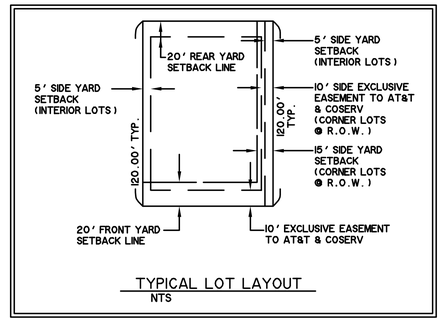
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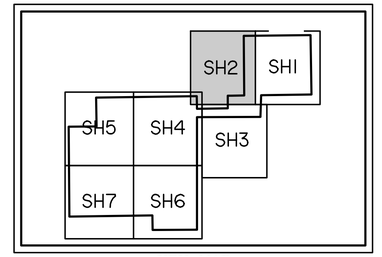
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NOT TO SCALE



TYPICAL LOT LAYOUT
NTS



KEY MAP
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*** LEGEND ***

BL	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
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S.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
3' W.M.E.	3'WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE
	LOT ORIENTATION (FRONT)
	PHASE LINE
	PRIVATE OPEN SPACE
DET	DETENTION POND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(A)	BLOCK NUMBER
3	LOT NUMBER
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	EASEMENT LINE (SEE TYPICAL LOT LAYOUT THIS SHEET)
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○	DENOTES 50' LOT

0 100 200 300

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PRELIMINARY PLAT
GREEN MEADOWS SOUTH

AN ADDITION TO DENTON COUNTY, TEXAS CONTAINING 1305 RESIDENTIAL LOTS, AND 20 OPEN SPACE LOTS BEING 411.017 ACRES (17,903,914 S.F.) OF LAND LOCATED IN THE JOHN MORTON SURVEY, ABSTRACT NO. 791, THE C. COPENHAVER SURVEY, ABSTRACT NO. 253, THE THOMAS B. COX SURVEY, ABSTRACT NO. 309 AND THE JOHN B. RUE SURVEY, ABSTRACT NO. 1112 DENTON COUNTY, TEXAS

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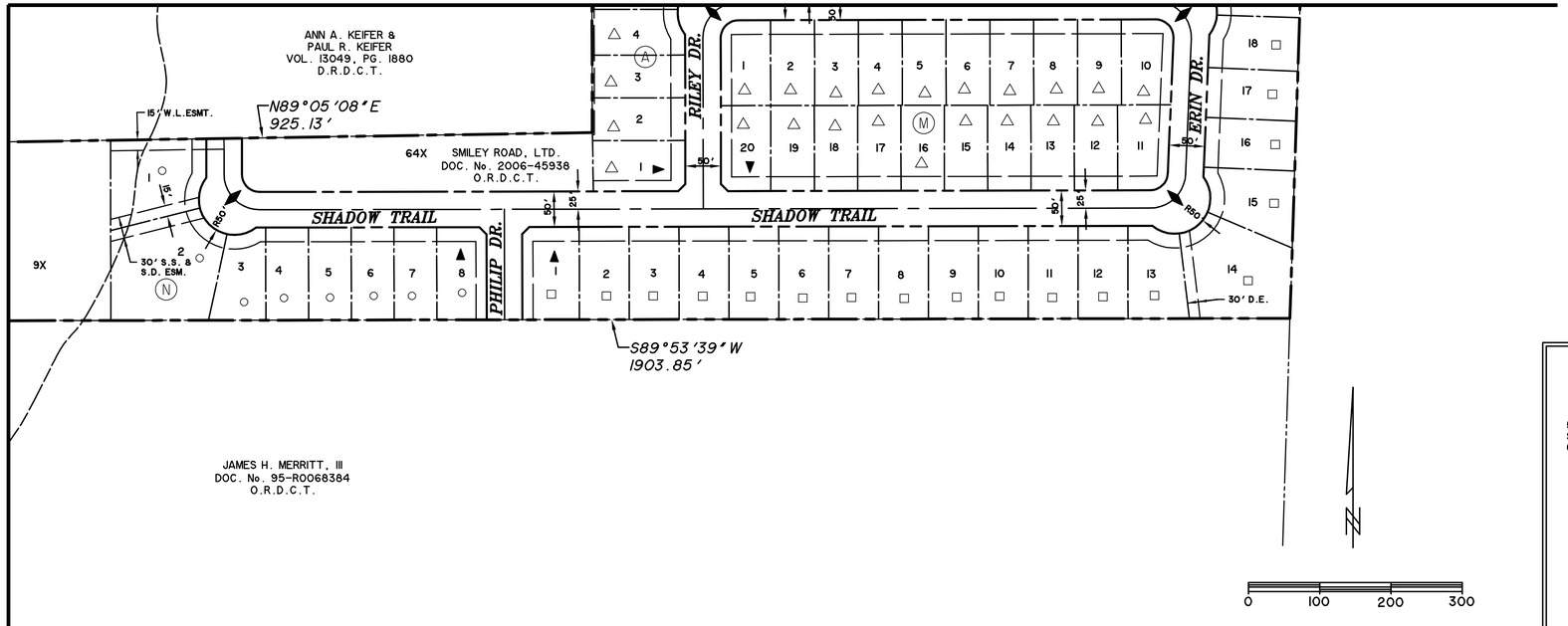
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Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 10/25/2021
W.A. No. 13135.05

Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)

MATCH LINE – SEE SHEET 2



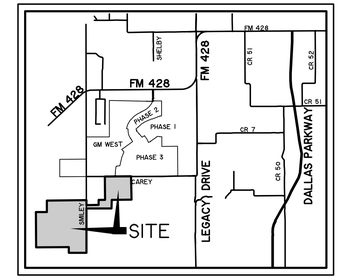
MATCH LINE – SEE SHEET 4

CLAUDE WAYNE ADAMS &
KATHLEEN ANN ADAMS
VOL. 990, PG. 32
D.R.D.C.T.

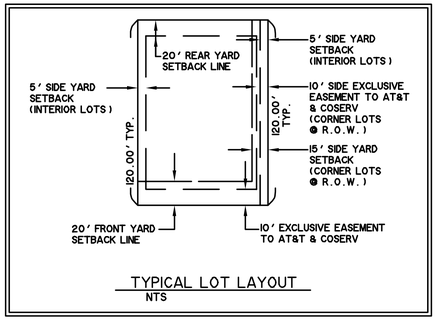
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SMILEY ACRES
CAB. D, PG. 324
P.R.D.C.T.

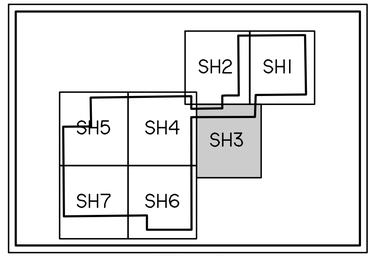
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VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
NTS



KEY MAP
NOT TO SCALE

NOTES:

OPEN A – OPERN AREA LARGE H.O.A. LOTS THAT WILL CONTAIN OPEN AREAS WHICH MAY CONTAIN FLOOD PLANS, RETENTION PONDS, DETENTION PONDS, STORM DRAIN CHANNELS & PIPELINES, TRAILS, AREAS UOTSIDE FLOOD PLAINS.

OPEN B – OPEN AREAS INTERNALLY WITHIN RESEDENTIAL DEVELOPMENTS OUTSIDE FLOOD PLAINS WITH LANDSCAPING, AMENITIES, WALKWAYS AND TRAILS.

* LEGEND *

BL	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
"WIER"	"WIER & ASSOC INC"
U.E.	UTILITY EASEMENT
S.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
3' W.M.E.	3'WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE
	LOT ORIENTATION (FRONT)
	PHASE LINE
	PRIVATE OPEN SPACE
DET	DETENTION POND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(A)	BLOCK NUMBER
3	LOT NUMBER
	RIGHT-OF-WAY
	EASEMENT LINE (SEE TYPICAL LOT LAYOUT THIS SHEET)
	DENOTES 70' LOT
	DENOTES 60' LOT
	DENOTES 50' LOT

* LAND USE TABLE *

GROSS SITE AREA	411.017 ACRES
TOTAL NUMBER OF LOTS	1329
TOTAL RESIDENTIAL LOTS	1305
TOTAL NON-RESIDENTIAL LOTS AND HOA PRIVATE OPEN SPACE	24
PROPOSED LAND USE	RESIDENTIAL

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PRELIMINARY PLAT
GREEN MEADOWS SOUTH

AN ADDITION TO DENTON COUNTY, TEXAS
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THE C. COPENHAVER SURVEY, ABSTRACT NO. 253,
THE THOMAS B. COX SURVEY, ABSTRACT NO. 309
AND THE JOHN B. RUE SURVEY, ABSTRACT NO. 1112
DENTON COUNTY, TEXAS

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

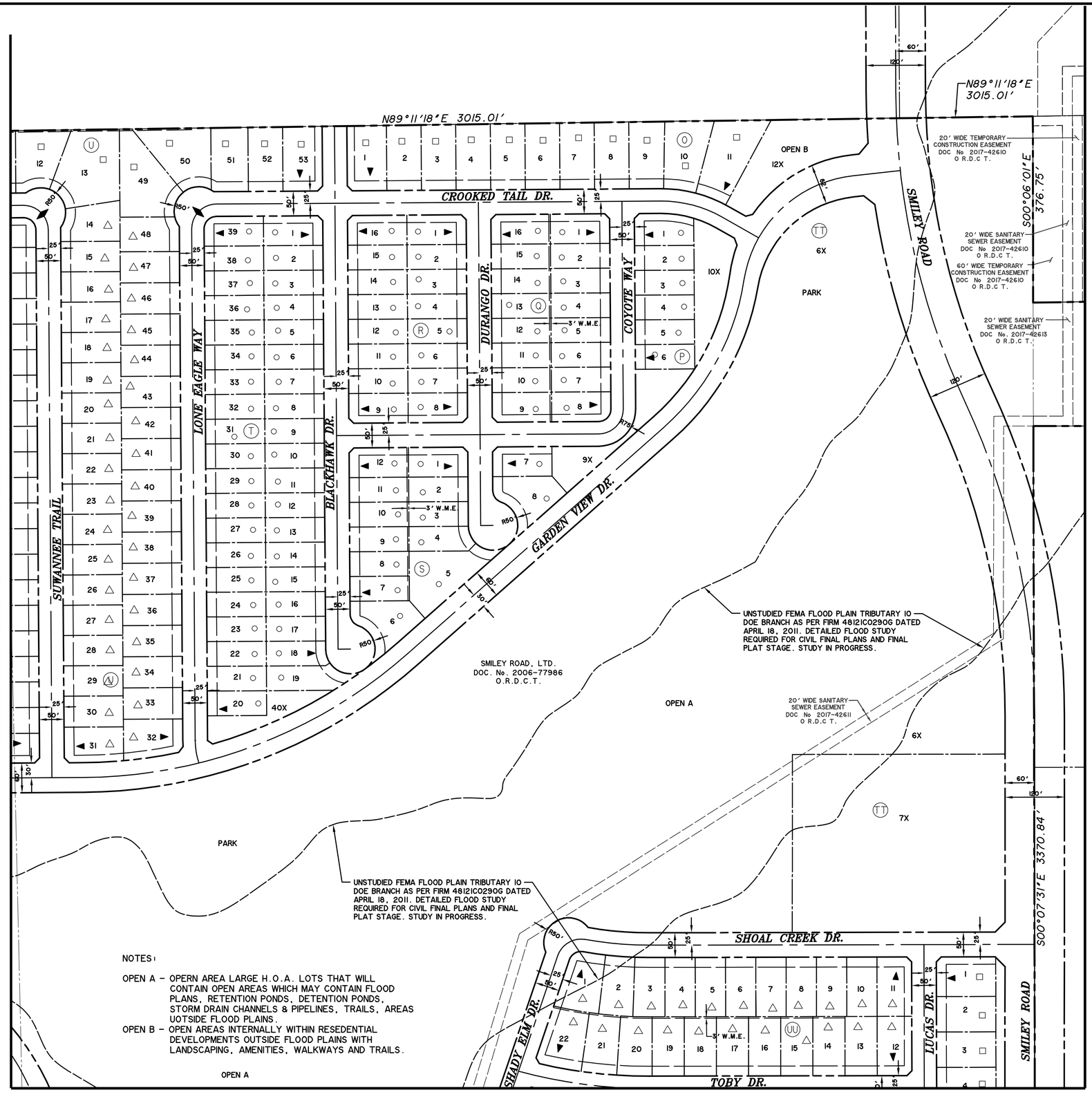
ENGINEER / SURVEYOR
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ARLINGTON, TEXAS 76006
CONTACT: ULYS LANE P.E., R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10035900

DATE: 10/25/2021
W.A. No. 13135.05

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Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)
Packet Pg. 11

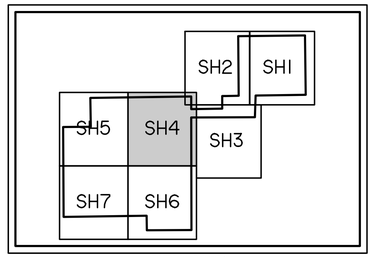
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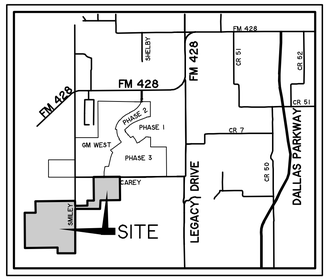
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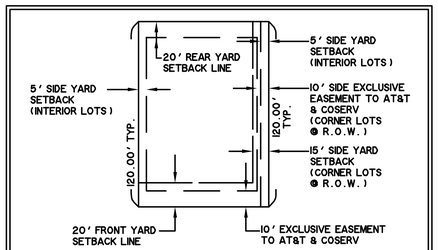
KEY MAP
NOT TO SCALE



VICINITY MAP
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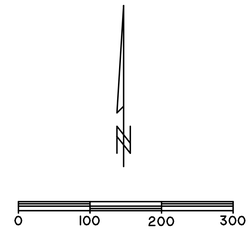
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○	DENOTES 50' LOT



TYPICAL LOT LAYOUT
NTS

NOTE:
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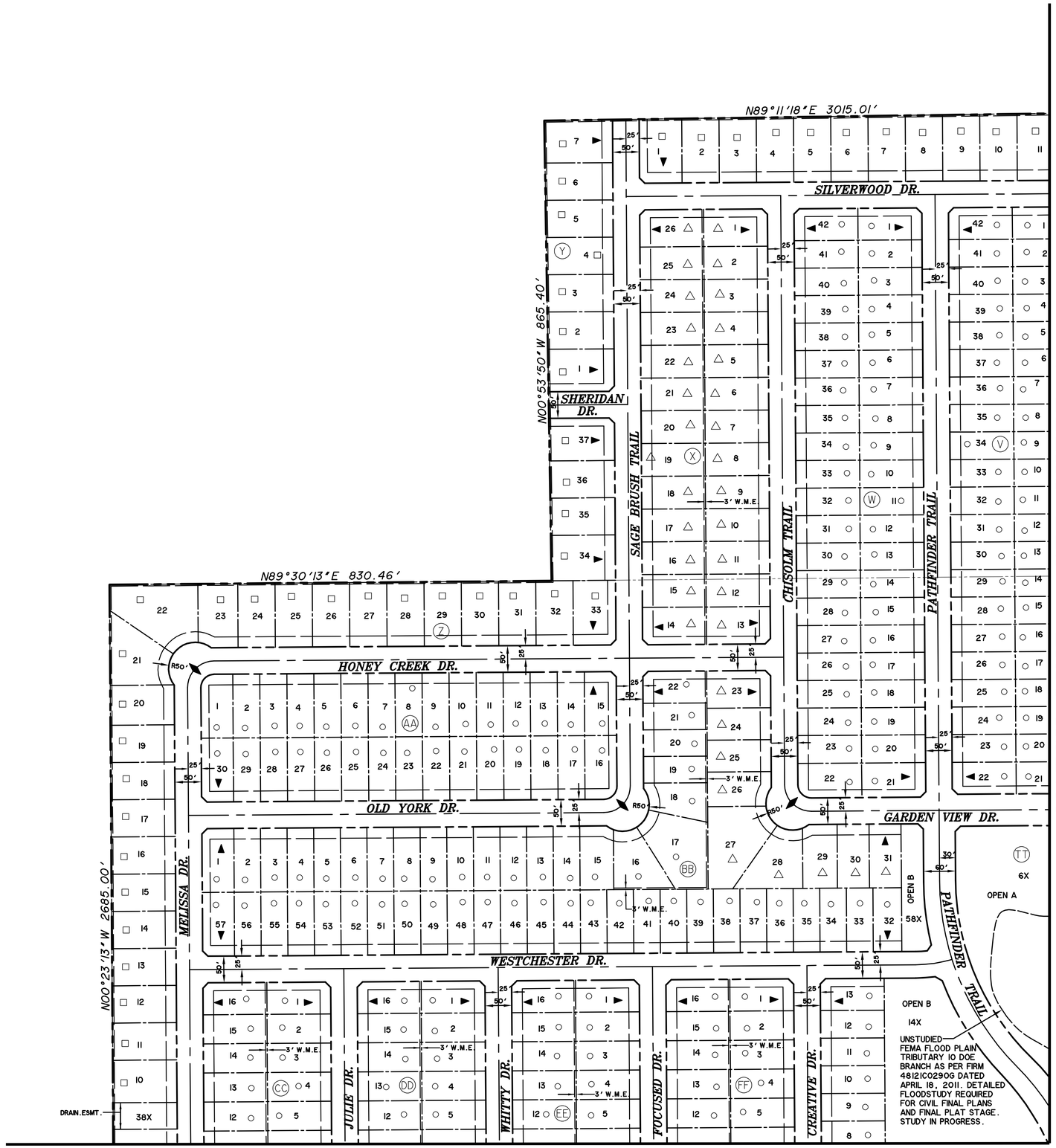
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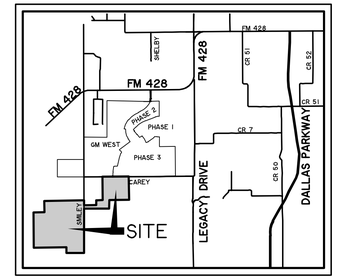
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Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 10/25/2021
W.A. No. 13135.05

Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)

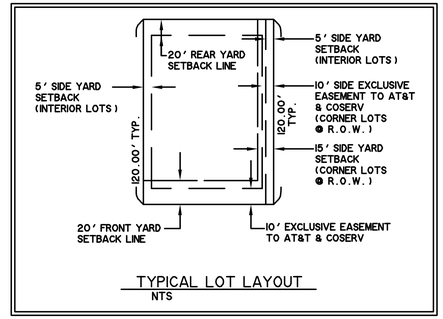
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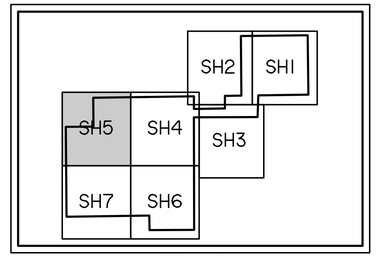


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TYPICAL LOT LAYOUT
NTS



KEY MAP
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UNSTUDIED FEMA FLOOD PLAIN TRIBUTARY 10 DOE BRANCH AS PER FIRM 48121C0290G DATED APRIL 18, 2011. DETAILED FLOODSTUDY REQUIRED FOR CIVIL FINAL PLANS AND FINAL PLAT STAGE. STUDY IN PROGRESS.

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DENTON COUNTY, TEXAS

0 100 200 300

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Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)

MATCH LINE — SEE SHEET 4

MATCH LINE — SEE SHEET 7

TOBY DR.

HORSESHOE DR.

CRUTCH ROAD

HONEYSUCKLE DR.

LUCAS DR.

HILDA DR.

CASTELMERE DR.

CASTELFORD DR.

HARTFORD DR.

COLUMBINE WAY

JOANN DR.

RENEE DR.

SHELLY DR.

LIDIA DR.

BRANDAN DR.

PATHFINDER TRAIL

BROOKDALE DR.

VILLAGE SPRINGS DR.

CAMELOT DR.

MEADOWBROOK LANE

LORRAINE DR.

SMILEY ROAD

OPEN A

OPEN B

AC

UNSTUDIED FEMA FLOOD PLAIN TRIBUTARY 10 DOE BRANCH AS PER FIRM 48121C0290G DATED APRIL 18, 2011. DETAILED FLOOD STUDY REQUIRED FOR CIVIL FINAL PLANS AND FINAL PLAT STAGE. STUDY IN PROGRESS.

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20' WIDE SANITARY SEWER EASEMENT DOC. No. 2017-42611 O.R.D.C.T.

20' WIDE SANITARY SEWER EASEMENT DOC. No. 2017-42611 O.R.D.C.T.

20' WIDE SANITARY SEWER EASEMENT DOC. No. 2017-42611 O.R.D.C.T.

DIVIDED ISLAND (SEE NOTE 10 ON SHEET 9)

3' W.M.E.

5' W.M.E.

15' D.E.

ROUND-A-BOUT

SMILEY ACRES CAB. D, PG. 324 P.R.D.C.T.

TEEL LAKES, LLC DOC. No. 2009-126512 O.R.D.C.T.

SMILEY ROAD, LTD. DOC. No. 2006-15660 O.R.D.C.T.

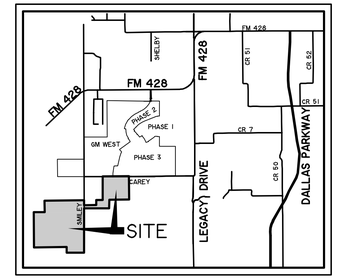
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N00°38'10"W 433.14'

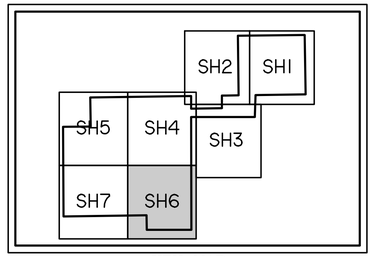
S89°53'12"W 1335.44'

S00°07'31"E 3370.84'

NOTE:
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VICINITY MAP
NOT TO SCALE



KEY MAP
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8

5
SMILEY ACRES
CAB. D, PG. 324
P.R.D.C.T.

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▲	LOT ORIENTATION
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0 100 200 300

TYPICAL LOT LAYOUT
NTS

20' REAR YARD SETBACK LINE
5' SIDE YARD SETBACK (INTERIOR LOTS)
10' SIDE EXCLUSIVE EASEMENT TO AT&T & COSERV (CORNER LOTS @ R.O.W.)
15' SIDE YARD SETBACK (CORNER LOTS @ R.O.W.)
120.00' TYP.
20' FRONT YARD SETBACK LINE
10' EXCLUSIVE EASEMENT TO AT&T & COSERV

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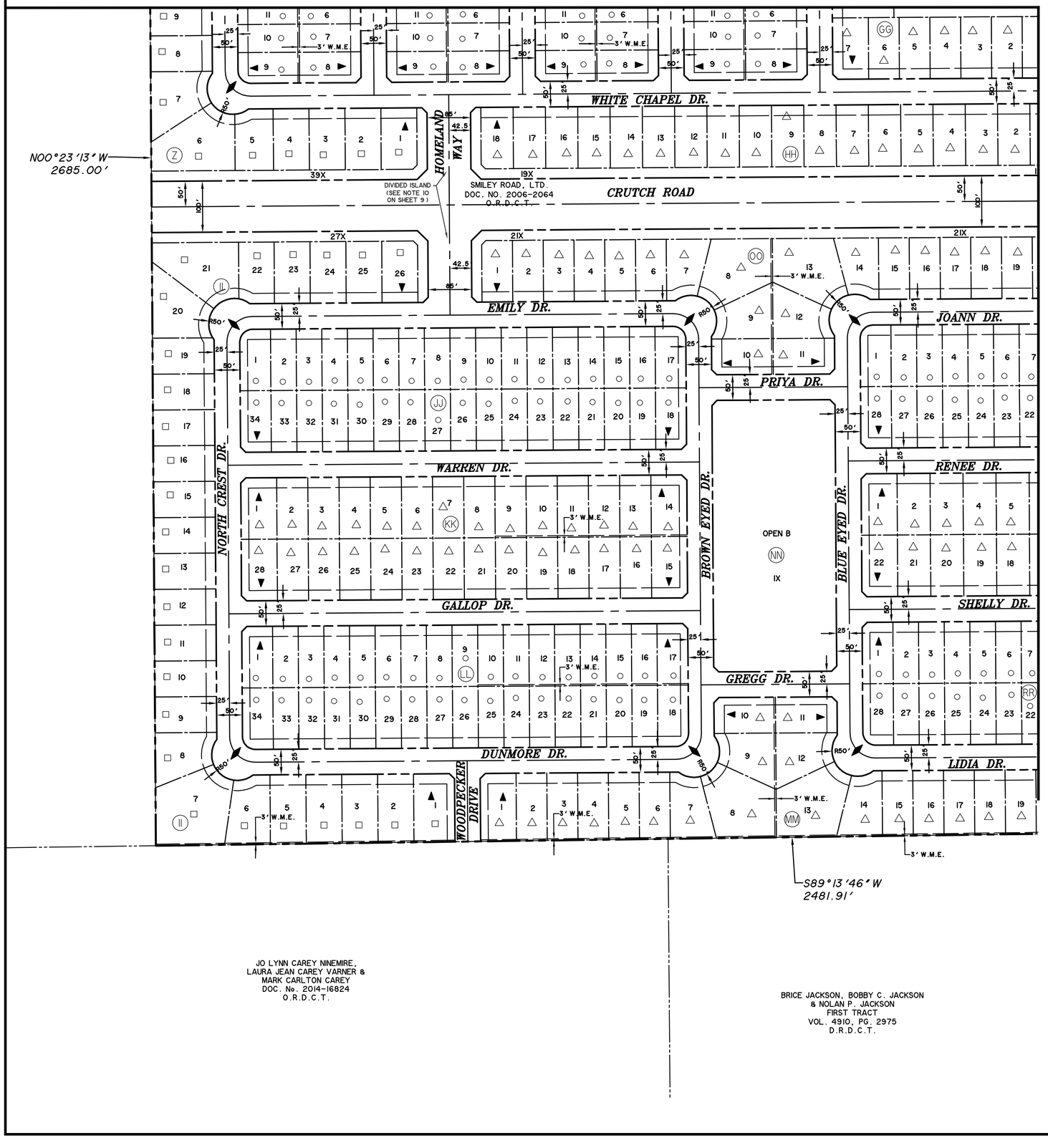
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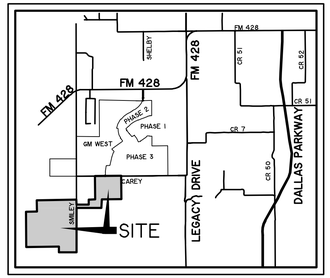
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MATCH LINE – SEE SHEET 5

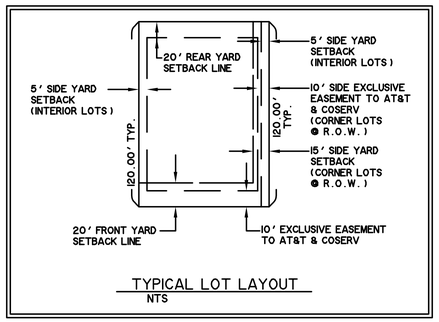


MATCH LINE – SEE SHEET 6

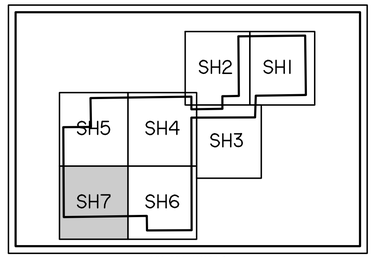
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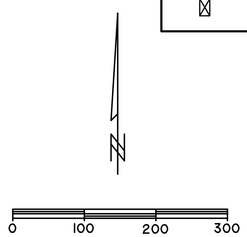
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AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 1305 RESIDENTIAL LOTS, AND 20 OPEN SPACE LOTS
BEING 411.017 ACRES (17,903,914 S.F.) OF LAND LOCATED IN THE
JOHN MORTON SURVEY, ABSTRACT NO. 791,
THE C. COPENHAVER SURVEY, ABSTRACT NO. 253,
THE THOMAS B. COX SURVEY, ABSTRACT NO. 309
AND THE JOHN B. RUE SURVEY, ABSTRACT NO. 1112
DENTON COUNTY, TEXAS

OWNER / DEVELOPER
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A TEXAS LIMITED PARTNERSHIP
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
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WIER & ASSOCIATES, INC.
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Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 10/25/2021
W.A. No. 13135.05

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BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT
Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)
Packet Pg. 15

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Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)

AREA TABLE BLOCK A

LOT	ACRES	SQ FT.
1	0.211	9,175
2	0.180	7,826
3	0.180	7,833
4	0.186	8,115
5	0.422	18,394
6	0.411	17,912
7	0.256	11,171
8	0.239	10,395
9	0.240	10,438
10	0.241	10,481
11	0.245	10,682
12	0.240	10,468
13	0.214	9,336
14	0.214	9,333
15	0.214	9,313
16	0.213	9,285
17	0.213	9,257
18	0.212	9,229
19	0.211	9,201
20	0.211	9,173
21	0.210	9,145
22	0.209	9,117
23	0.209	9,088
24	0.216	9,392
25	0.186	8,100
26	0.186	8,100
27	0.186	8,100
28	0.186	8,100
29	0.186	8,100
30	0.186	8,100
31	0.198	8,641
32	0.259	11,301
33	0.299	13,005
34	0.297	12,917
35	0.255	11,098
36	0.201	8,766
37	0.186	8,100
38	0.186	8,100
39	0.186	8,100
40	0.186	8,100
41	0.186	8,100
42	0.186	8,100
43	0.216	9,400
44	0.219	9,550
45	0.193	8,400
46	0.193	8,400
47	0.193	8,400
48	0.193	8,400
49	0.193	8,400
50	0.193	8,400
51	0.193	8,400
52	0.193	8,400
53X	0.469	20,414
54X	9.406	409,723
55X	0.892	38,860

AREA TABLE BLOCK B

LOT	ACRES	SQ FT.
1	0.219	9,550
2	0.193	8,400
3	0.193	8,400
4	0.193	8,400
5	0.193	8,400
6	0.193	8,400
7	0.193	8,400
8	0.193	8,400
9	0.193	8,400
10	0.216	9,400
11	0.186	8,100
12	0.186	8,100
13	0.186	8,100
14	0.186	8,100
15	0.186	8,100
16	0.186	8,100
17	0.198	8,641
18	0.259	11,301
19	0.291	12,691
20	0.289	12,606
21	0.255	11,098
22	0.201	8,766
23	0.186	8,100
24	0.186	8,100
25	0.186	8,100

AREA TABLE BLOCK B

LOT	ACRES	SQ FT.
26	0.186	8,100
27	0.186	8,100
28	0.186	8,100
29	0.216	9,400
30	0.216	9,400
31	0.186	8,100
32	0.186	8,100
33	0.186	8,100
34	0.186	8,100
35	0.186	8,100
36	0.186	8,100
37	0.198	8,641
38	0.259	11,301
39	0.287	12,517
40	0.285	12,433
41	0.255	11,098
42	0.201	8,766
43	0.186	8,100
44	0.186	8,100
45	0.186	8,100
46	0.186	8,100
47	0.186	8,100
48	0.186	8,100
49	0.216	9,400
50X	1.420	61,841

AREA TABLE BLOCK C

LOT	ACRES	SQ FT.
1	0.180	7,854
2	0.151	6,584
3	0.151	6,583
4	0.151	6,581
5	0.151	6,580
6	0.157	6,846
7X	1.299	56,593

BLOCK D

LOT	ACRES	SQ FT.
1	0.267	11,620
2	0.234	10,213
3	0.235	10,215
4	0.235	10,217
5	0.267	11,624
6	0.510	22,221
7	0.265	11,562
8	0.213	9,259
9	0.212	9,256
10	0.212	9,253
11	0.212	9,249
12	0.212	9,246
13	0.212	9,243
14	0.212	9,240
15	0.212	9,236
16	0.212	9,233
17	0.212	9,230
18	0.241	10,494

AREA TABLE BLOCK E

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

AREA TABLE BLOCK E

LOT	ACRES	SQ FT.
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,000
29	0.138	6,000
30	0.164	7,150

AREA TABLE BLOCK F

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.165	7,200

AREA TABLE BLOCK G

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

AREA TABLE BLOCK H

LOT	ACRES	SQ FT.
IX	2.934	127,809

AREA TABLE BLOCK I

LOT	ACRES	SQ FT.
1	0.162	7,066
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.164	7,150
8	0.164	7,150
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.165	7,200

AREA TABLE BLOCK J

LOT	ACRES	SQ FT.
1	0.162	7,066
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.164	7,150
13	0.164	7,150
14	0.138	6,000
15	0.138	6,000
16	0.138	6,000
17	0.138	6,000
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.164	7,150

AREA TABLE BLOCK K

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.167	7,296
15	0.167	7,296
16	0.167	7,296
17	0.167	7,296
18	0.167	7,296
19	0.168	7,337
20	0.192	8,350

AREA TABLE BLOCK L

LOT	ACRES	SQ FT.
1	0.238	10,350
2	0.209	9,101
3	0.209	9,101
4	0.209	9,102
5	0.209	9,102
6	0.209	9,103
7	0.209	9,103
8	0.209	9,104
9	0.209	9,104
10	0.209	9,105
11	0.209	9,105
12	0.209	9,106
13	0.227	9,899
14	0.433	18,847
15	0.239	10,393
16	0.205	8,925
17	0.204	8,881
18	0.212	9,251
19	0.482	20,976
20	0.491	21,405
21	0.190	8,266
22	0.173	7,534
23	0.172	7,476
24	0.172	7,476
25	0.192	8,350
26	0.246	10,703
27	0.234	10,197
28	0.234	10,197
29	0.234	10,197
30	0.234	10,198
31	0.234	10,199
32	0.234	10,200
33	0.234	10,201
34	0.234	10,202
35	0.234	10,203
36	0.234	10,204
37	0.234	10,205
38	0.234	10,206
39	0.234	10,207
40	0.234	10,208
41	0.267	11,617

AREA TABLE BLOCK M

LOT	ACRES	SQ FT.
1	0.190	8,266
2	0.170	7,411
3	0.169	7,380
4	0.169	7,380
5	0.169	7,380
6	0.169	7,380
7	0.169	7,380
8	0.169	7,380
9	0.169	7,380
10	0.194	8,460
11	0.196	8,524
12	0.167	7,296
13	0.167	7,296
14	0.167	7,296
15	0.167	7,296
16	0.167	7,296
17	0.167	7,296
18	0.167	7,296
19	0.168	7,337
20	0.192	8,350

AREA TABLE BLOCK N

LOT	ACRES	SQ FT.
1	0.281	12,239
2	0.371	16,145
3	0.191	8,321
4	0.179	7,804
5	0.179	7,803
6	0.179	7,802
7	0.179	7,801
8	0.208	9,051

AREA TABLE BLOCK O

LOT	ACRES	SQ FT.
1	0.241	10,483
2	0.212	9,253
3	0.213	9,288
4	0.214	9,322
5	0.215	9,357
6	0.216	9,392
7	0.216	9,426
8	0.217	9,461
9	0.221	9,648
10	0.267	11,637
11	0.335	14,599
12X	0.612	26,655

AREA TABLE BLOCK P

LOT	ACRES	SQ FT.
1	0.173	7,518
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.164	7,150
8	0.236	10,261
9X	0.382	16,621
10X	0.369	16,057

AREA TABLE BLOCK Q

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.162	7,066
9	0.164	7,150
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.164	7,150

AREA TABLE BLOCK R

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.164	7,150
9	0.164	7,150
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.164	7,150

AREA TABLE BLOCK S

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.144	6,283
5	0.337	14,687
6	0.239	10,432
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.164	7,150

AREA TABLE BLOCK T

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.138	6,000
17	0.138	6,000
18	0.140	6,096
19	0.180	7,835
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,000
29	0.138	6,000
30	0.138	6,000
31	0.138	6,000
32	0.138	6,000
33	0.138	6,000
34	0.138	6,000
35	0.138	6,000
36	0.138	6,000
37	0.138	6,000
38	0.138	6,000
39	0.162	7,066
40X	0.226	9,851

AREA TABLE BLOCK U

LOT	ACRES	SQ FT.
1	0.220	9,605
2	0.195	8,488
3	0.196	8,525
4	0.197	8,562
5	0.197	8,599
6	0.198	8,636
7	0.199	8,674
8	0.200	8,711
9	0.201	8,748
10	0.202	8,785
11	0.203	8,822
12	0.251	10,922
13	0.419	18,233
14	0.197	8,567
15	0.169	7,356
16	0.169	7,356
17	0.169	7,356
18	0.169	7,356
19	0.169	7,356
20	0.169	7,356
21	0.169	7,356
22	0.169	7,356
23	0.169	7,356
24	0.169	7,356
25	0.169	7,356
26	0.169	7,356
27	0.169	7,356
28	0.169	7,356
29	0.169	7,356
30	0.173	7,524
31	0.195	8,490
32	0.209	9,093
33	0.175	7,625
34	0.174	7,560
35	0.174	7,560
36	0.174	7,560
37	0.174	7,560
38	0.174	7,560
39	0.174	7,560
40	0.174	7,560

AREA TABLE BLOCK U

LOT	ACRES	SQ FT.
41	0.174	7,560
42	0.174	7,560
43	0.174	7,560
44	0.174	7,560
45	0.174	7,560
46	0.174	7,560
47	0.174	7,560
48	0.190	8,291
49	0.357	15,535
50	0.312	13,588
51	0.223	9,709
52	0.209	9,109
53	0.239	10,406

AREA TABLE BLOCK V

LOT	ACRES	SQ FT.
1	0.162	7,066
2	0.142	6,204
3	0.142	6,204
4	0.142	6,204
5	0.142	6,204
6	0.142	6,204
7	0.142	6,204
8	0.142	6,204
9	0.142	6,204
10	0.142	6,204
11	0.142	6,204
12	0.142	6,204
13	0.142	6,204
14	0.142	6,204
15	0.142	6,204
16	0.142	6,204
17	0.142	6,204
18	0.142	6,204
19	0.142	6,204
20	0.144	6,278
21	0.164	7,150
22	0.164	7,150
23	0.144	6,278
24	0.142	6,204
25	0.142	6,204
26	0.142	6,204
27	0.142	6,204
28	0.142	6,204
29	0.142	6,204
30	0.142	6,204
31	0.142	6,204
32	0.142	6,204
33	0.142	6,204
34	0.142	6,204
35	0.142	6,204
36	0.142	6,204
37	0.142	6,204
38	0.142	6,204
39	0.142	6,204
40	0.142	6,204
41	0.142	6,204
42	0.164	7,150

AREA TABLE BLOCK W

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.142	6,204
3	0.142	6,204
4	0.142	6,204
5	0.142	6,204
6	0.142	6,204
7	0.142	6,204
8	0.142	6,204
9	0.142	6,204
10	0.142	6,204
11	0.142	6,204
12	0.142	6,204
13	0.142	6,204
14	0.142	6,204
15	0.142	6,204
16	0.142	6,204
17	0.142	6,204
18	0.142	6,204
19	0.142	6,204
20	0.144	6,278
21	0.164	7,150
22	0.176	7,666
23	0.144	6,278
24	0.142	6,204
25	0.142	6,204
26	0.142	6,204
27	0.142	6,204
28	0.142	6,204
29	0.142	6,204
30	0.142	6,204
31	0.142	6,204
32	0.142	6,204
33	0.142	6,204
34	0.142	6,204
35	0.142	6,204
36	0.142	6,204
37	0.142	6,204
38	0.142	6,204
39	0.142	6,204
40	0.142	6,204
41	0.142	6,204
42	0.164	7,150

AREA TABLE BLOCK Y

LOT	ACRES	SQ FT.
1	0.226	9,834
2	0.200	8,699
3	0.201	8,746
4	0.202	8,793
5	0.203	8,840
6	0.204	8,887
7	0.236	10,270

AREA TABLE BLOCK Z

LOT	ACRES	SQ FT.
1	0.192	8,366
2	0.193	8,400
3	0.193	8,400
4	0.193	8,400
5	0.202	8,820
6	0.377	16,425
7	0.263	11,435
8	0.193	8,425
9	0.221	9,629
10	0.221	9,629
11	0.193	8,425
12	0.193	8,425
13	0.193	8,425
14	0.193	8,425
15	0.193	8,425
16	0.193	8,425
17	0.193	8,425
18	0.193	8,425
19	0.193	8,425
20	0.207	9,027
21	0.264	11,504
22	0.370	16,100
23	0.204	8,865
24	0.194	8,429
25	0.194	8,439
26	0.194	8,448
27	0.194	8,457
28	0.194	8,467
29	0.195	8,476
30	0.195	8,485
31	0.195	8,495
32	0.195	8,507
33	0.222	9,677
34	0.237	10,302
35	0.195	8,490
36	0.196	8,528
37	0.224	9,743
38X	0.138	6,018
39X	0.297	12,952

AREA TABLE BLOCK X

LOT	ACRES	SQ FT.
1	0.192	8,350
2	0.170	7,392
3	0.170	7,392
4	0.170	7,392
5	0.170	7,392
6	0.170	7,392
7	0.170	7,392
8	0.170	7,392
9	0.170	7,392
10	0.170	7,392
11	0.170	7,392
12	0.170	7,392
13	0.193	8,388
14	0.193	8,388
15	0.170	7,392
16	0.170	7,392
17	0.170	7,392
18	0.170	7,392
19	0.170	7,392
20	0.170	7,392
21	0.170	7,392
22	0.170	7,392
23	0.170	7,392
24	0.170	7,392
25	0.170	7,392
26	0.192	8,350

AREA TABLE BLOCK AA

LOT	ACRES	SQ FT.
1	0.162	7,066
2	0.140	6,096
3	0.140	6,096
4	0.140	6,096
5	0.140	6,096
6	0.140	6,096
7	0.140	6,096
8	0.140	6,096
9	0.140	6,096
10	0.140	6,096
11	0.140	6,096
12	0.140	6,096
13	0.140	6,096
14	0.140	6,104
15	0.164	7,150
16	0.162	7,066
17	0.140	6,104
18	0.140	6,096
19	0.140	6,096
20	0.140	6,096
21	0.140	6,096
22	0.140	6,096
23	0.140	6,096
24	0.140	6,096
25	0.140	6,096
26	0.140	6,096
27	0.140	6,096
28	0.140	6,096
29	0.140	6,096
30	0.164	7,150

AREA TABLE BLOCK BB

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.151	6,564
3	0.151	6,564
4	0.151	6,564
5	0.151	6,564
6	0.151	6,564
7	0.151	6,564
8	0.151	6,564
9	0.151	6,564
10	0.151	6,564
11	0.151	6,564
12	0.151	6,564
13	0.151	6,564
14	0.151	6,564
15	0.151	6,564
16	0.164	7,150

AREA TABLE BLOCK BB

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.151	6,564
3	0.151	6,564
4	0.151	6,564
5	0.151	6,564
6	0.151	6,564
7	0.151	6,586
8	0.164	7,150
9	0.164	7,150
10	0.151	6,586
11	0.151	6,564
12	0.151	6,564
13	0.151	6,564
14	0.151	6,564
15	0.151	6,564
16	0.164	7,150

AREA TABLE BLOCK CC

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.151	6,564
3	0.151	6,564
4	0.151	6,564
5	0.151	6,564
6	0.151	6,564
7	0.151	6,586
8	0.164	7,150
9	0.162	7,066
10	0.151	6,586
11	0.151	6,564
12	0.151	6,564
13	0.151	6,564
14	0.151	6,564
15	0.151	6,564
16	0.164	7,150

AREA TABLE BLOCK DD

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.151	6,564
3	0.151	6,564
4	0.151	6,564
5	0.151	6,564
6	0.151	6,564
7	0.151	6,586
8	0.164	7,150
9	0.164	7,150
10	0.151	6,586
11	0.151	6,564
12	0.151	6,564
13	0.151	6,564
14	0.151	6,564
15	0.151	6,564
16	0.164	7,150

AREA TABLE BLOCK EE

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.151	6,564
3	0.151	6,564
4	0.151	6,564
5	0.151	6,564
6	0.151	6,564
7	0.151	6,586
8	0.164	7,150
9	0.164	7,150
10	0.151	6,586
11	0.151	6,564
12	0.151	6,564
13	0.151	6,564
14	0.151	6,564
15	0.151	6,564
16	0.164	7,150

AREA TABLE BLOCK FF

LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.151	6,564
3	0.151	6,564
4	0.151	6,564
5	0.151	6,564
6	0.151	6,564
7	0.151	6,586
8	0.164	7,150
9	0.164	7,150
10	0.151	6,586
11	0.151	6,564
12	0.151	6,564
13	0.151	6,564
14	0.151	6,564
15	0.151	6,564
16	0.164	7,150

AREA TABLE BLOCK GG

LOT	ACRES	SQ FT.
1	0.222	9,665
2	0.165	7,200
3	0.165	7,200
4	0.165	7,200
5	0.165	7,200
6	0.165	7,200
7	0.192	8,350
8	0.166	7,246
9	0.143	6,240
10	0.143	6,240
11	0.143	6,240
12	0.143	6,240
13	0.164	7,150
14X	1.560	67,958

AREA TABLE BLOCK HH

LOT	ACRES	SQ FT.
1	0.173	7,517
2	0.174	7,560
3	0.174	7,560
4	0.174	7,560
5	0.174	7,560
6	0.174	7,560
7	0.174	7,560
8

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 10/25/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 10/25/2021 12:34 PM SAVED BY: LARRYM FILE: PRE-PLAT-SOUTH-13135.05.DWG

Attachment: Preliminary Plat (Green Meadows South – Preliminary Plat)

FIELD NOTE DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE JOHN MORTON SURVEY, ABSTRACT No. 791, DENTON COUNTY, TEXAS, BEING ALL OF TRACTS OF LAND DESCRIBED IN DEEDS TO SMILEY ROAD, LTD., RECORDED IN DOCUMENT Nos. 2006-2173 AND 2006-45938, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN SMILEY ROAD (A PRESCRIPTIVE RIGHT-OF-WAY) AND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., SAID IRON ROD BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T., AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO S & F GROUP LLC, RECORDED IN DOCUMENT No. 2020-97075, O.R.D.C.T.,

THENCE N 89°05'08"E, DEPARTING SAID SMILEY ROAD AND THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., ALONG A NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T., AND THE SOUTH LINE OF SAID S & F GROUP TRACT, A DISTANCE OF 925.13 FEET TO A 1/2"IRON ROD FOUND WITH A CAP STAMPED "J.E. SMITH 3700", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID S & F GROUP TRACT AND AN ELL CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T.,

THENCE N 00°04'09"W, ALONG THE EAST LINE OF SAID S & F GROUP TRACT AND A WEST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T., A DISTANCE OF 377.27 FEET TO A 1/2"IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SANGANI PROPERTIES, LTD., RECORDED IN DOCUMENT No. 2004-35477, O.R.D.C.T., SAID IRON ROD BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T.,

THENCE ALONG A NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T., AND THE SOUTH LINE OF SAID SANGANI PROPERTIES TRACT AS FOLLOWS:

(1) N 89°17'39"E, A DISTANCE OF 115.47 FEET TO A POINT,

(2) N 89°11'07"E, A DISTANCE OF 378.27 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID SANGANI PROPERTIES TRACT AND BEING THE SOUTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T.,

THENCE N 00°28'30"W, DEPARTING THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T., ALONG THE WEST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., AND THE EAST LINE OF SAID SANGANI PROPERTIES TRACT, AT A DISTANCE OF 849.92 FEET PASSING THE NORTHEAST CORNER OF SAID SANGANI PROPERTIES TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DON F. KENDALL & JULIA P. KENDALL, TRUSTEES OF THE KENDALL LIVING TRUST, RECORDED IN DOCUMENT No. 2012-134665, O.R.D.C.T., CONTINUING ALONG THE EAST LINE OF SAID KENDALL LIVING TRUST TRACT, IN ALL A TOTAL DISTANCE OF 1785.94 FEET TO A 1/2"IRON ROD FOUND WITH A CAP (ILLEGIBLE) IN CAREY ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD., DENOTED AS TRACT 2 (CALLED 85.17 ACRES), RECORDED IN DOCUMENT No. 2005-102909, O.R.D.C.T., SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T.,

THENCE ALONG SAID CAREY ROAD AS FOLLOWS:

(1) N 89°22'32"E, ALONG THE SOUTH LINE OF SAID SMILEY ROAD TRACT DENOTED AS TRACT 2 (CALLED 85.17 ACRES), AND THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., A DISTANCE OF 61.14 FEET TO A 1/2" IRON ROD FOUND (BENT), BEING THE SOUTHEAST CORNER OF SAID SMILEY ROAD TRACT DENOTED AS TRACT 2 (85.17 ACRES) AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD LTD., DENOTED AS TRACT 2 (150.69 ACRES) IN SAID DEED RECORDED IN DOCUMENT No. 2005-102909, O.R.D.C.T.,

(2) N 89°24'49"E, ALONG THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., AND THE SOUTH LINE OF SAID SMILEY ROAD TRACT DENOTED AS TRACT 2 (85.17 ACRES), A DISTANCE OF 1937.04 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PIBURN PARTNERS", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WEST CELINA 86 PARTNERS LTD, RECORDED IN DOCUMENT No. 2015-23235, O.R.D.C.T.,

THENCE S 00°48'51"E, DEPARTING SAID CAREY ROAD, ALONG THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., AND THE WEST LINE OF SAID WEST CELINA 86 PARTNERS TRACT, A DISTANCE OF 1777.29 FEET TO A 1/2"IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MERRITT/THORNTON FARM PARTNERSHIP RECORDED IN VOLUME 4428, PAGE 2046, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID WEST CELINA 86 PARTNERS TRACT AND THE SOUTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T.,

THENCE S 89°14'06"W, ALONG THE SOUTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T. AND THE NORTH LINE OF SAID MERRITT/THORNTON FARM PARTNERSHIP TRACT, A DISTANCE OF 1501.62 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID MERRITT/THORNTON FARM PARTNERSHIP TRACT AND THE NORTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T.,

THENCE S 01°50'16"W, DEPARTING THE SOUTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2173, O.R.D.C.T., ALONG THE WEST LINE OF SAID MERRITT/THORNTON FARM PARTNERSHIP TRACT AND THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T., A DISTANCE OF 654.51 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T., AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES H. MERRITT, III, RECORDED IN DOCUMENT No. 95-R0068384, O.R.D.C.T.,

THENCE S 89°53'39"W, DEPARTING THE WEST LINE OF SAID MERRITT/THORNTON FARM PARTNERSHIP TRACT, ALONG THE SOUTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-45938, O.R.D.C.T. AND THE NORTH LINE OF SAID MERRITT TRACT, A DISTANCE OF 1903.85 FEET TO A 3/8"IRON ROD FOUND IN SAID SMILEY ROAD AND THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T.,

THENCE S 00°07'31" E, ALONG SAID SMILEY ROAD, THE WEST LINE OF SAID MERRITT TRACT AND THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., AT A DISTANCE OF 690.33 FEET PASSING THE SOUTHWEST CORNER OF SAID MERRITT TRACT, THE SOUTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., AND THE NORTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., CONTINUING ALONG THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., IN ALL A TOTAL DISTANCE OF 3370.84 FEET TO A POINT,

THENCE S 89°53'12" W, DEPARTING THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., A DISTANCE OF 1335.44 FEET TO A POINT THE IN A WEST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., AND THE EAST LINE OF A TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A DEED TO BRICE JACKSON, BOBBY C. JACKSON, AND NOLAN P. JACKSON RECORDED IN VOLUME 4910, PAGE 2975, D.R.D.C.T.,

THENCE N 00°38'10" W, ALONG A WEST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., AND THE EAST LINE OF SAID JACKSON TRACT, A DISTANCE OF 433.14 FEET TO A POINT BEING AN ELL CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., AND THE NORTHEAST CORNER OF SAID JACKSON TRACT,

THENCE S 89°13'46" W, ALONG A SOUTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., AND THE NORTH LINE OF SAID JACKSON TRACT, AT A DISTANCE OF 705.37 FEET PASSING THE SOUTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-15660, O.R.D.C.T., AND THE SOUTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2064, O.R.D.C.T., CONTINUING ALONG THE SOUTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2064, O.R.D.C.T., AT A DISTANCE OF 1482.92 FEET PASSING THE NORTHWEST CORNER OF SAID JACKSON TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JO LYNN CAREY NINEMIRE, LAURA JEAN CAREY VARNER AND MARK CARLTON CAREY RECORDED IN DOCUMENT No. 2014-16824, O.R.D.C.T., CONTINUING ALONG THE NORTH LINE OF SAID NINEMIRE, VARNER, AND CAREY TRACT, IN ALL A TOTAL DISTANCE OF 2481.91 FEET TO A 1/2" IRON ROD FOUND WITH A CAP (UNREADABLE) BEING THE SOUTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2064, O.R.D.C.T., AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CADG SUTTON FIELDS, LLC RECORDED IN DOCUMENT No. 2015-15963, O.R.D.C.T.,

THENCE N 00°23'13" W, ALONG THE WEST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2064, O.R.D.C.T. AND THE EAST LINE OF SAID CADG SUTTON FIELDS TRACT, A DISTANCE OF 2685.00 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DENTON SORRELLS, LLC., RECORDED IN DOCUMENT No. 2016-161419, O.R.D.C.T., SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2064, O.R.D.C.T.,

THENCE N 89°30'13" E, ALONG THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2064, O.R.D.C.T., AND THE SOUTH LINE OF SAID DENTON SORRELLS TRACT, A DISTANCE OF 830.46 FEET TO A 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID DENTON SORRELLS TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T.,

THENCE N 00°53'50" W, DEPARTING THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-2064, O.R.D.C.T., ALONG THE WEST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., AND THE EAST LINE OF SAID DENTON SORRELLS TRACT, A DISTANCE OF 865.40 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PEGGY EARTHMAN AND EARTHMAN ESTATES LP,

THENCE N 89°11'18" E, DEPARTING THE EAST LINE OF SAID DENTON SORRELLS TRACT, ALONG THE NORTH LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., AND THE SOUTH LINE OF SAID EARTHMAN TRACT, AT A DISTANCE OF 2745.66 FEET PASSING THE SOUTHEAST CORNER OF SAID EARTHMAN TRACT AND THE SOUTHWEST CORNER OF SAID SANGANI TRACT, CONTINUING ALONG THE SOUTH LINE OF SAID SANGANI TRACT, IN ALL A TOTAL DISTANCE OF 3015.01 FEET TO A POINT IN SAID SMILEY ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T., AND THE NORTHWEST CORNER OF SAID KEIFER TRACT,

THENCE S 00°06'01"E, DEPARTING THE SOUTH LINE OF SAID SANGANI TRACT, ALONG SAID SMILEY ROAD, THE EAST LINE OF SAID SMILEY ROAD TRACT RECORDED IN DOCUMENT No. 2006-77986, O.R.D.C.T. AND THE WEST LINE OF SAID KEIFER TRACT, A DISTANCE OF 376.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 411.017 ACRES (17,903,914 SQUARE FEET) OF LAND, MORE OR LESS.

AREA TABLE BLOCK RR		
LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.164	7,150
15	0.162	7,066
16	0.138	6,000
17	0.138	6,000
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.162	7,066

AREA TABLE BLOCK SS		
LOT	ACRES	SQ FT.
1	0.192	8,366
2	0.193	8,400
3	0.213	9,270
4	0.211	9,174
5	0.193	8,400
6	0.193	8,400
7	0.193	8,400
8	0.187	8,149
9	0.216	9,390
10	0.198	8,623
11	0.199	8,656
12	0.227	9,882
13	0.176	7,649
14	0.176	7,649
15	0.176	7,649
16	0.176	7,649
17	0.176	7,648
18	0.176	7,648
19	0.176	7,648
20	0.176	7,648
21	0.176	7,648
22	0.176	7,648
23	0.176	7,648
24	0.176	7,648
25	0.176	7,648
26	0.246	10,707
27	0.357	15,543
28	0.188	8,182
29	0.165	7,200
30	0.165	7,200
31	0.165	7,200
32	0.165	7,200
33	0.165	7,200
34	0.165	7,200
35	0.187	8,133
36X	0.356	15,501
37X	0.246	10,710
38X	17.256	751,656

AREA TABLE BLOCK TT		
LOT	ACRES	SQ FT.
1	0.218	9,518
2	0.199	8,654
3	0.199	8,654
4	0.199	8,654
5	0.199	8,653
6X	46.217	2,013,191
7X	3.549	154,612

AREA TABLE BLOCK UU		
LOT	ACRES	SQ FT.
1	0.218	9,475
2	0.178	7,744
3	0.173	7,533
4	0.169	7,350
5	0.169	7,350
6	0.169	7,350
7	0.169	7,350
8	0.169	7,350
9	0.169	7,350
10	0.169	7,350
11	0.192	8,350
12	0.192	8,350
13	0.179	7,800
14	0.179	7,800
15	0.179	7,800
16	0.179	7,800
17	0.179	7,800
18	0.179	7,800
19	0.179	7,800
20	0.187	8,126
21	0.187	8,155
22	0.232	10,109

AREA TABLE BLOCK VV		
LOT	ACRES	SQ FT.
1	0.233	10,151
2	0.182	7,931
3	0.184	7,994
4	0.181	7,887
5	0.176	7,680
6	0.176	7,680
7	0.176	7,680
8	0.176	7,680
9	0.176	7,680
10	0.176	7,680
11	0.176	7,680
12	0.192	8,350
13	0.190	8,266
14	0.171	7,440
15	0.171	7,440
16	0.171	7,440
17	0.171	7,440
18	0.171	7,440
19	0.171	7,440
20	0.171	7,440
21	0.174	7,585
22	0.178	7,760
23	0.178	7,760
24	0.178	7,760
25	0.215	9,385

AREA TABLE BLOCK WW		
LOT	ACRES	SQ. FT.
1	0.219	9,549
2	0.198	8,604
3	0.198	8,604
4	0.198	8,604
5	0.198	8,604
6	0.198	8,611
7	0.206	8,995
8	0.312	13,605
9	0.339	14,750
10	0.206	8,968
11	0.193	8,400
12	0.193	8,400
13	0.193	8,400
14	0.212	9,253
15X	0.600	26,118

AREA TABLE BLOCK XX		
LOT	ACRES	SQ FT.
1	0.215	9,349
2	0.193	8,400
3	0.193	8,400
4	0.193	8,400
5	0.205	8,950
6	0.313	13,616
7	0.310	13,521
8	0.206	8,954
9	0.193	8,400
10	0.193	8,400
11	0.193	8,400
12	0.193	8,400
13	0.193	8,400
14	0.214	9,333
15X	0.684	29,816

AREA TABLE BLOCK YY		
LOT	ACRES	SQ FT.
1	0.162	7,066
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.162	7,066
17	0.164	7,150
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.164	7,150

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

AREA TABLE BLOCK AAA		
LOT	ACRES	SQ FT.
IX	1.820	79,300

AREA TABLE BLOCK BBB		
LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.164	7,150
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.164	7,150
17	0.162	7,066
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,000
29	0.138	6,000
30	0.138	6,000
31	0.138	6,000
32	0.162	7,066

AREA TABLE BLOCK CCC		
LOT	ACRES	SQ FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.164	7,150
17	0.162	7,066
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,000
29	0.138	6,000
30	0.138	6,000
31	0.138	6,000
32	0.162	7,066

NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE REQUIRED TO BE AN HOA "X" LOT.
4. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
5. NOTICE – SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
8. PORTIONS OF THE SUBJECT PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 480774 0290 G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON OR COLLIN COUNTY, TEXAS.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83).
10. DIVIDED ISLANDS TO BE PAVED, NOT HOA "X" LOT.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR:

STATE OF TEXAS §
COUNTY OF TARRANT §

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

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINFELLOW, RPLS NO. 6373 ON October 25, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

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

CERTIFICATE OF PLAT APPROVAL

APPROVED

_____ _____
CITY DEVELOPMENT OFFICIAL DATE
CITY OF CELINA, TEXAS

WITNESS BY HAND THIS _____DAY OF _____, 20_____

_____
CITY SECRETARY
CITY OF CELINA, TEXAS

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

BY: _____

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

PRELIMINARY PLAT
GREEN MEADOWS SOUTH

AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 1305 RESIDENTIAL LOTS, AND 20 OPEN SPACE LOTS
BEING 411.017 ACRES (17,903,914 S.F.) OF LAND LOCATED IN THE
JOHN MORTON SURVEY, ABSTRACT NO. 791,
THE C. COPENHAVER SURVEY, ABSTRACT NO. 253,
THE THOMAS B. COX SURVEY, ABSTRACT NO. 309
AND THE JOHN B. RUE SURVEY, ABSTRACT NO. 1112
DENTON COUNTY, TEXAS

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

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

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

DATE: 10/25/2021
W.A. No. 13135.05

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: December 16, 2021
Re: Sutton Fields East, Phases 1 & 2 - Preliminary Plat

Action Requested:
Consider and act upon a Preliminary Plat for Sutton Fields East, Phases 1 & 2, being an approximately 110 acre tract of land situated in the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and approximately 3,200 feet west of Smiley Road. (Sutton Fields East, Phases 1 & 2 – Preliminary Plat)

Owner/Developer:
Jim Nichols
Barraza Consulting Group, LLC
801 E. Campbell, Ste. 650
Richardson, TX 75081

Background Information:
The preliminary plat shows 453 single-family lots and 19 HOA/open space lots for a new residential neighborhood, and is in conformance with Celina's subdivision regulations and the associated Development Agreement.

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

Supporting Documents:
- Location Map
- Preliminary Plat

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

CELINA TEXAS EST. 1876

Life Connected.

CRUTCHFIELD RD

BOTHWELL BLVD

W FRONTIER PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Sutton Fields East Location Map

City of Celina

11/17/2021

N W E S

0 395 790 Feet

Attachment: Location Map (Sutton Fields East, Phases 1 & 2 – Preliminary Plat)

CADG SUTTON FIELDS, LLC
TRACT 4
INST. NO. 2015-15963 RPRDCT

SMILEY ROAD, LTD.
INST. NO. 2006-2064 RPRDCT

THOMAS B. COX SURVEY ~
ABSTRACT NO. 309

50' ENERGY TRANSFER FUEL, L.P.
PERMANENT RIGHT-OF-WAY & ESMT
INST. NO. 2005-146877 RPRDCT

HALTON DRIVE

WORDSWORTH AVENUE

WORDSWORTH AVENUE

TEXAS COORDINATE SYSTEM OF 1983 (NAD83 1996)
NORTH CENTRAL ZONE NO. 4202 (GRID)
N: 7,146,289.83 E: 2,464,224.23

APPROXIMATE SURVEY LINE

N89°13'31"E 527.69'

APPROXIMATE SURVEY LINE

N89°13'50"E 998.50'

1/2" IRF

5/8" CIRF

N00°23'19"W 2685.16' TO 1/2" IRF

WAUGH AVENUE

HIGHTOWER STREET

SUTTON FIELDS PHASE 2A
DOC. NO. 2019-268 PRDCT

HUMBER LANE

SUTTON FIELDS PHASE 1B
DOC. NO. 2017-478 PRDCT

LIVERPOOL STREET

WHARTON AVENUE

OAKMERE DRIVE

SUTTON FIELDS PHASE 2B
DOC. NO. 2019-402 PRDCT

PAINSWICK DRIVE

AIKEN STREET

S89°18'15"E 620.00'

S89°18'15"E 620.72'

ALLENDE AVENUE

ADLER ROAD

N00°41'45"E 295.00'

BURFORD LANE

S89°18'15"E 1240.72'

ELIOT LANE

N00°41'45"E 178.36'

CHEVALIER WAY

N00°41'45"E 542.32'

S89°18'15"E 761.47'

PEARD DRIVE

N00°41'45"E 2985.21'

CHEVALIER WAY

N89°18'15"W 913.04'

GYASI DRIVE

FLAUBERT DRIVE N89°18'15"W 1261.47'

S00°26'26"E 3181.36'

LIVERPOOL STREET

CIRF "PETITT"

BRICE JACKSON, BOBBY C. JACKSON & NOLAN P. JACKSON
FIRST TRACT
VOL. 4910, PG. 2975 (DOC. NO. 2001-R0089934) RPRDCT

JACOB RUE SURVEY ~
ABSTRACT NO. 1109

JOHN B. RUE SURVEY ~
ABSTRACT NO. 1112

APPROXIMATE SURVEY LINE

1X 1.457 ac. 63455 SF

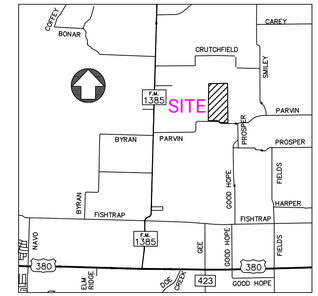
2X 57553 SF

30' MATADOR PIPELINES, INC. ESMT
VOL. 1088 PG. 175 RPRDCT

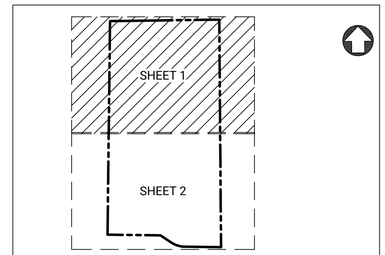
30' MATADOR PIPELINES, INC. ESMT
VOL. 1086 PG. 203 RPRDCT

MATCH LINE - SEE SHEET 2

0 100 200
SCALE: 1" = 100'



VICINITY MAP
(NOT TO SCALE)



KEY MAP
(NOT TO SCALE)

LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
⊕	DENOTES DRIVEWAY LOCATION RESTRICTION
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
Ⓐ	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

CERTIFICATE OF PLAT APPROVAL

Approved

City Development Official
City of Celina, Texas

Date

Witness by hand this _____day of _____, 20____.

City Secretary
City of Celina, Texas

CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	047°50'51"	500.00	S65°22'50"W	405.52'	417.55
C2	045°00'00"	250.00	N23°11'45"E	191.34'	196.35
C3	045°00'00"	250.00	N68°11'45"E	191.34'	196.35
C4	042°09'09"	500.00	S20°22'50"W	359.61'	367.85
C5	043°22'32"	250.00	N20°59'31"E	184.77'	189.26
C6	046°16'04"	250.00	N23°49'47"W	196.44'	201.88
C7	043°43'56"	250.00	N68°49'47"W	186.22'	190.82
C8	046°37'28"	250.00	N65°59'31"E	197.87'	203.44
C9	018°24'57"	250.00	N09°54'14"W	80.01'	80.35
C10	020°50'30"	250.00	N78°53'00"E	90.44'	90.94
C11	044°10'37"	250.00	N22°49'44"E	188.02'	192.76
C12	044°13'17"	250.00	N22°48'23"W	188.20'	192.95
C13	023°20'22"	250.00	S77°38'04"W	101.13'	101.84
C14	033°01'00"	320.00	N72°46'28"E	181.86'	184.40
C15	032°55'46"	380.00	N72°43'51"W	215.40'	218.40
C16	016°44'19"	100.00	N09°03'54"E	29.11'	29.21
C17	016°44'19"	100.00	N09°03'54"W	29.11'	29.21
C18	014°53'26"	100.00	S09°59'20"W	25.92'	25.99
C19	016°44'19"	100.00	S09°03'54"W	29.11'	29.21

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PRELIMINARY PLAT

SUTTON FIELDS EAST PHASES 1 & 2

109.926 ACRES
22.822 ACRES RIGHT-OF-WAY
453 RESIDENTIAL LOTS
19 HOA/OPEN SPACE LOT
SITUATED IN THE
JACOB RUE SURVEY – ABSTRACT NO. 1109
AND THE HIRAM RUE SURVEY – ABSTRACT NO. 1111
CITY OF CELINA
DENTON COUNTY, TEXAS

NOTES:

1. **All lots comply with the minimum size requirements of the zoning district.**
2. **This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.**
3. **All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.**
4. **All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.**
5. **Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.**
6. **This plat does not alter or remove existing deed restrictions, if any, on this property.**
7. **Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.**
8. **The subject property is located within Zone "X" (unshaded) on the Flood Insurance Rate Map, Map No. 48121C0270G, revision date April 18, 2011. Zone "X" (unshaded) is defined thereon as "areas determined to be outside the 0.2% annual chance floodplain."**
9. **The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.**
10. **All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.**
11. **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.**
12. **Water and sewer to be maintained by Mustang Special Utility District.**
13. **Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.**

OWNER:
MARK C. CAREY
2679 COUNTY ROAD 220
GAINESVILLE, TX. 76240-8606
PHONE: 469-???

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683

801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
PROJECT # - 2019011-00
DATE: October 2021

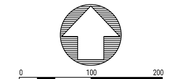
Sheet Scale 1 Inch = 100 Feet

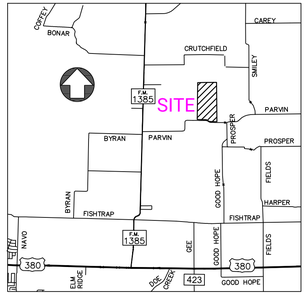
Attachment: Preliminary Plat (Sutton Fields East, Phases 1 & 2 – Preliminary Plat)

S:\2019\2019011-00 Sutton Fields East - Careys Tract\09-SURVEY\06-PLATTING\PRELIMINARY_PLAT\2019011-00-PP.dwg 10/22/2021 5:23 PM —

MATCH LINE - SEE SHEET 1







VICINITY MAP
(NOT TO SCALE)

KEY MAP
(NOT TO SCALE)

LEGEND	
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DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
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ROW	RIGHT-OF-WAY
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C6	046°16'04"	250.00	N23°49'47"W	196.44'	201.88
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C9	018°24'57"	250.00	N09°54'14"W	80.01'	80.35
C10	020°50'30"	250.00	N78°53'00"E	90.44'	90.94
C11	044°10'37"	250.00	N22°49'44"E	188.02'	192.76
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3. **All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.**
4. **All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.**
5. **Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.**
6. **This plat does not alter or remove existing deed restrictions, if any, on this property.**
7. **Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.**
8. **The subject property is located within Zone "X" (unshaded) on the Flood Insurance Rate Map, Map No. 48121C0270G, revision date April 18, 2011. Zone "X" (unshaded) is defined thereon as "areas determined to be outside the 0.2% annual chance floodplain."**
9. **The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983(NAD83-CORS96) (North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849392677.**
10. **All perimeter property corners are 5/8-inch iron rod with caps stamped "BCG 10194538" set, unless noted otherwise.**
11. **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.**
12. **Water and sewer to be maintained by Mustang Special Utility District.**
13. **Wall Maintenance Easements and maintenance of screening walls to be maintained by HOA.**

OWNER:
CADG SUTTON FIELDS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX. 75234
PHONE: 469-892-7200

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
PROJECT # - 2019011-00
DATE: October 2021

Sheet Scale: 1 Inch = 100 Feet

S:\2019\2019011-00 Sutton Fields East - Careys Tract\09-SURVEY\06-PLATTING\PRELIMINARY PLAT\2019011-00-PP.dwg, 10/22/2021 5:23:50 PM
S:\2019\2019011-00 Sutton Fields East - Careys Tract\09-SURVEY\06-PLATTING\PRELIMINARY PLAT\2019011-00-PP-dwg, 10/22/2021 5:23:23 PM
Attachment: Preliminary Plat (Sutton Fields East, Phases 1 & 2 – Preliminary Plat)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Kari White, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	Celina Senior Living - Conveyance Plat

Action Requested:
Consider and act upon a Conveyance Plat for Celina Senior Living, being an approximately 14 acre tract of land situated in the Collin County School Land #14 Survey, Abstract No. 167, Collin County, Texas; generally located west of Preston Road and approximately 670 feet south of John Campbell Trail. (Celina Senior Living – Conveyance Plat)

Applicant:
Brian Umberger, PE
Winkelmann & Associates, Inc.
6750 Hilllcrest Plaza Dr., Ste. 215
Dallas, TX 75230

Background Information:
The Conveyance Plat is in conformance with Celina's subdivision regulations.

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

Supporting Documents:
- Location Map
- Conveyance Plat

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

CELINA TEXAS EST. 1876

Life Connected.

JOHN CAMPBELL TRL

S PRESTON RD

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Celina Senior Living Location Map

City of Celina

12/6/2021

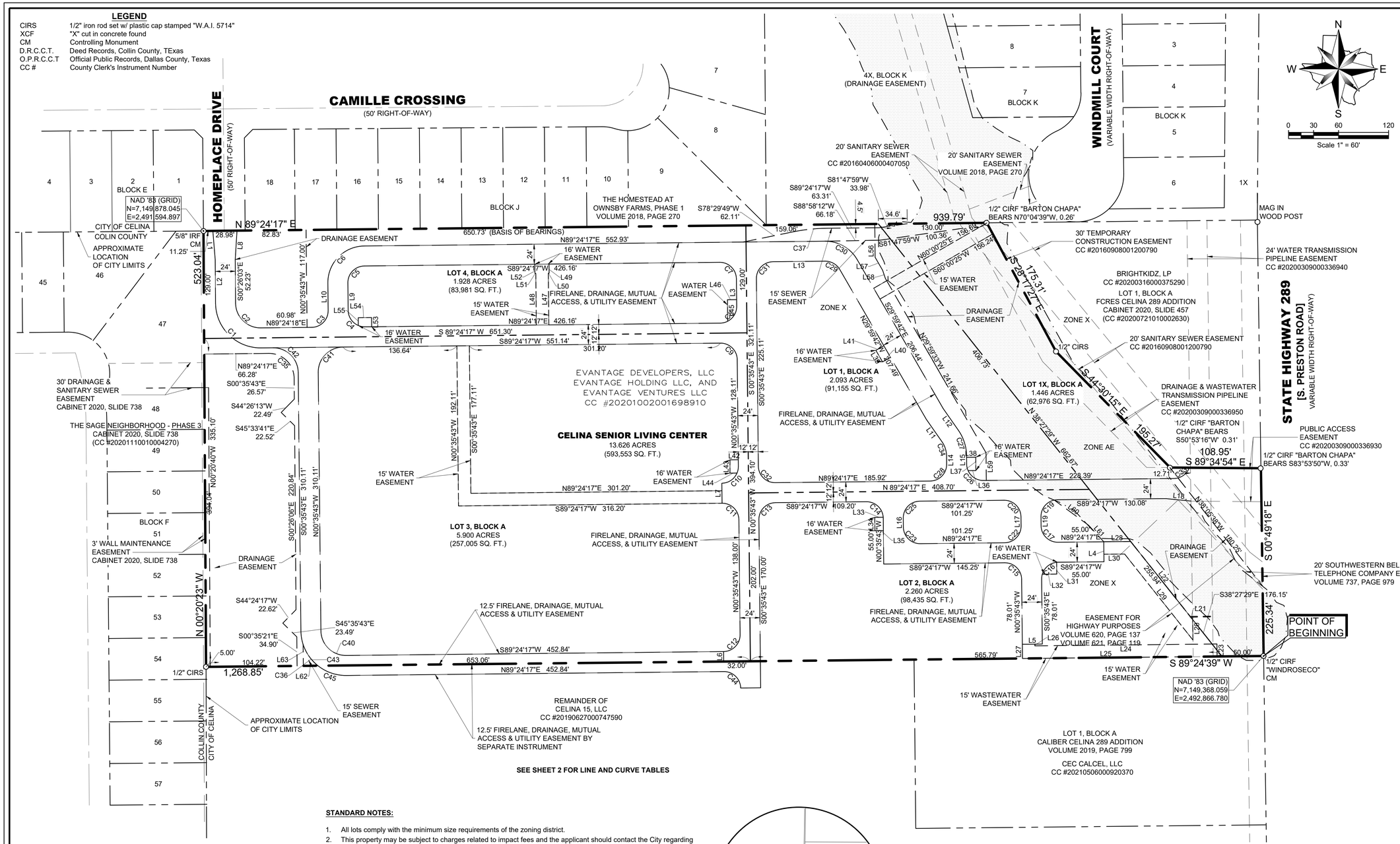
N W E S

0 263 525 Feet

Attachment: Location Map (Celina Senior Living – Conveyance Plat)

LEGEND

CIRS	1/2" iron rod set w/ plastic cap stamped "W.A.I. 5714"
XCF	"X" cut in concrete found
CM	Controlling Monument
D.R.C.C.T.	Deed Records, Collin County, TExas
O.P.R.C.C.T	Official Public Records, Dallas County, Texas
CC #	County Clerk's Instrument Number



STANDARD NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
4. All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
5. Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
8. The purpose of the Conveyance Plat is to provide for its legal conveyance without developing the subject property and for land recordation functions only. Approval and the subsequent filing of this Conveyance Plat does not constitute approval of any type of development on the subject property, as no building or development permits shall be issued, nor permanent utility services provided, for land that has only received approval as a Conveyance Plat.
9. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
10. All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent.
11. No overhead utilities are permitted on the subject property.

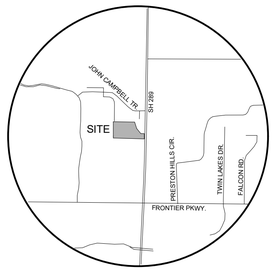
FLOOD NOTE

According to the Federal Emergency Management Agency, F.I.R.M. No. 48085C0120J, dated June 6, 2009, as affected by L.O.M.R., No. 18-06-2512P, dated July 15, 2019, this property is within Flood Zones A and X.

Zone A - No base flood elevation determined.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE

OWNER:
eVantage Developers, LLC
eVantage Holdings, LLC
eVantage Ventures, LLC
1143 Holford Drive
Frisco, Texas 75036-5788
Pankaj Srivastava
805-304-0144
pankaj@myenzone.com

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
S: Lennie Leuker, RPLS
214-490-7090
l.lueker@winkelmann.com
E: Brian Umberger, P.E.
brian@winkelmann.com

CONVEYANCE PLAT
CELINA SENIOR LIVING CENTER
LOTS 1X, 1-4, BLOCK A
1 HOA LOT AND 4 COMMERCIAL LOTS

BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO eVantage DEVELOPERS, LLC, eVantage HOLDING LLC, AND eVantage VENTURES LLC AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20201002001698910, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING 13.626 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167 CITY OF CELINA, COLLIN COUNTY, TEXAS
Date of preparation: October 27, 2021; last revised October 27, 2021
PLAT 21-5206

SPACE RESERVED FOR COUNTY RECORDING LABEL

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. F-1386
Texas Surveyors No. 10086600 Expires 12/31/2015
COPYRIGHT © 2015, Winkelmann & Associates, Inc.

COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY, TEXAS
EVANTAGE DEVELOPERS, LLC
1143 HOLFORD DRIVE
FRISCO, TEXAS 75036-5788

CONVEYANCE PLAT
CELINA SENIOR LIVING CENTER
LOTS 1X, 1-4, BLOCK A

Date : 08.03.21
Scale : 1" = 60'
File : 80403.00-CPLT
Project No. : 80403.00

SHEET 1 OF 2

G:\80403\SURVEY\Plats\80403.00-CPLT.dwg

Attachment: Conveyance Plat (Celina Senior Living – Conveyance Plat)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, eVantage Developers, LLC, eVantage Holdings, LLC, eVantage Ventures, LLC are the sole owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167, in the City of Celina, Collin County, Texas, being all of a tract of land described in deed to eVantage Developers, LLC, eVantage Holding LLC, and eVantage Ventures LLC as recorded in County Clerk's Instrument No. 20201002001698910, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with pink plastic cap stamped "WINDROSE CO" found for the Northeast corner of Lot 1, Block A, Caliber Celina 289 Addition, an addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded in Volume 2019, Page 799, Official Public Records, Collin County, Texas, on the West right-of-way of State Highway 289 [Preston Road], a variable width right-of-way, said point being the Southeast corner of said eVantage tract;

THENCE South 89 deg 24 min 39 sec West, departing the West right-of-way of said State Highway 289, and along the North line of said Lot 1, Block A, passing the Northwest corner of said Lot 1, Block A, at a distance of 419.41 feet, and continuing an additional distance of 849.44 feet along the North line of the remainder of a tract of land described in deed to Celina 15, LLC, as recorded in County Clerk's Instrument No. 20190627000747590, Official Public Records, Collin County, Texas, for a total distance of 1,268.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said eVantage tract and the Northwest corner of said Celina 15, LLC tract, said point being on the East line of Lot 54, Block F, of The Sage Neighborhood - Phase 3, an addition to Collin County, Texas according to the Plat thereof recorded in Cabinet 2020, Slide 738,Official Public Records, Collin County, Texas;

THENCE North 00 deg 20 min 23 sdec West, along the West line of said eVantage tract and the East line of Block F, of said The Sage Neighborhood - Phase 3, a distance of 523.04 feet to a 5/8-inch iron rod found for the Northwest corner of said eVantage tract and the Northeast corner Lot 47, Block F, of said The Sage Neighborhood - Phase 3, the Southeast corner of Lot 1, Block E, of The Homestead at Ownsby Farms, Phase 1, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 270, Official Public Records, Collin County, Texas, said point also being the Southwest corner of Homeplace Drive, a 50-foot right-of-way, per said Plat of The Homestead at Ownsby Farms, Phase 1;

THENCE North 89 deg 24 min 17 sec East, along the South line of said The Homestead At Ownsby Farms, Phase 1, a distance of 939.79 feet to a point for the Northerly Northeast corner of said eVantage tract on the South line of Lot 4X, Block K, (drainage easement), of said The Homestead at Ownsby Farms, Phase 1, from which a 1/2-inch iron rod with pink plastic cap stamped "BARTON CHAPA" bears North 70 deg 04 min 39 sec West, a distance of 0.26 feet, said point being the Northwest corner of a Lot 1, Block A, of Fcres Celine 289 Addition, an addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2020, Slide 457, Official Public Records, Collin County, Texas;

THENCE departing the South line of said Lot 4X, Block K, along the Northeast lines of said eVantage tract and the West and South lines of said Fcres Celina 289 Addition, the following courses and distances:

South 28 deg 17 min 27 sec East, a distance of 175.31 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 44 deg 30 min 15 sec East, a distance of 195.27 feet to a point for corner from which a 1/2-inch iron rod with pink plastic cap stamped "BARTON CHAPA" bears South 50 deg 53 min 16 sec West, a distance of 0.31 feet, said point being the Southwest corner of said Fcres Celina 289 Addition;

South 89 deg 34 min 54 sec East, a distance of 108.95 feet to a point for the Southerly Northeast corner of said eVantage tract and the Southeast corner of said Fcres Celina 289 Addition on the West right-of-way of said State Highway 289, from which a 1/2-inch iron rod with pink plastic cap stamped "BARTON CHAPA" bears South 83 deg 53 min 50 sec West, a distance of 0.33 feet;

THENCE South 00 deg 49 min 18 sec East, along the East line of said eVantage tract and the West right-of-way of said State Highway 289, a distance of 225.34 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 13.626 acres or 593,553 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of August, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT eVantage Developers, LLC, acting herein by and through its duly authorized officer, does hereby adopt this Conveyance Plat designating the hereinabove described property as Lots 1X, 1-4, Block A, **CELINA SENIOR LIVING CENTER**, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS, my hand at Celina, Texas this the _____ day of _____, 2021.

BY: eVantage Developers, LLC

Owner: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public for and in the State of Texas
My commission expires:

CERTIFICATE OF PLAT APPROVAL

Approved

_____ _____
City Development Official Date
City of Celina, Texas

Witness by hand this _____day of _____, 2021

_____
City Secretary
City of Celina, Texas

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS;

I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

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.*

_____ _____
Signature: Date:

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public for and in the State of Texas
My commission expires:

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	90°00'00"	54.00'	84.82'	76.37'	S45°35'43"E
C2	90°00'00"	30.00'	47.12'	42.43'	S45°35'43"E
C3	90°00'00"	20.00'	31.42'	28.28'	N44°24'17"E
C4	90°00'00"	20.00'	31.42'	28.28'	S45°35'43"E
C5	90°00'00"	20.00'	31.42'	28.28'	S44°24'17"W
C6	90°00'00"	44.00'	69.12'	62.23'	S44°24'17"W
C7	90°00'00"	20.00'	31.42'	28.28'	N45°35'43"W
C8	90°00'00"	20.00'	31.42'	28.28'	N44°24'17"E
C9	90°00'00"	20.00'	31.42'	28.28'	N45°35'43"W
C10	90°00'00"	20.00'	31.42'	28.28'	N44°24'17"E
C11	90°00'00"	20.00'	31.42'	28.28'	N45°35'43"W
C12	90°00'00"	20.00'	31.42'	28.28'	N44°24'17"E
C13	90°00'00"	20.00'	31.42'	28.28'	S44°24'17"W
C14	90°00'00"	20.00'	31.42'	28.28'	N45°35'43"W
C15	90°00'00"	20.00'	31.42'	28.28'	N45°35'43"W
C16	90°00'00"	20.00'	31.42'	28.28'	S44°24'17"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	90°00'00"	20.00'	31.42'	28.28'	S45°35'43"E
C19	90°00'00"	20.00'	31.42'	28.28'	S44°24'17"W
C20	90°00'00"	20.00'	31.42'	28.28'	N45°35'43"W
C22	90°00'00"	20.00'	31.42'	28.28'	N44°24'17"E
C23	90°00'00"	20.00'	31.42'	28.28'	S45°35'43"E
C25	90°00'00"	20.00'	31.42'	28.28'	S44°24'17"W
C26	90°00'00"	20.00'	31.42'	28.28'	S45°35'43"E
C27	34°24'44"	54.00'	32.43'	31.95'	N17°48'05"W
C28	90°00'00"	20.00'	31.42'	28.28'	N44°24'17"E
C29	60°36'01"	20.00'	21.15'	20.18'	N60°17'42"W
C30	60°36'01"	44.00'	46.54'	44.40'	N60°17'42"W
C31	89°59'56"	20.00'	31.42'	28.28'	S44°24'17"W
C32	89°59'56"	20.00'	31.42'	28.28'	S45°35'43"E
C33	68°52'31"	20.00'	24.04'	22.62'	N54°58'02"E
C34	34°24'45"	30.00'	18.02'	17.75'	N17°48'05"W
C35	87°12'28"	30.06'	45.75'	41.46'	N46°56'41"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C36	33°16'20"	54.21'	31.48'	31.04'	S34°53'20"E
C37	10°54'28"	207.50'	39.50'	39.44'	S83°57'03"W
C40	90°00'00"	30.00'	47.12'	42.43'	N45°35'43"W
C41	89°59'56"	30.00'	47.12'	42.43'	N44°24'15"E
C42	90°00'00"	30.00'	47.12'	42.43'	S45°35'44"E
C43	50°57'46"	54.00'	48.03'	46.46'	S26°04'36"E
C44	90°00'00"	20.00'	31.42'	28.28'	S45°35'43"E
C45	39°02'14"	54.00'	36.79'	36.08'	S71°04'36"E

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N04°41'22"W	34.79'
L2	N00°26'03"W	52.30'
L3	S00°35'43"E	33.00'
L4	S00°35'43"E	24.00'
L5	S89°24'17"W	24.00'
L6	N00°35'43"W	11.99'
L7	N00°35'43"W	24.00'
L8	S03°30'38"W	34.86'
L9	S00°35'43"E	33.00'
L10	N00°35'43"W	33.00'
L11	N34°59'33"W	32.98'
L12	N34°59'33"W	31.92'
L13	S89°24'17"W	62.76'
L14	S00°35'43"E	9.99'
L15	S00°35'43"E	9.99'
L16	N00°35'43"W	11.00'
L17	N00°35'43"W	11.00'
L18	S84°22'32"E	30.19'
L19	N00°35'43"W	11.00'
L20	N00°49'31"W	27.90'

LINE TABLE

LINE #	BEARING	DISTANCE
L21	S89°10'29"W	2.57'
L22	N38°27'29"W	115.43'
L23	S00°56'39"E	15.00'
L24	S89°24'32"W	218.45'
L25	N89°24'30"E	200.28'
L26	N00°35'30"W	2.03'
L27	N00°35'43"W	17.03'
L28	S89°24'17"W	32.22'
L29	S38°27'29"E	131.77'
L30	N89°24'17"E	24.88'
L31	N00°35'43"W	14.11'
L32	N89°24'17"E	17.34'
L33	N89°24'17"E	10.17'
L34	N00°35'43"W	16.00'
L35	N89°24'17"E	10.17'
L36	S89°24'17"W	9.33'
L37	S00°35'43"E	16.00'
L38	N89°24'17"E	11.00'
L39	N29°59'42"W	16.00'
L40	S60°00'18"W	11.00'

LINE TABLE

LINE #	BEARING	DISTANCE
L41	N60°00'18"E	11.00'
L42	N89°24'17"E	9.93'
L43	N00°00'00"E	16.00'
L44	S89°24'17"W	8.42'
L45	S00°35'43"E	25.86'
L46	N89°24'17"E	11.00'
L47	N00°35'43"W	62.00'
L48	N00°35'43"W	62.00'
L49	S00°35'43"E	11.00'
L50	S89°24'17"W	1.00'
L51	S89°24'17"W	1.00'
L52	N00°35'43"W	11.00'
L53	S00°35'43"E	11.00'
L54	N89°24'17"E	16.00'
L55	N00°35'43"W	9.33'
L56	N00°35'43"W	39.99'
L57	N29°59'33"W	18.00'
L58	N18°40'58"W	10.20'
L59	N00°35'43"W	33.20'
L60	S53°47'03"E	51.09'

LINE TABLE

LINE #	BEARING	DISTANCE
L61	S42°35'36"E	26.90'
L62	N89°24'39"E	17.49'
L63	S00°35'43"E	25.64'

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ▼ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineer Registration No. F-2609
Texas Surveyors No. 100860-00 Expires 12/31/2019
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COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY, TEXAS
EVANTAGE DEVELOPERS, LLC
1143 HOLFORD DRIVE
FRISCO, TEXAS 75036-5788

CONVEYANCE PLAT
CELINA SENIOR LIVING CENTER
LOTS 1X, 1-4, BLOCK A

Date : 08.03.21
Scale : N/A
File : 80403.00-CPLT
Project No. : 80403.00

SHEET 2 OF 2

CONVEYANCE PLAT
CELINA SENIOR LIVING CENTER
LOTS 1X, 1-4, BLOCK A
1 HOA LOT AND 4 COMMERCIAL LOTS
BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO eVantage DEVELOPERS, LLC, eVantage HOLDING LLC, AND eVantage VENTURES LLC AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20201002001698910, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING
13.626 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY, TEXAS
Date of preparation: October 27, 2021; last revised October 27, 2021
PLAT 21-5206

OWNER:
eVantage Developers, LLC
eVantage Holdings, LLC
eVantage Ventures, LLC
1143 Holford Drive
Frisco, Texas 75036-5788
Pankaj Srivastava
805-304-0144
pankaj@myenzone.com

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
S: Lennie Leuker, RPLS
214-490-7090
l.lueker@winkelmann.com
E: Brian Umberger, P.E.
brian@winkelmann.com

G:\80403\SURVEY\Plats\80403.00-CPLT.dwg

Attachment: Conveyance Plat (Celina Senior Living – Conveyance Plat)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Madhuri Mohan AICP, Planning Director
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	Glendenning Ranch Roadways - Final Plat

Action Requested:
Consider and act upon a Final Plat for Glendenning Ranch, being an approximately 415 acre tract of land situated in the S. McCullough Survey, Abstract 593, George Wiley Survey, Abstract No. 988, H. Bentley Survey, Abstract No. 124, and the B.B.B & C.R.R Survey, Abstract No. 132, Collin County, Texas; generally located at the northeast corner of future Dallas North Tollway and FM 428 (future Glendenning Parkway). (Glendenning Ranch – Final Plat)

Applicant:
KFM Engineering & Design
3501 Olympus Blvd, Suite 100
Dallas, TX 75019

Background Information:
The Final Plat primarily shows roadways, easements, and right-of-way dedications, along with three lots, necessary for the development of Glendenning Ranch.

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

Supporting Documents:
- Location Map
- Final Plat

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

CELINA TEXAS EST. 1876
Life Connected.

LEGACY DR
MOBBERLY RD
MOBBERLY CONNECTOR
FM 455
WALNUT
ASH ST
SUNSET BLVD
DALLAS NORTH TOLLWAY
GLENDENNING PKWY
CELINA PKWY
CELINA PKWY
HUDDLESTON DR

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Glendenning Ranch
Location Map
City of Celina

10/26/2021

N W E S

0 500 1,000 Feet

NOTES:

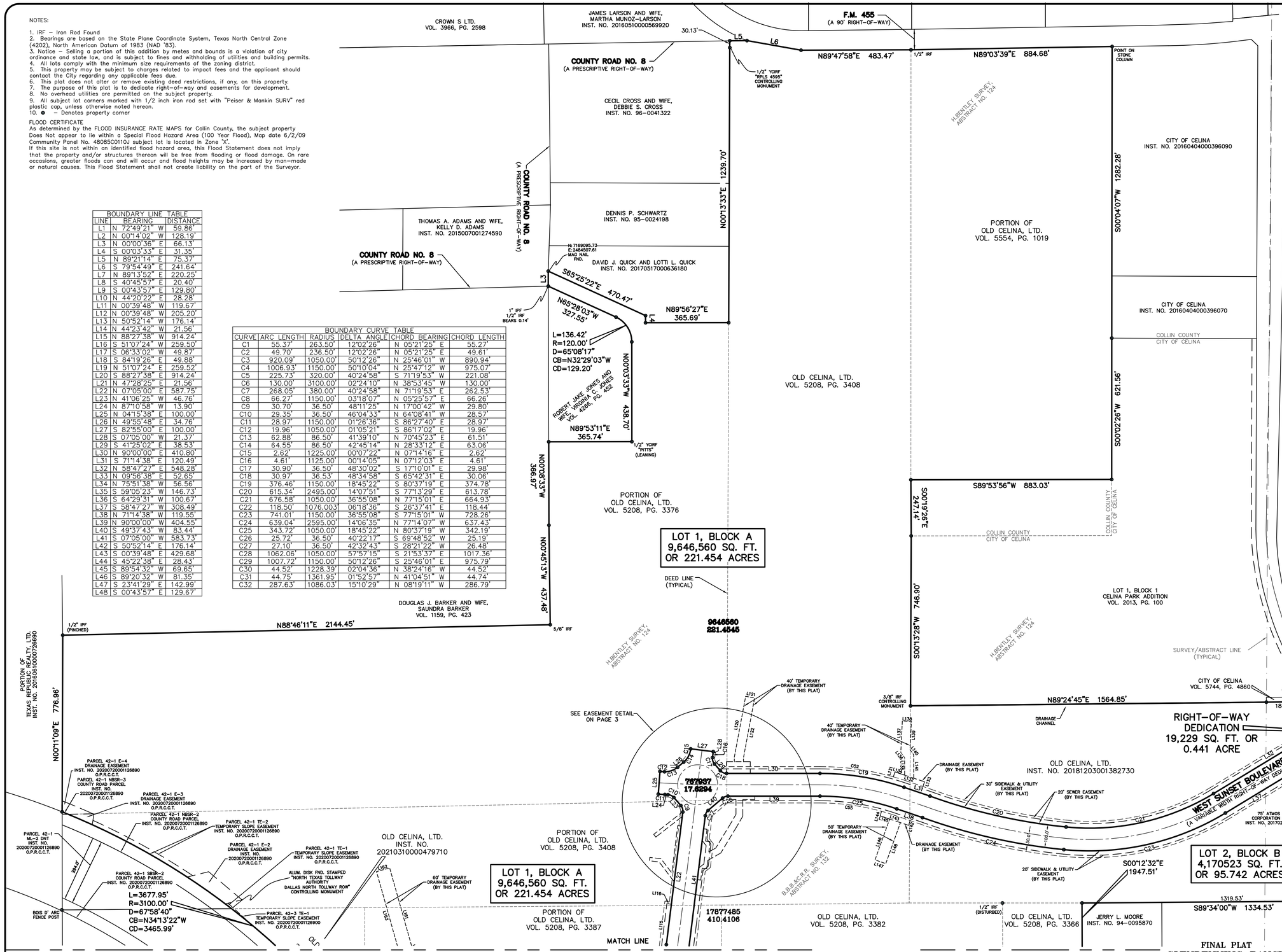
1. IRF – Iron Rod Found
2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
3. Notice – Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
4. All lots comply with the minimum size requirements of the zoning district.
5. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. The purpose of this plat is to dedicate right-of-way and easements for development.
8. No overhead utilities are permitted on the subject property.
9. All subject lot corners marked with 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap, unless otherwise noted hereon.
10. ● – Denotes property corner

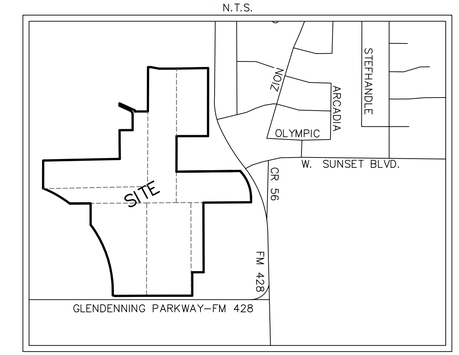
FLOOD CERTIFICATE

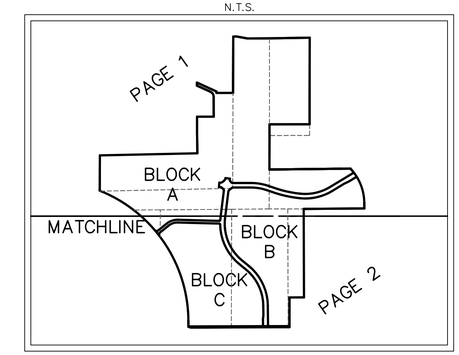
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/09 Community Panel No. 480085C0110J subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

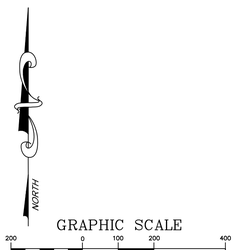
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°49'21" W	59.86'
L2	N 00°14'02" W	128.19'
L3	N 00°00'36" E	66.13'
L4	S 00°03'33" E	31.35'
L5	N 89°21'14" E	75.37'
L6	S 79°54'49" E	241.64'
L7	N 89°13'52" E	220.25'
L8	S 40°45'57" E	20.40'
L9	S 00°43'57" E	129.80'
L10	N 44°20'22" E	28.28'
L11	N 00°39'48" W	119.67'
L12	N 00°39'48" W	205.20'
L13	N 50°52'14" W	176.14'
L14	N 44°23'42" W	21.56'
L15	N 88°27'38" W	914.24'
L16	S 51°07'24" W	259.50'
L17	S 06°33'02" W	49.87'
L18	S 84°19'26" E	49.88'
L19	N 51°07'24" E	259.52'
L20	S 88°27'38" E	914.24'
L21	N 47°28'25" E	21.56'
L22	N 07°05'00" E	587.75'
L23	N 41°06'25" W	46.76'
L24	N 87°10'58" W	13.90'
L25	N 04°15'38" E	100.00'
L26	N 49°55'48" E	34.76'
L27	S 82°55'00" E	100.00'
L28	S 07°05'00" W	21.37'
L29	S 41°25'02" E	38.53'
L30	N 90°00'00" E	410.80'
L31	S 71°14'38" E	120.49'
L32	N 58°47'27" E	548.28'
L33	N 09°56'38" E	52.65'
L34	N 75°51'38" W	56.56'
L35	S 59°05'23" W	146.73'
L36	S 64°29'31" W	100.67'
L37	S 58°47'27" W	308.49'
L38	N 71°14'38" W	119.55'
L39	N 90°00'00" W	404.55'
L40	S 49°37'43" W	83.44'
L41	S 07°05'00" W	583.73'
L42	S 50°52'14" E	176.14'
L43	S 00°39'48" E	429.68'
L44	S 45°22'38" E	28.43'
L45	S 89°54'32" W	69.65'
L46	S 89°20'32" W	81.35'
L47	S 23°41'29" E	142.99'
L48	S 00°43'57" E	129.67'

BOUNDARY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.37'	263.50'	12°02'26"	N 05°21'25" E	55.27'
C2	49.70'	236.50'	12°02'26"	N 05°21'25" E	49.61'
C3	920.09'	1050.00'	50°12'26"	N 25°46'01" W	890.94'
C4	1006.93'	1150.00'	50°10'04"	N 25°47'12" W	975.07'
C5	225.73'	320.00'	40°24'58"	N 71°19'53" E	221.08'
C6	130.00'	3100.00'	02°24'10"	N 38°53'45" W	130.00'
C7	268.05'	380.00'	40°24'58"	N 71°19'53" E	262.53'
C8	66.27'	1150.00'	03°18'07"	N 05°25'57" E	66.26'
C9	30.70'	36.50'	48°11'25"	N 17°00'42" W	29.80'
C10	29.35'	36.50'	46°04'33"	N 64°08'41" W	28.57'
C11	28.97'	1150.00'	01°26'36"	S 86°27'40" E	28.97'
C12	19.96'	1050.00'	01°05'21"	S 86°17'02" E	19.96'
C13	62.88'	86.50'	41°39'10"	N 70°45'23" E	61.51'
C14	64.55'	86.50'	42°45'14"	N 28°33'12" E	63.06'
C15	2.62'	1225.00'	00°07'22"	N 07°14'16" E	2.62'
C16	4.61'	1125.00'	00°14'05"	N 07°12'03" E	4.61'
C17	30.90'	36.50'	48°30'02"	S 17°10'01" E	29.98'
C18	30.97'	36.53'	48°34'58"	S 65°42'31" E	30.06'
C19	376.46'	1150.00'	18°45'22"	S 80°37'19" E	374.78'
C20	615.34'	2495.00'	14°07'51"	S 77°13'29" E	613.78'
C21	676.58'	1050.00'	36°55'08"	N 77°15'01" E	664.93'
C22	118.50'	1076.003'	06°18'36"	S 26°37'41" E	118.44'
C23	741.01'	1150.00'	36°55'08"	S 77°15'01" W	728.26'
C24	639.04'	2595.00'	14°06'35"	N 77°14'07" W	637.43'
C25	343.72'	1050.00'	18°45'22"	N 80°37'19" W	342.19'
C26	25.72'	36.50'	40°22'17"	S 69°48'52" W	25.19'
C27	27.10'	36.50'	42°32'43"	S 28°21'22" W	26.48'
C28	1062.06'	1050.00'	57°57'15"	S 21°53'37" E	1017.36'
C29	1007.72'	1150.00'	50°12'26"	S 25°46'01" E	975.79'
C30	44.52'	1228.39'	02°04'36"	N 38°24'16" W	44.52'
C31	44.76'	1361.95'	01°52'59"	N 41°04'51" W	44.74'
C32	287.63'	1086.03'	15°10'29"	N 08°19'11" W	286.79'









JOB NO.:	16-1114	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	6/9/2021		
FIELD DATE:	1/21/2021		1
SCALE:	1" = 200'	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806	OF
FIELD:	J.D.H.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
DRAWN:	J.B.W.		
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	Texas Society of Professional Surveyors Member Since 1977

FINAL PLAT

GLENDENNING RANCH

LOT 1, BLOCK A, LOT 2, BLOCK B, AND LOT 3, BLOCK C

BEING A TRACT OF LAND SITUATED IN THE S. MCCULLOUGH SURVEY, ABSTRACT NO. 593, GEORGE WILEY SURVEY, ABSTRACT NO. 988, H. BENTLEY SURVEY, ABSTRACT NO. 124, AND B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 132

414.068 ACRES

17.618 ACRE RIGHT-OF-WAY DEDICATION

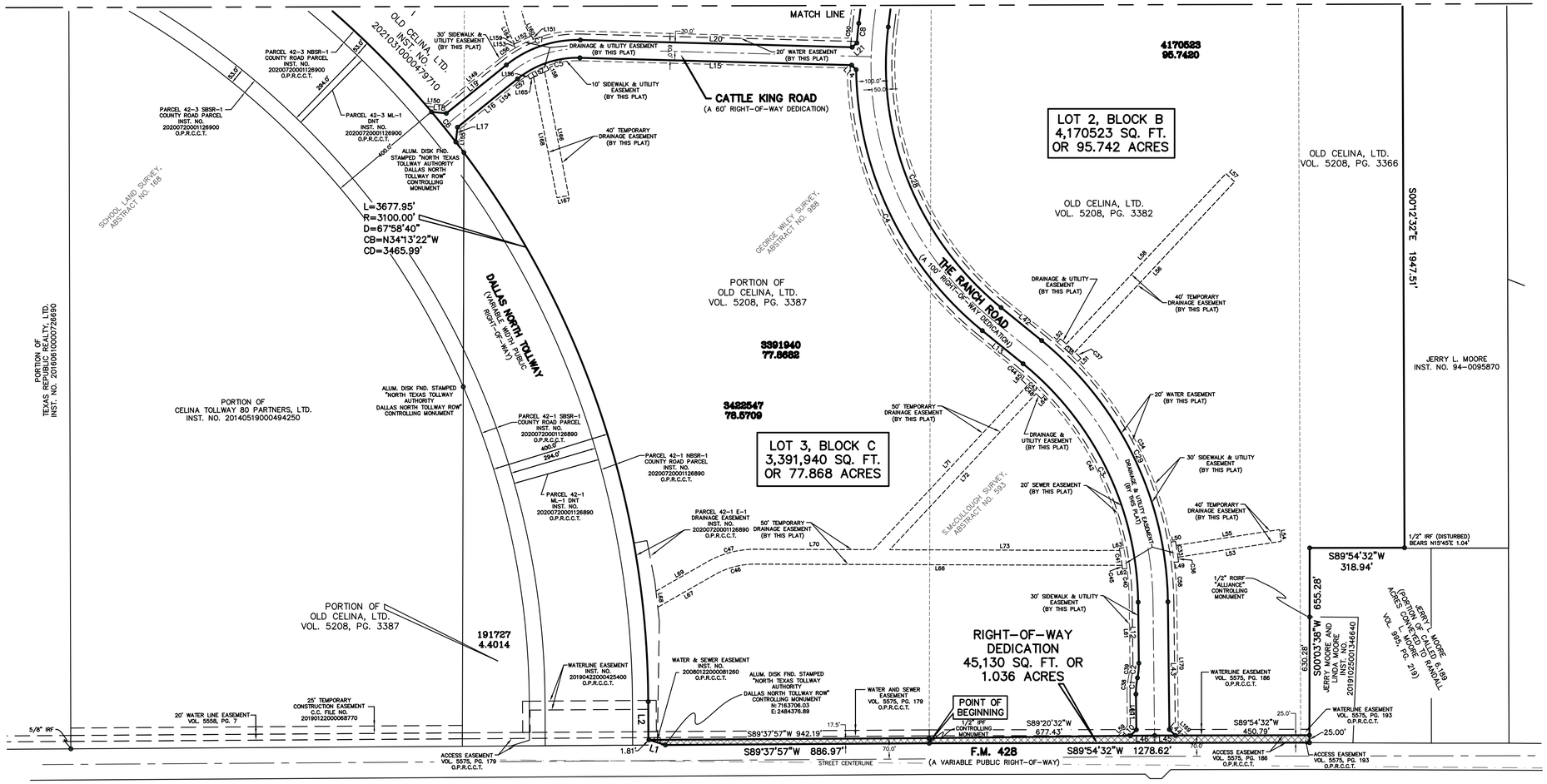
CITY OF CELINA, COLLIN COUNTY, TEXAS

NOVEMBER 2021 SHEET 1 OF 3

Attachment: Final Plat (Glendenning Ranch - Final Plat)

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C33	70.01'	1145.00'	03°30'12"	N 08°29'48" W	70.00'
C34	693.67'	1180.00'	33°40'53"	N 27°18'11" W	683.72'
C35	95.27'	679.78'	08°01'48"	N 46°29'23" W	95.19'
C36	15.83'	1145.00'	00°47'32"	N 07°08'28" W	15.83'
C37	29.05'	679.78'	02°26'56"	N 43°41'57" W	29.05'
C38	61.68'	293.50'	12°02'26"	N 05°21'25" E	61.57'
C39	43.40'	206.50'	12°02'26"	N 05°21'25" E	43.32'
C40	113.85'	1020.00'	06°23'43"	N 03°51'40" W	113.79'
C41	70.03'	1015.00'	03°57'10"	N 08°38'10" W	70.01'
C42	584.59'	1025.94'	32°38'52"	N 27°30'57" W	576.72'
C43	92.68'	1519.23'	03°29'43"	N 46°26'38" W	92.66'
C44	30.32'	903.33'	01°55'24"	N 50°15'11" W	30.32'
C45	12.59'	1015.01'	00°42'39"	N 07°00'54" W	12.59'
C46	143.86'	275.00'	29°58'22"	S 75°12'06" W	142.22'
C47	170.01'	325.00'	29°58'22"	N 75°12'06" E	168.08'
C48	40.00'	1519.23'	01°30'31"	S 46°22'57" E	40.00'
C49	15.15'	21.50'	40°22'17"	S 69°48'52" W	14.84'
C50	83.21'	1170.00'	04°04'29"	S 05°02'46" W	83.19'
C51	2.13'	1030.00'	00°07'06"	S 85°47'55" E	2.13'
C52	326.77'	1180.00'	15°52'00"	N 82°04'00" W	325.73'
C53	22.43'	26.50'	48°30'02"	N 17°10'01" W	21.77'
C54	4.61'	1115.00'	00°14'13"	N 07°12'07" E	4.61'
C55	273.87'	1020.00'	15°23'03"	S 82°18'29" E	273.05'
C56	59.42'	410.00'	08°18'16"	S 55°16'32" W	59.37'
C57	34.96'	310.00'	06°27'39"	S 54°21'13" W	34.94'
C58	132.72'	1180.00'	06°26'40"	N 03°53'08" W	132.65'

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L49	N 83°15'18" E	15.00'	L108	N 90°00'00" W	35.15'
L50	S 79°45'06" W	15.35'	L109	S 49°37'43" W	5.00'
L51	N 45°30'22" E	15.00'	L110	N 40°22'17" W	15.00'
L52	S 40°44'19" W	15.00'	L111	N 90°00'00" W	306.42'
L53	N 81°16'10" E	351.16'	L112	N 00°00'00" W	52.00'
L54	N 08°43'50" W	40.00'	L113	S 90°00'00" E	104.77'
L55	S 81°16'10" W	351.03'	L114	S 00°00'00" E	52.00'
L56	N 43°07'22" E	785.42'	L115	S 07°05'00" W	179.05'
L57	N 46°52'38" W	40.00'	L116	N 82°55'00" W	20.00'
L58	S 43°07'22" W	785.23'	L117	N 04°15'38" E	20.00'
L59	N 44°20'22" E	45.86'	L118	S 90°00'00" E	34.64'
L60	N 00°39'48" W	107.24'	L119	N 00°03'39" W	19.84'
L61	N 00°39'48" W	205.20'	L120	N 10°34'06" E	271.86'
L62	S 83°20'25" W	15.00'	L121	S 79°25'54" E	40.00'
L63	N 79°23'15" E	15.00'	L122	S 10°34'06" W	268.14'
L64	S 45°44'16" W	15.00'	L123	S 00°03'39" E	16.16'
L65	N 40°30'25" E	15.00'	L124	S 37°55'00" E	28.28'
L66	N 89°48'43" W	1233.41'	L125	S 07°05'00" W	81.27'
L67	S 60°12'55" W	219.16'	L126	S 52°05'00" W	28.28'
L68	N 06°23'14" W	54.48'	L127	N 90°00'00" W	440.42'
L69	N 60°12'55" E	197.53'	L128	N 41°25'02" W	23.83'
L70	S 89°48'43" E	397.59'	L129	N 07°05'00" E	21.37'
L71	N 43°07'36" E	757.38'	L130	N 82°56'46" W	10.00'
L72	S 43°07'36" W	719.82'	L131	N 18°45'22" E	22.64'
L73	S 89°48'43" E	773.27'	L132	S 71°34'38" E	136.99'
L75	N 37°08'26" W	109.44'	L133	S 18°45'22" W	21.94'
L76	N 83°31'31" W	43.16'	L134	S 71°34'38" E	44.65'
L77	N 06°28'29" E	15.00'	L135	N 00°13'25" W	76.92'
L78	S 83°31'31" E	49.59'	L136	N 36°09'53" W	28.10'
L79	S 37°08'26" E	78.94'	L137	N 02°50'09" E	139.05'
L80	N 07°05'00" E	209.93'	L138	S 87°09'51" E	40.00'
L81	S 82°55'00" E	15.00'	L139	S 02°50'09" W	124.88'
L82	N 07°05'00" E	42.55'	L140	S 36°09'53" E	26.90'
L83	S 52°05'00" W	162.49'	L141	S 00°13'25" E	103.39'
L84	S 37°55'00" E	15.00'	L142	S 15°26'25" W	22.03'
L85	N 52°05'00" E	147.53'	L143	N 71°38'58" W	131.95'
L86	N 90°00'00" W	286.39'	L144	N 15°26'25" E	21.20'
L87	S 00°03'39" E	15.05'	L145	S 71°38'58" E	43.68'
L88	N 90°00'00" W	53.02'	L146	S 19°40'43" W	190.49'
L89	S 00°00'34" E	73.20'	L147	S 70°19'17" E	50.00'
L90	S 30°12'08" W	63.21'	L148	N 19°40'43" E	191.65'
L91	S 31°18'06" W	125.44'	L149	S 51°07'24" W	251.46'
L92	S 60°16'47" W	65.79'	L150	N 84°25'04" W	62.59'
L93	S 07°05'00" W	37.00'	L151	N 25°53'08" W	13.37'
L94	N 82°55'00" W	20.00'	L152	S 64°06'52" W	67.00'
L95	S 07°05'00" W	52.50'	L153	S 25°53'08" E	13.37'
L96	N 82°55'00" W	15.00'	L154	S 51°07'24" W	255.40'
L97	N 07°05'00" E	51.90'	L155	S 06°33'02" W	56.08'
L98	N 07°05'00" E	121.27'	L156	S 25°53'08" E	14.99'
L99	N 07°05'00" E	51.82'	L157	N 64°06'52" E	70.57'
L100	S 82°55'00" E	15.00'	L158	N 25°53'08" W	14.98'
L101	S 07°05'00" W	52.50'	L159	N 64°06'52" E	3.50'
L102	S 82°55'00" E	20.00'	L160	N 25°53'08" W	34.39'
L103	S 07°05'00" W	45.54'	L161	N 15°42'14" W	363.03'
L104	N 60°16'47" E	35.60'	L162	S 74°17'46" W	60.00'
L105	N 31°18'10" E	117.30'	L163	S 15°42'14" E	368.37'
L106	N 30°12'08" E	54.92'	L164	S 25°53'08" E	39.74'
L107	N 00°00'34" W	65.11'	L165	N 64°06'52" E	14.03'
			L166	S 10°58'21" E	423.57'
			L167	S 79°01'39" W	40.00'
			L168	N 10°58'21" W	412.92'
			L169	N 45°22'38" W	46.38'
			L170	N 00°39'48" W	417.34'



JOB NO.:	16-1114	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE:	6/9/2021	www.peisersurveying.com	
FIELD DATE:	1/21/2021		2
SCALE:	1" = 200'	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806	OF
FIELD:	J.D.H.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
DRAWN:	J.B.W.	Texas Society of Professional Surveyors	
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	

OWNER
OLD CELINA, LTD.
12400 PRESTON RD
SUITE 100
FRISCO TX , 75033

FINAL PLAT
GLENDENNING RANCH
LOT 1, BLOCK A, LOT 2, BLOCK B, AND LOT 3, BLOCK C
BEING A TRACT OF LAND SITUATED IN THE S. MCCULLOUGH SURVEY, ABSTRACT NO. 593, GEORGE WILEY SURVEY, ABSTRACT NO. 988, H. BENTLEY SURVEY, ABSTRACT NO. 124, AND B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 132
414.068 ACRES
17.618 ACRE RIGHT-OF-WAY DEDICATION
CITY OF CELINA, COLLIN COUNTY, TEXAS
NOVEMBER 2021 SHEET 2 OF 3

Attachment: Final Plat (Glendenning Ranch - Final Plat)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF Collin §
I Old Celina, Ltd., the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:
WHEREAS Old Celina, Ltd. is the sole owner of a 414.068 acre tract of land situated in the S. McCullough Survey, Abstract No. 593, George Wiley Survey, Abstract No. 988, H. Bentley Survey, Abstract No. 124, and B.B.B. & C.R.R. Survey, Abstract No. 132, in the City of Celina, Collin County, Texas, being a portion of that certain tract of land conveyed to Old Celina, Ltd. by deeds recorded in Volume 5554, Page 1019, Volume 5208, Page 3376, Volume 5206, Page 3387, and Volume 5208, Page 3406, of the Deed Records of Collin County, Texas, and being all that certain tract of land conveyed to Old Celina, Ltd., by deeds recorded in Volume 5208, Page 3408, Volume 5208, Page 3366, Volume 5208, Page 3382, said Deed Records and Instrument Numbers 20181203001382730 and 20210310000479710, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for the southwest corner of said Old Celina tract (Volume 5208, Page 3382), same being the southeast corner of said Old Celina tract (Volume 5208, Page 3387), same being in the north right-of-way line of F.M. 428 (variable width right-of-way);

THENCE South 89 deg. 37 min. 57 sec. West, along the common line of said Old Celina tract (Volume 5208, Page 3387) and said F.M. 428, a distance of 886.97 feet to an aluminum disk stamped "North Texas Tollway Authority Dallas North Tollway ROW" found (hereinafter referred to as disk found) for the most southerly southwest corner of the herein described tract, same being the most easterly southeast corner of Dallas North Tollway per Instrument Number 20200720001126890 and 20200720001126900, said Official Public Records, same being the south end of a corner clip in the intersection of said F.M. 428 and said Dallas North Tollway;

THENCE through the interior of said said Old Celina tract (Volume 5208, Page 3387) and along the east right-of-way line of said Dallas North Tollway as follows:
North 00 deg. 14 min. 02 sec. West, a distance of 128.19 feet to a point for the beginning of a curve to the left, having a radius of 3100.00 feet and a delta angle of 67 deg. 58 min. 40 sec.;
Along said curve to the left, passing at an arc distance of 1982.00 feet, a disk found for corner, same being in the west line of said Old Celina tract (Volume 5208, Page 3387), same being in the west line of said Old Celina tract (Instrument Number 20210310000479710), and continuing along the common line of said Old Celina tract (Instrument Number 20210310000479710 and said Dallas North Tollway, passing a north line of said Old Celina tract (Instrument Number 20210310000479710), same being a south line of said Old Celina tract (Volume 5208, Page 3408), and continuing along the common line of said Old Celina tract (Volume 5208, Page 3408) and said Dallas North Tollway, a total arc distance of 3677.95 feet and a chord bearing and distance of North 34 deg. 13 min. 22 sec. West, 3465.99 feet to a point, same being in the west line of said Old Celina tract (Volume 5208, Page 3376), same being in the east line of that certain tract of land conveyed to Texas Republic Realty, Ltd., by deed recorded in Instrument Number 20160610000726690, aforesaid Official Public Records;

THENCE North 00 deg. 11 min. 09 sec. East, along the common line of said Old Celina tract (Volume 5208, Page 3376) and said Texas Republic tract, a distance of 776.96 feet to a 1/2 inch iron pipe found for for the most westerly northwest corner of the herein described tract, same being the northwest corner of said Old Celina tract (Volume 5208, Page 3376), same being the southwest corner of that certain tract of land conveyed to Douglas J. Barker and wife, Saundra Barker, by deed recorded in Volume 1159, Page 423, aforesaid Deed Records;

THENCE along the common line of said Old Celina tract (Volume 5208, Page 3376) and said Barker tract as follows:
North 88 deg. 46 min. 11 sec. East, a distance of 2144.45 feet to a 5/8 inch iron rod found for corner, same being the southeast corner of said Barker tract;
North 00 deg. 45 min. 13 sec. West, a distance of 437.48 feet to a point for angle point;
North 00 deg. 08 min. 33 sec. West, a distance of 366.97 feet to a point for corner, same being the southwest corner of that certain tract of land conveyed to Robert Jake Jones and Wife, Virginia C. Jones, by deed recorded in Volume 4266, Page 452, aforesaid Deed Records;

THENCE along the common line of said Old Celina tract (Volume 5208, Page 3376) and said Jones tract as follows:
North 89 deg. 53 min. 11 sec. East, a distance of 365.74 feet to a 1/2 inch iron rod with yellow cap stamped "PITTS" found for corner;
North 00 deg. 03 min. 33 sec. West, a distance of 438.70 feet to a point for the beginning of a curve to the left, having a radius of 120.00 feet and a delta angle of 65 deg. 08 min. 17 sec.;
Along said curve to the left, an arc distance of 136.42 feet and a chord bearing and distance of North 32 deg. 29 min. 03 sec. West, 129.20 feet to a point for corner;
North 65 deg. 28 min. 03 sec. West, a distance of 327.55 feet to a 1/2 inch iron pipe found for corner from which a 1/2 inch iron rod found bears 0.14 feet, same being the northwest corner of said Jones tract, same being the northeast corner of aforesaid Barker tract, same being in the approximate centerline of County Road No. 8 (a prescriptive right-of-way), same being the southeast corner of that certain tract of land conveyed to Thomas A. Adams and wife, Kelly D. Adams, by deed recorded in Instrument Number 2015007001274590, aforesaid Official Public Records;

THENCE North 00 deg. 00 min. 36 sec. East, along the common line of said Old Celina tract (Volume 5208, Page 3376) and said Adams tract, same being in the approximate centerline of said County Road No. 8, a distance of 66.13 feet to a mag nail found for corner, same being the most northerly corner of said Old Celina tract (Volume 5208, Page 3376), same being the most westerly southwest corner of that certain tract of land conveyed to David J. Quick and Lotti L. Quick, by deed recorded in Instrument Number 20170517000636180, said Official Public Records;

THENCE along the common line of said Old Celina tract (Volume 5208, Page 3376) and said Quick tract as follows:
South 65 deg. 25 min. 22 sec. East, a distance of 470.47 feet to a point for corner;
South 00 deg. 03 min. 33 sec. East, a distance of 31.35 feet to a point for corner, same being the most southerly southwest corner of said Quick tract;
North 89 deg. 56 min. 27 sec. East, a distance of 365.69 feet to a point for the northeast corner of said Old Celina tract (Volume 5208, Page 3376), same being in the west line of aforesaid Old Celina tract (Volume 5208, Page 3408), same being the southeast corner of said Quick tract;

THENCE North 00 deg. 13 min. 33 sec. East, along the common line of said Old Celina tract (Volume 5208, Page 3408) and said Quick tract, passing the northeast corner of said Quick tract, same being the southeast corner of that certain tract of land conveyed to Dennis P. Schwartz, by deed recorded in Instrument Number 95-0024198, aforesaid Official Public Records, and continuing along the common line of said Old Celina tract (Volume 5208, Page 3408) and said Schwartz tract, passing the northeast corner of said Schwartz tract, same being the southwest corner of that certain tract of land conveyed to Cecil Cross and Wife, Debbie S. Cross, by deed recorded in Instrument Number 96-0041322, said Official Public Records, and continuing along the common line of said Old Celina tract (Volume 5208, Page 3408) and said Cross tract, passing a 1/2 inch iron rod with yellow cap stamped "RPLS 4595" found for reference, and continuing a total distance of 1239.70 feet to a point for the most northerly northwest corner of the herein described tract, same being the northwest corner of said Old Celina tract (Volume 5208, Page 3408), same being the northeast corner of said Cross tract, same being in the south line of that certain tract of land conveyed to James Larson and wife, Martha Munoz-Larson, by deed recorded in Instrument Number 20160510000569920, said Official Public Records, same being in the approximate centerline of aforesaid County Road No. 8;

THENCE North 89 deg. 21 min. 14 sec. East, along the common line of said Old Celina tract (Volume 5208, Page 3408) and said Larson tract, same being the approximate centerline of said County Road No. 8, a distance of 73.57 feet to a point for corner, same being the southeast corner of said Larson tract, same being in the south right-of-way line of F.M. 455 (a 90 foot right-of-way);

THENCE along the common line of said Old Celina tract (Volume 5208, Page 3408) and said F.M. 455 as follows:
South 79 deg. 54 min. 49 sec. East, a distance of 241.64 feet to a point;
North 89 deg. 47 min. 58 sec. East, a distance of 483.47 feet to a 1/2 inch iron rod found for angle point, same being the northeast corner of said Old Celina tract (Volume 5208, Page 3408), same being the northwest corner of aforesaid Old Celina tract (Volume 5554, Page 1019);

THENCE North 89 deg. 03 min. 39 sec. East, along the common line of said Old Celina tract (Volume 5554, Page 1019) and said F.M. 455, a distance of 884.68 feet to a point in stone column for the most northerly northeast corner of said Old Celina tract (Volume 5554, Page 1019), same being the northwest corner of that certain tract of land conveyed to City of Celina, by deed recorded in Instrument Number 20160404000396090, aforesaid Official Public Records;

THENCE South 00 deg. 04 min. 07 sec. West, along the common line of said Old Celina tract (Volume 5554, Page 1019) and said City of Celina tract (Instrument Number 20160404000396090), passing the southwest corner of said City of Celina tract (Instrument Number 20160404000396090), same being the northwest corner of that certain tract of land conveyed to City of Celina, by deed recorded in Instrument Number 20160404000396070, said Official Public Records, and continuing along the common line of said Old Celina tract (Volume 5554, Page 1019) and said City of Celina tract (Instrument Number 20160404000396070), a total distance of 1282.28 feet to a point for corner, same being the southwest corner of said City of Celina tract (Instrument Number 20160404000396070), same being the most northerly northwest corner of Lot 1, Block 1, Celina Park Addition, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 100, Plat Records, Collin County, Texas;

THENCE along the common line of said Old Celina tract (Volume 5554, Page 1019) and said Lot 1 as follows:
South 00 deg. 02 min. 26 sec. West, a distance of 621.56 feet to a point for corner, same being the southeast corenr of said Old Celina tract (Volume 5554, Page 1019);
South 89 deg. 53 min. 56 sec. West, a distance of 883.03 feet to a point for corner, same being the southwest corner of said Old Celina tract (Volume 5554, Page 1019), same being in the east line of aforesaid Old Celina tract (Volume 5208, Page 3408), same being the most westerly northwest corner of said Lot 1;

THENCE along the common line of said Old Celina tract (Volume 5208, Page 3408) and said Lot 1 as follows:
South 00 deg. 19 min. 26 sec. East, a distance of 247.14 feet to a point;
South 00 deg. 13 min. 28 sec. West, a distance of 746.90 feet to a 3/8 inch iron rod found for corner, same being the southwest corner of said Lot 1, same being the northwest corner of aforesaid Old Celina tract (Inst. No. 20181203001382730);

THENCE North 89 deg. 24 min. 45 sec. East, along the common line of said Old Celina tract (Inst. No. 20181203001382730) and said Lot 1, a distance of 1564.85 feet to a point for a southeast corner of said Lot 1, smae being the southwest corner of that certain tract of land conveyed to City of Celina, by deed recorded in Volume 5744, Page 4860, aforesaid Deed Records;

THENCE North 89 deg. 13 min. 52 sec. East, along the common line of said Old Celina tract (Inst. No. 20181203001382730) and said City of Celina tract (Volume 5744, Page 4860), a distance of 220.25 feet to a point for the most easterly northeast corner of the herein described tract, same being the northeast corner of said Old Celina tract (Inst. No. 20181203001382730), same being the southeast corner of said City of Celina tract (Volume 5744, Page 4860), same being in the west right-of-way line of aforesaid F.M. 428, same being the beginning of a non-tangent curve to the left, having a radius of 1190.91 feet and a delta angle of 01 deg. 37 min. 20 sec.;

THENCE along the common line of said Old Celina tract (Inst. No. 20181203001382730) and said F.M. 428 as follows:
Along said non-tangent curve to the left, an arc distance of 33.72 feet and a chord bearing and distance of South 39 deg. 57 min. 17 sec. East, 33.72 feet to a point;
South 40 deg. 45 min. 57 sec. East, a distance of 20.40 feet to a point for the beginning of a curve to the right, having a radius of 1101.03 feet and a delta angle of 40 deg. 02 min. 00 sec.;
Along said curve to the right, an arc distance of 769.30 feet and a chord bearing and distance of South 20 deg. 44 min. 57 sec. East, 753.75 feet to a point;
South 00 deg. 43 min. 57 sec. East, a distance of 129.80 feet to a point for the most easterly southeast corner of the herein described tract, same being the northeast corner of that certain tract of land conveyed to Mildred Graham Short & Sandra Short Osborne, by deed recorded in Volume 2325, Page 801, aforesaid Deed Records;

THENCE South 89 deg. 34 min. 00 sec. West, along the common line of said Old Celina tract (Inst. No. 20181203001382730) and said Short tract, passing the northwest corner of said Short tract, same being the northeast corner of that certain tract of land conveyed to Jerry L. Moore, by deed recorded in Instrument Number 94-0095870, aforesaid Official Public Records, and continuing along the common line of said Old Celina tract (Inst. No. 20181203001382730) and said Moore tract, a total distance of 1334.53 feet to a point for corner, same being the northeast corner of aforesaid Old Celina tract (Volume 5208, Page 3366);

THENCE South 00 deg. 12 min. 32 sec. East, along the common line of said Old Celina tract (Volume 5208, Page 3366) and said Moore tract, a distance of 1947.51 feet to a point from which a 1/2 inch iron rod found bears North 15 deg. 45 sec. East, 1.04 feet, same being the southeast corner of said Old Celina tract (Volume 5208, Page 3366), same being the southwest corner of said Moore tract, same being in the north line of that certain tract of land conveyed to Jerry L. Moore (no recording information found);

THENCE along the common line of said Old Celina tract (Volume 5208, Page 3366) and said Moore tract (no recording information found) as follows:
South 89 deg. 54 min. 32 sec. West, a distance of 318.94 feet to a point for corner, same being the northwest corner of said Moore tract (no recording information found);
South 00 deg. 03 min. 38 sec. West, passing a southwest corner of said Moore tract (no recording information found), same being the northwest corner of that certain tract of land conveyed to Jerry Moore and Linda Moore, by deed recorded in Instrument Number 20191025001346640, aforesaid Official Public Records, and continuing along the common line of said Old Celina tract (Volume 5208, Page 3366) and said Moore tract (Inst. No. 20191025001346640), a total distance of 655.28 feet to a point for the most southerly southeast corner of the herein described tract, same being the most southerly southeast corner of said Old Celina tract (Volume 5208, Page 3366), same being the southwest corner of said Moore tract (Inst. No. 20191025001346640), same being in the north right-of-way line of aforesaid F.M. 428;

THENCE South 89 deg. 54 min. 32 sec. West, along the common line of said Old Celina tract (Volume 5208, Page 3366) and said F.M. 428, passing the southwest corner of said Old Celina tract (Volume 5208, Page 3366), same being the southeast corner of aforesaid Old Celina tract (Volume 5208, Page 3382), and continuing along the common line of said Old Celina tract (Volume 5208, Page 3382) and said F.M. 428, a total distance of 1278.62 feet to the POINT OF BEGINNING and containing 414.068 acres of computed land, more or less.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC
1604 HART STREET
SOUTHLAKE, TEXAS 76092

_____
Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

_____
NOTARY PUBLIC
Tarrant County, Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

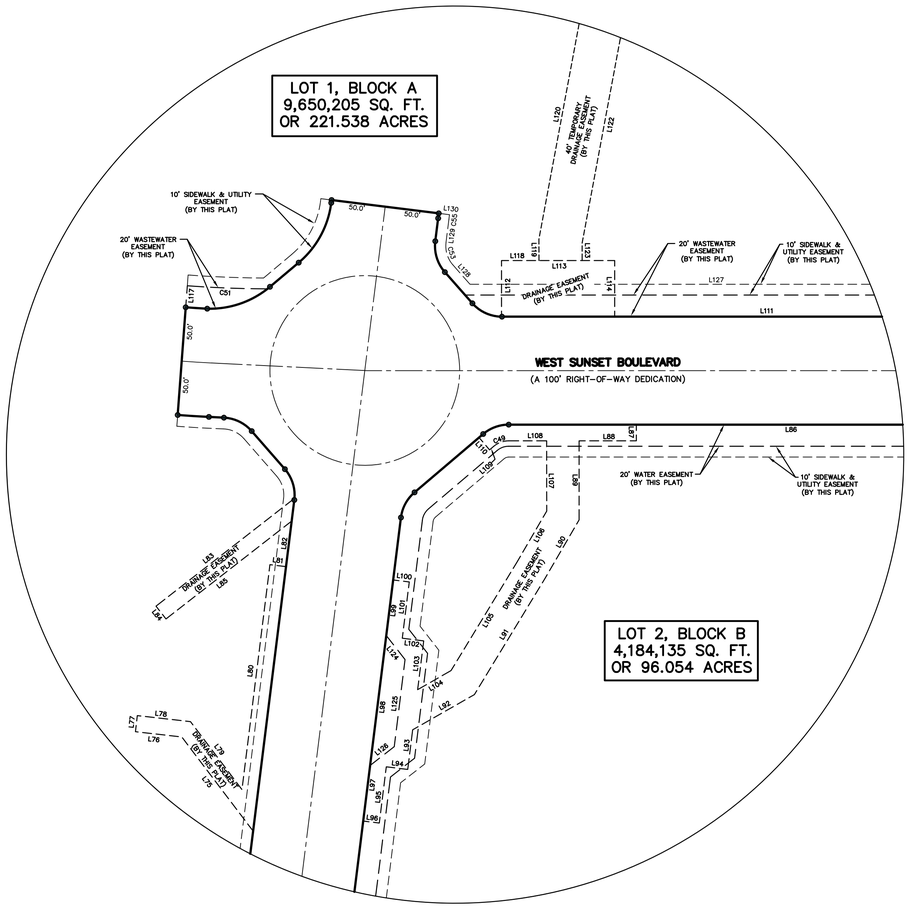
My Commission Expires: _____

Old Celina, Ltd.

By: _____
Name: _____
Title: _____

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT Old Celina, Ltd., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **GLENDENNING RANCH, LOT 1, BLOCK A, LOT 2, BLOCK B, AND LOT 3, BLOCK C,** an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

EASEMENT DETAIL



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Madhuri Mohan AICP, Planning Director
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	The Carter Ranch - Phase 1R Addition (Celina Retail) - Replat

Action Requested:
Consider and act upon a Replat for The Carter Ranch - Phase 1R Addition (Celina Retail), an approximately 5 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located east of Preston Road and approximately 230 feet north of Punk Carter Parkway. (The Carter Ranch - Phase 1R Addition (Celina Retail) – Replat)

Owner:
Jonathan Hake
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, TX 75069

Background Information:
This replat is for the addition of easements necessary for development, and is in compliance with Celina's Subdivision regulations.

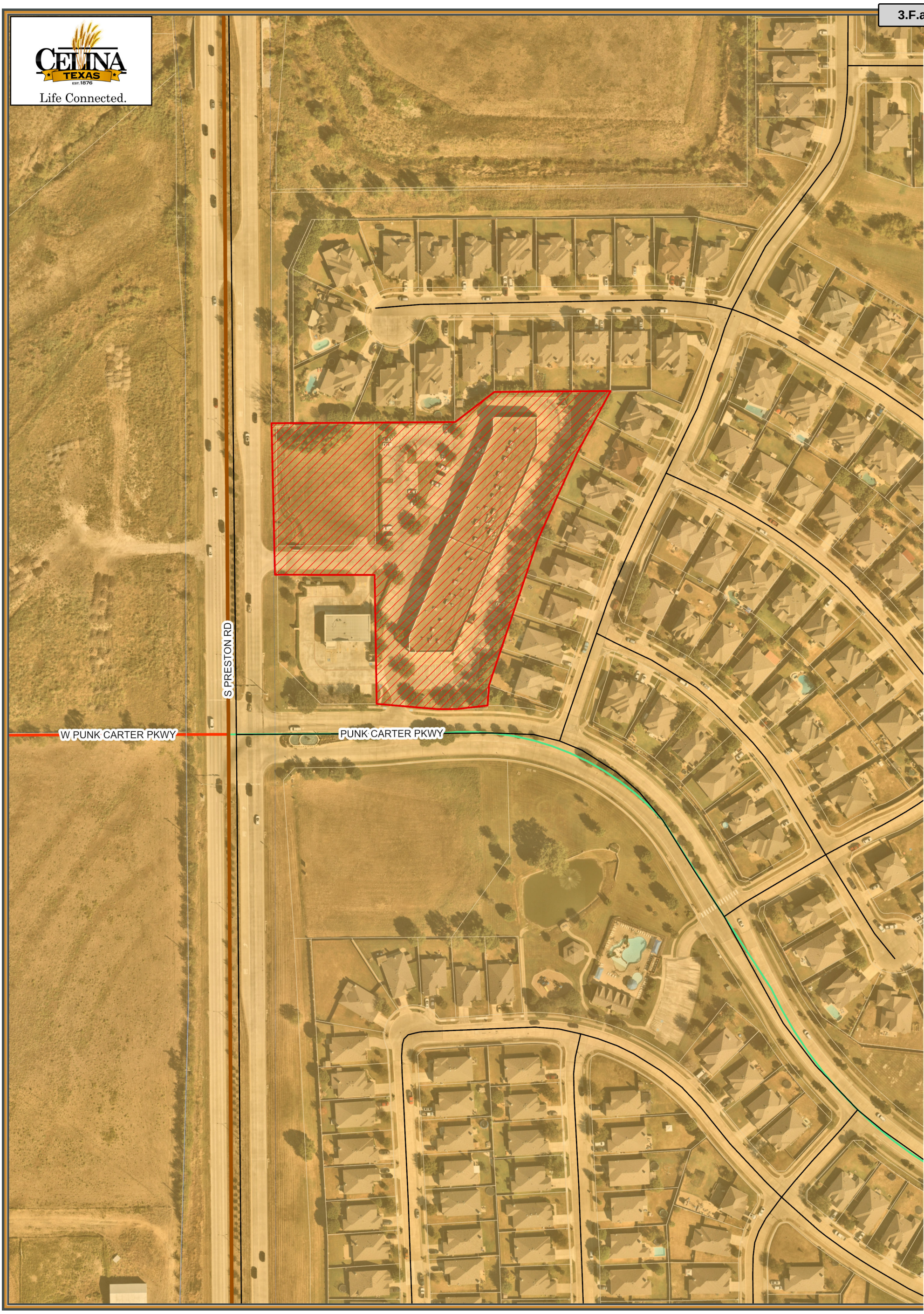
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Replat

Staff Recommendation:
Staff recommends approval on the condition that the project is inspected and accepted by the City prior to the plat being filed.

CELINA TEXAS EST. 1876

Life Connected.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Celina Retail Location Map

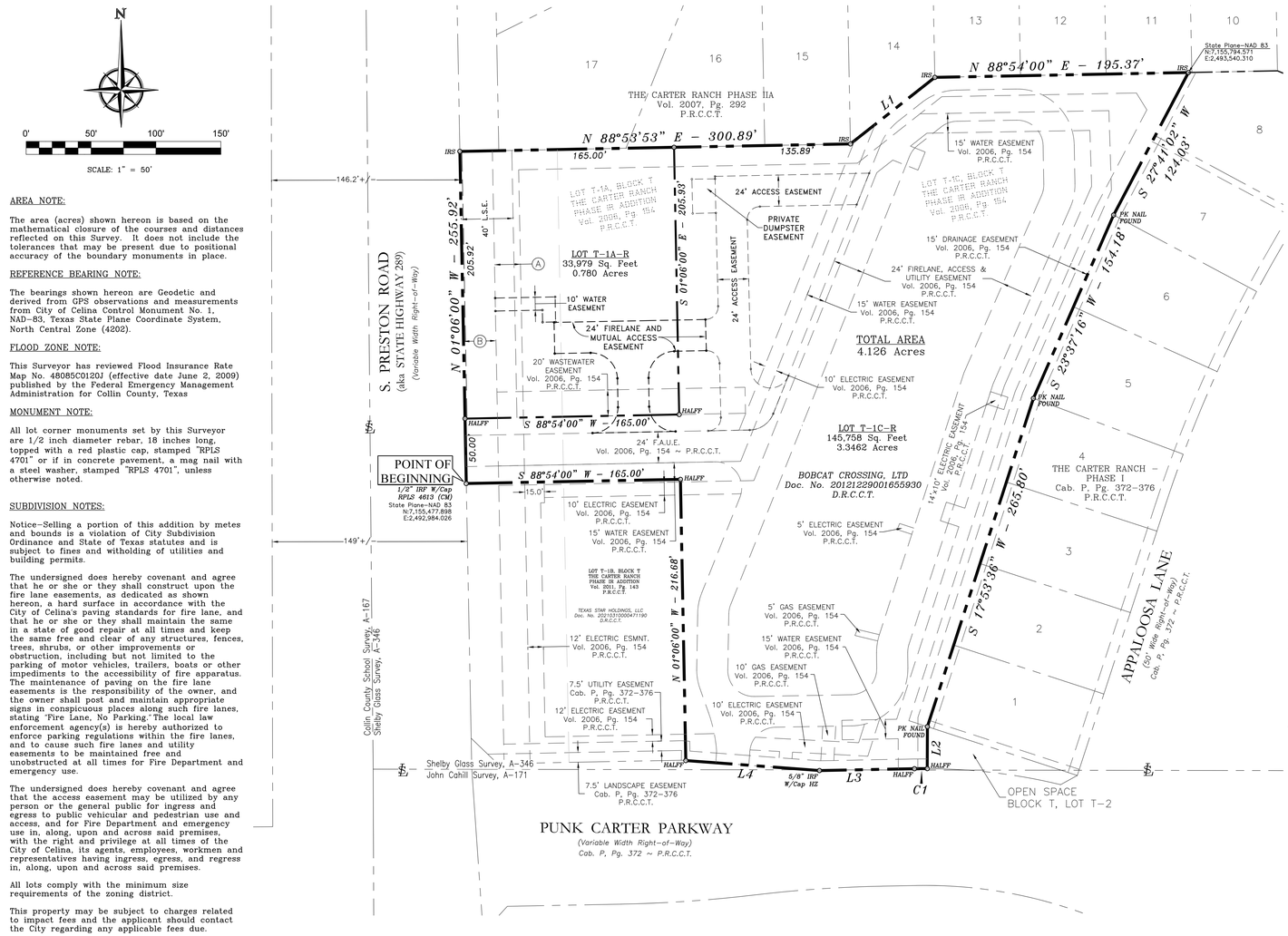
City of Celina

11/17/2021

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Attachment: Location Map (The Carter Ranch - Phase 1R Addition (Celina Retail) – Replat)



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are Geodetic and derived from GPS observations and measurements from City of Celina Control Monument No. 1, NAD-83, Texas State Plane Coordinate System, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0120J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTES:

Notice-Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and witholding 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 obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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.

All lots comply with the minimum size requirements of the zoning district.

This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.

All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.

All common areas/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.

This plat does not alter or remove existing deed restrictions, if any, on this property.

Minimum finished floor elevations are at least 2 feet above 100 year flood plain.

All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent (Commercial development only).

No overhead utilities are permitted on the subject property.

PURPOSE STATEMENT:

The purpose of this replat is to add easements to the platted addition.

EXISTING EASEMENTS

(A) 20' DRAINAGE EASEMENT – Vol. 2006, Pg. 154 ~ P.R.C.C.T.

(B) 25' WATER & SEWER EASEMENT – Vol. 2006, Pg. 154 ~ P.R.C.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°45'07" E	82.80'
L2	S 00°10'22" W	32.33'
L3	S 88°54'00" W	73.18'
L4	N 85°43'22" W	103.23'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°16'20"	445.00'	9.88'	S 89°32'11" W	9.88'

NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

LEGEND

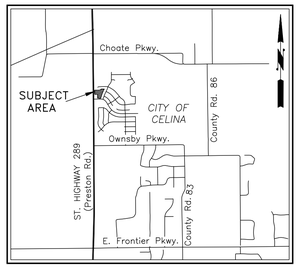
BOUNDARY LINE

ADJOINER BOUNDARY LINE

SURVEY ABSTRACT LINE

EASEMENT LINE

VICINITY MAP



ABBREVIATIONS

Vol. = Volume
Cab. = Cabinet
Pg. = Page
Doc. No. = Document Number
P.R.C.C.T. = Plat Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
F.A.U.E. = Firelane, Access & Utility Easement
P.A.E. = Pedestrian Access Easement
L.S.E. = Landscape and Sidewalk Easement
IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
MNF = Mag Nail Found with Steel Washer Stamped "RPLS 4701"
RPLS = Registered Professional Land Surveyor
4701 = The License Number for this Registered Professional Land Surveyor
HALFP = 1/2" Iron Rod Found with Yellow Plastic Cap Stamped "HALFP ASSOC."
HZ = 5/8" Iron Rod Found with Yellow Plastic Cap Stamped "HUITT-ZOLLERS"

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, BOBCAT CROSSING, LTD, is the owner of that certain tract of land situated in the City of Celina, in the Shelby Glass Survey, Abstract No. 346 of Collin County, Texas and being all of Lots T-1A and T-1C, Block T of The Carter Ranch-Phase 1R Addition, an addition to the City of Celina, according to the plat thereof, recorded in Volume 2006, Page 154, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being described in a Special Warranty Deed to Bobcat Crossing Ltd., recorded in Document No. 20121229001655930, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 4613", found on the east right-of-way line of Preston Road (a.k.a. State Highway 289 ~ variable width public right-of-way) for the southwest corner of the above described Lot T-1A and same being the most westerly northwest corner of the above described Lot T-1C, Block T;

THENCE: North 01 deg. 06 min. 00 sec. West, along the common line of said Preston Road and Lot T-1A, a distance of 255.92 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of said Lot T-1A and same being the southwest corner of The Carter Ranch-Phase IIA, an addition to the City of Celina, according to the plat thereof, recorded in Volume 2007, Page 292;

THENCE: North 88 deg. 53 min. 53 sec. East, departing from said Preston Road, along the common line of said Lot T-1A and The Carter Ranch-Phase IIA addition, at 165.00 feet, passing the northeast corner of said Lot T-1A and the most northerly northwest corner of the above described Lot T-1C, Block T and continuing along the common line of said Lot T-1C and said The Carter Ranch-Phase IIA addition for a total distance of 300.89 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 51 deg. 45 min. 07 sec. East, continuing along said common line, a distance of 82.80 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 88 deg. 54 min. 00 sec. East, continuing along said common line, a distance of 195.37 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot T-1C and same being on the westerly line of Block T of The Carter Ranch-Phase I, an addition to the City of Celina, according to the plat thereof, recorded in Cabinet P, Page 372-376, P.R.C.C.T.;

THENCE: Along the east line of said Lot T-1C and the westerly line of said The Carter Ranch-Phase I as follows:

South 27 deg. 41 min. 02 sec. West, a distance of 124.03 feet to a PK nail found for an angle corner;
South 23 deg. 37 min. 16 sec. West, a distance of 154.18 feet to a PK nail found for an angle corner;
South 17 deg. 53 min. 36 sec. West, a distance of 265.80 feet to a PK nail found for an angle corner;
South 00 deg. 10 min. 22 sec. West, a distance of 32.33 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "HALFP", found for the southeast corner of said Lot T-1C, on the north right-of-way line of Carter Ranch Road (a variable width right-of-way) and said point being in a non-tangent curve to the left, having a radius of 445.00 feet, a central angle of 01 deg. 16 min. 20 sec. and a chord that bears South 89 deg. 32 min. 11 sec. West - 9.88 feet;

THENCE: Along the north right-of-way line of said Carter Ranch Road and along said curve to the left, an arc distance of 9.88 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "HALFP", found for corner at the end of said curve;

THENCE: South 88 deg. 54 min. 00 sec. West, continuing along the north right-of-way line of said Carter Ranch Road, a distance of 73.18 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "HUITT-ZOLLERS", found for an angle corner;

THENCE: North 85 deg. 43 min. 22 sec. West, continuing along the north right-of-way line of said Carter Ranch Road, a distance of 103.23 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "HALFP", found for the most southerly southwest corner of said Lot T-1C and same being the southeast corner of Lot T-1B, Block T of the above described The Carter Ranch-Phase 1R Addition;

THENCE: North 01 deg. 06 min. 00 sec. West, departing from said Carter Ranch Road, along the common line of said Lot T-1C and Lot T-1B, a distance of 216.68 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "HALFP", found for the northeast corner of said Lot T-1B and an inside ell corner of said Lot T-1C;

THENCE: South 88 deg. 54 min. 00 sec. West, along the common line of Lot T-1C and Lot T-1B, a distance of 165.00 feet to the POINT OF BEGINNING and containing 179,736 square feet or 4.126 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS MY HAND in COLLIN COUNTY, Texas, this the _____ day of _____ , 2021.

_____

TOMMY CROWELL, Owner
BOBCAT CROSSING LTD

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 **TOMMY CROWELL**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____ , 2021.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2021.

_____
Lawrence H. Ringley
State of Texas, RPLS No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____ , 2021.

_____
Notary Public for and in the State of Texas

CERTIFICATE OF PLAT APPROVAL

APPROVED BY:

_____ _____
City Development Official Date
City of Celina, Texas

Witness by hand this _____ day of _____, 2021.

_____
City Secretary
City of Celina, Texas

REPLAT

THE CARTER RANCH-PHASE 1R ADDITION BLOCK T, LOTS T-1A-R AND T-1C-R

Being a Replat of Block T, Lots T-1A and T-1C, of The Carter Ranch-Phase 1R Addition, an addition to the City of Celina Texas, as recorded in Volume 2006, Page 154, of the Plat Records of Collin County, Texas,

4.126 Acres

situated in the

Shelby Glass Survey, Abstract No. 346
City of Celina, Collin County, Texas

Date of Preparation: 08/11/2021

CITY CASE NUMBER: _____

OWNER:

BOBCAT CROSSING LTD.
Contact: Tommy Crowell
15640 Quorum Drive
Addison, TX 75001
(214)-363-1998 Ext. 4
tc@standride-co.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	08/11/21	1" = 50'	2021-026	2021-026-RP.DWG	

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Kari White, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	CISD Coit Road Middle School - Zoning

Action Requested:
Conduct a public hearing to consider and act upon a request to zone an approximately 44 acre tract of land to Community Facilities (CF), generally located at the southwest corner of future Coit Road and County Road 90, within the Extraterritorial Jurisdiction (ETJ). (CISD Coit Road Middle School – Zoning)

Applicant:
Celina Independent School District
205 S. Colorado St.
Celina, TX 75009

Background Information:
This item is for the zoning of approximately 44 acres to Community Facilities (CF) for a future CISD middle school. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.

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E SUNSET BLVD
S COIT RD
OLD GLENDENNING RD
E OUTER LOOP
CHOATE PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

CISD MS Location Map

City of Celina

11/17/2021

N W E S

0 500 1,000 Feet

Attachment: Location Map (CISD Coit Road Middle School - Zoning)

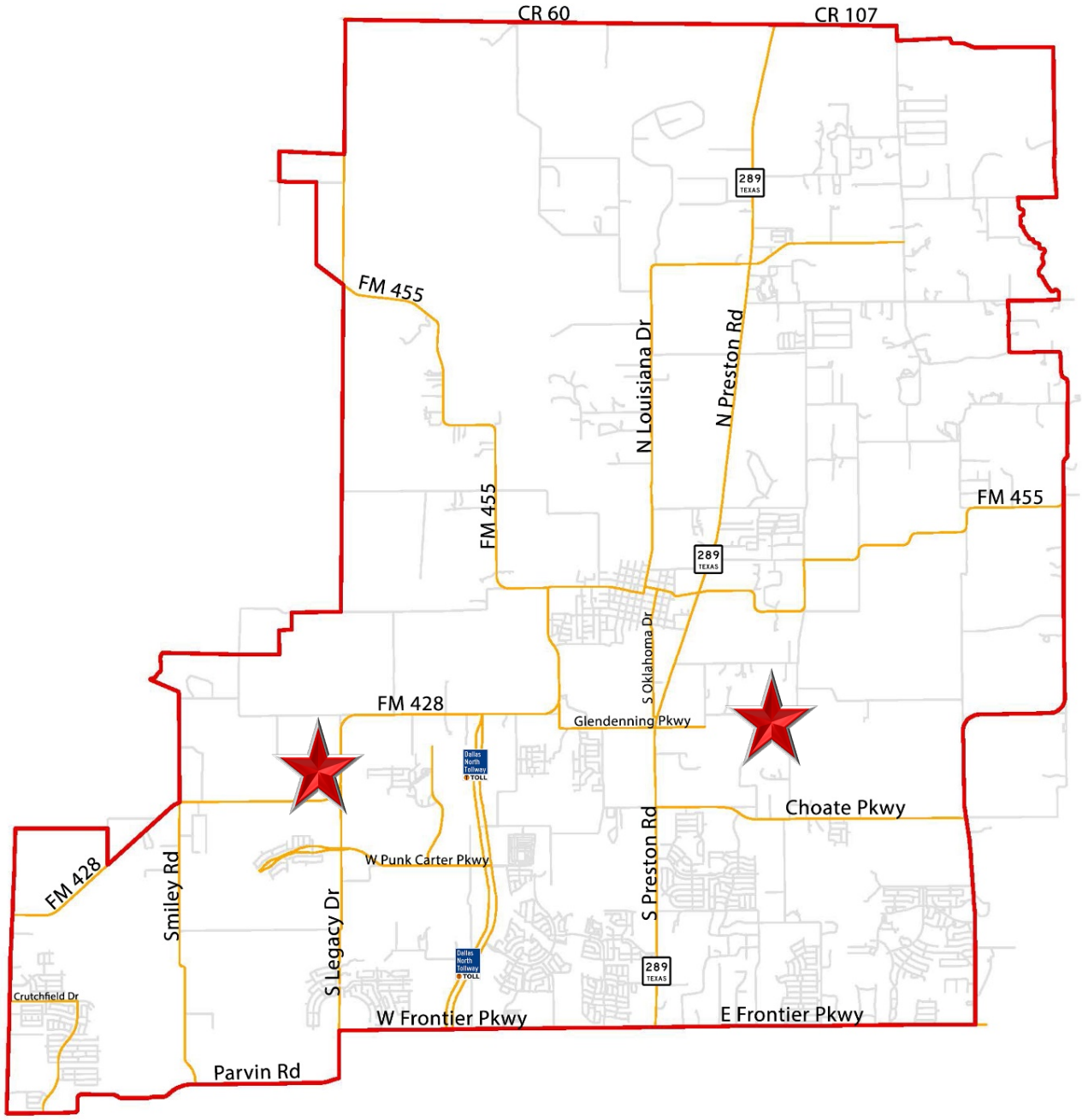
CISD COIT ROAD MIDDLE SCHOOL & WESTERN HIGH SCHOOL

Zoning

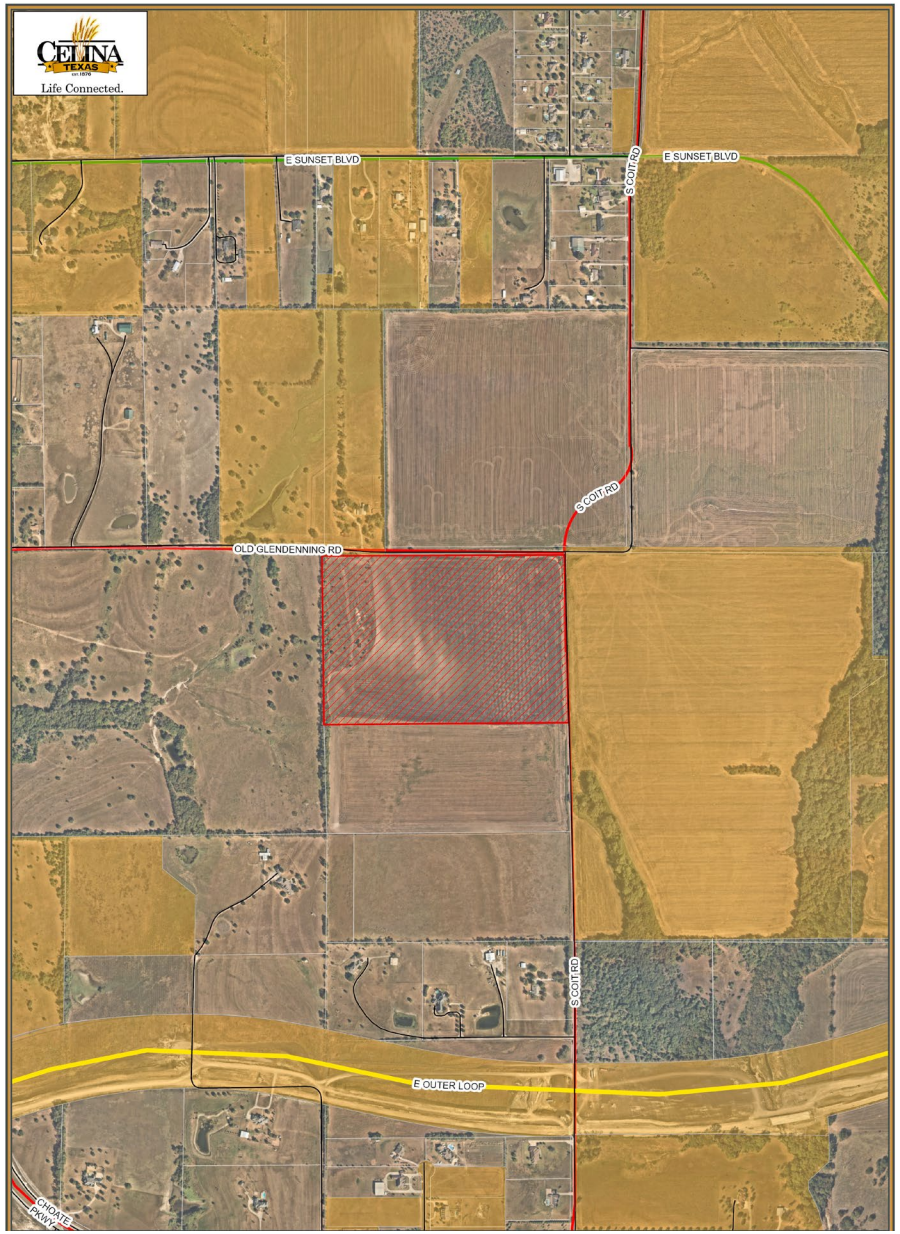
Planning & Zoning Commission
December 16, 2021



Attachment: Staff Presentation (CISD Coit Road Middle School - Zoning)



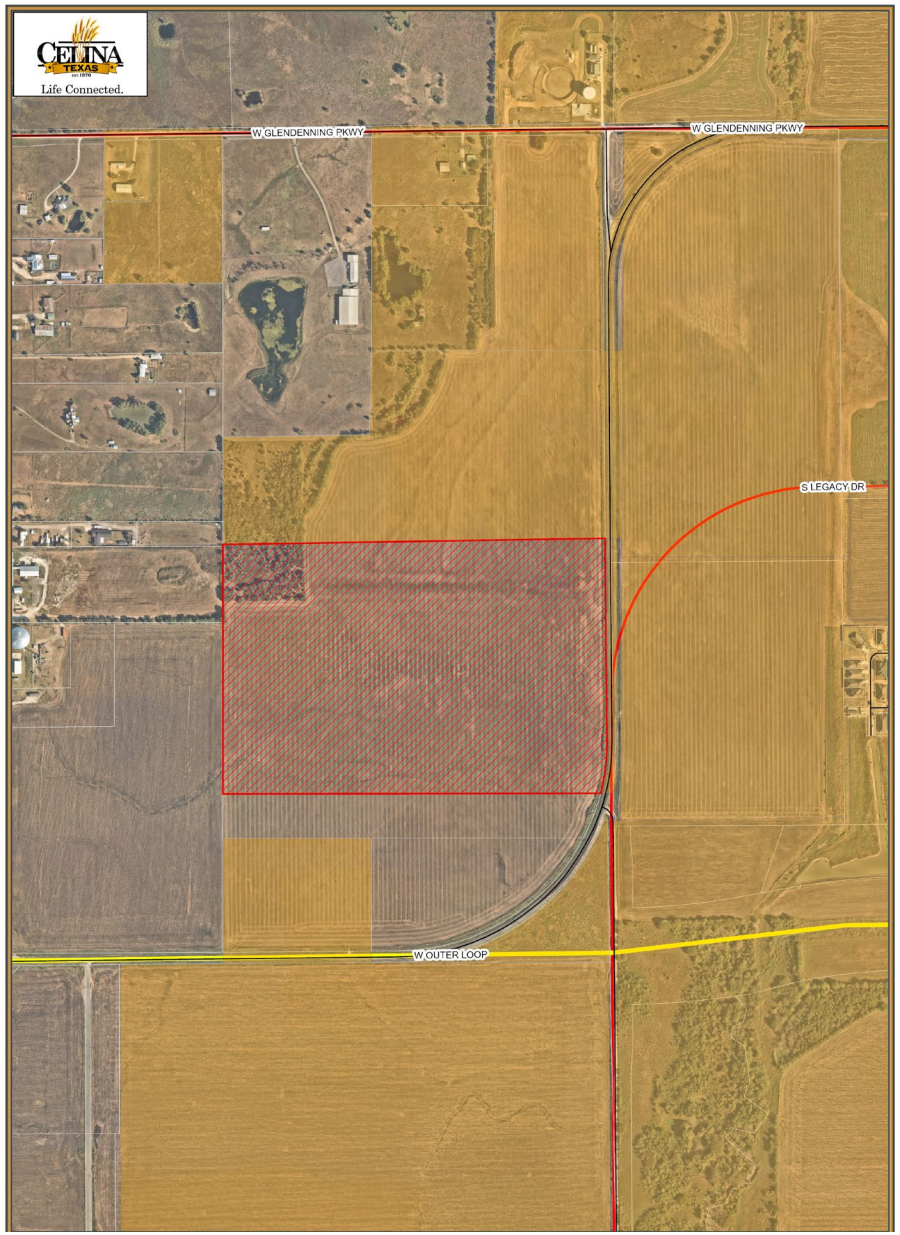
Attachment: Staff Presentation (CISD Coit Road Middle School - Zoning)



LOCATION MAP (MIDDLE SCHOOL)

The subject property is generally located at the southwest corner of future Coit Road and County Road 90

Attachment: Staff Presentation (CISD Coit Road Middle School - Zoning)



LOCATION MAP (HIGH SCHOOL)

The subject property is generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop

Attachment: Staff Presentation (CISD Coit Road Middle School - Zoning)

BACKGROUND

- The middle school property is approximately 44 acres and the high school property is approximately 65 acres
- Both properties are located within the Extraterritorial Jurisdiction (ETJ) and are voluntarily annexing
- The applicant is proposing a base zoning of Community Facilities (CF) district
- The zoning will be considered by City Council concurrently with the associated annexation in January

Attachment: Staff Presentation (CISD Coit Road Middle School - Zoning)

POLICY CONSIDERATIONS

- Community Facilities is an appropriate zoning district for municipal and school properties

Attachment: Staff Presentation (CISD Coit Road Middle School - Zoning)

RECOMMENDATION

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

Attachment: Staff Presentation (CISD Coit Road Middle School - Zoning)

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Kari White, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	CISD Western High School - Zoning

Action Requested:
Conduct a public hearing to consider and act upon a request to zone an approximately 65 acre tract of land to Community Facilities (CF), generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (CISD Western High School – Zoning)

Applicant:
Celina Independent School District
205 S. Colorado St.
Celina, TX 75009

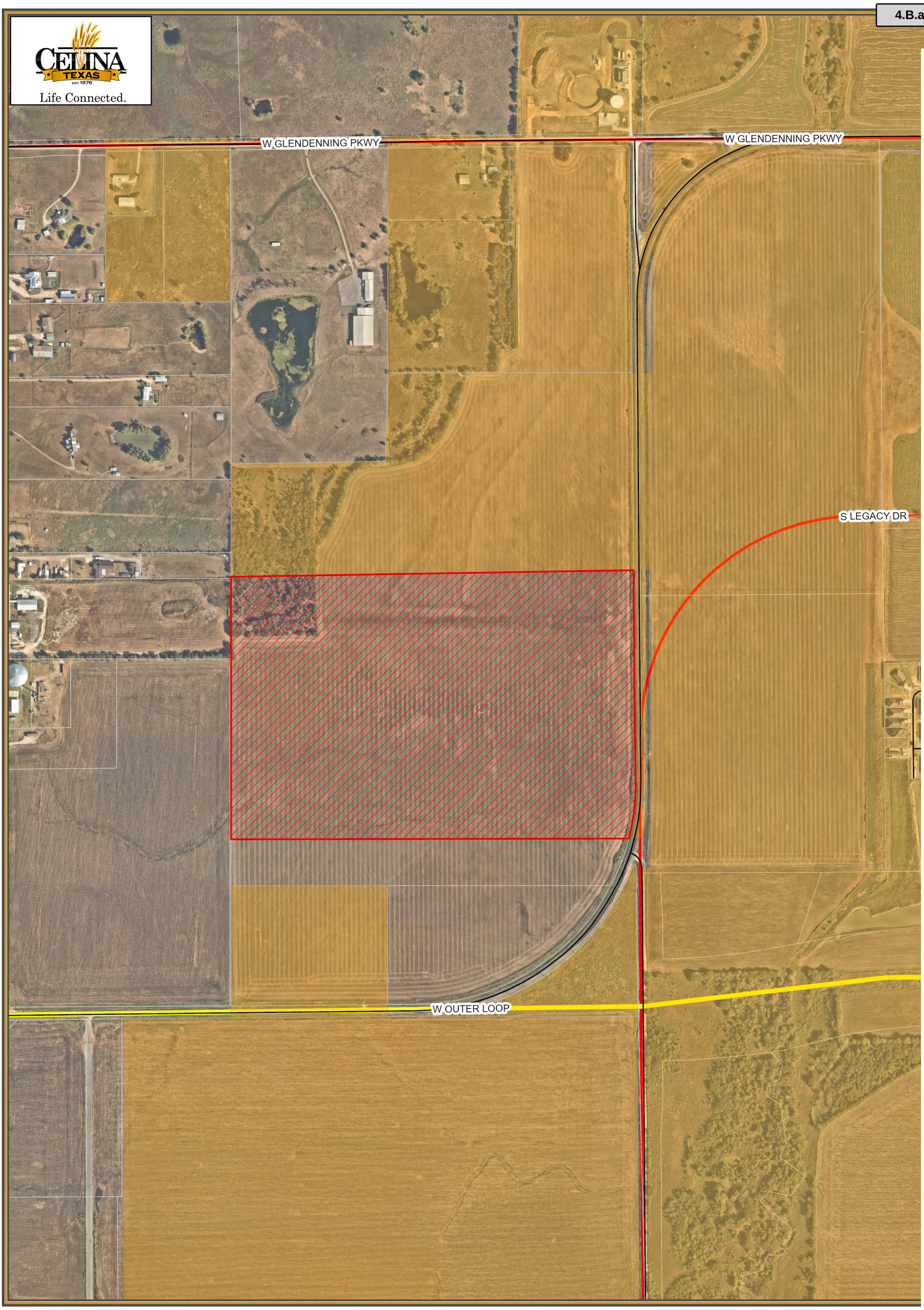
Background Information:
This item is for the zoning of approximately 65 acres to Community Facilities (CF) for a future CISD high school. Please refer to the attached document and the associated CISD Coit Road Middle School zoning item for further information.

Supporting Documents:
- Location Map

Staff Recommendation:
Staff recommends approval as presented.

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Legend

- Subject Property
- City Limits
- Roads
- Parcels

CISD HS Location Map

City of Celina

11/18/2021

N W E S

0 420 840 Feet

Attachment: Location Map (CISD Western High School - Zoning)

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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: December 16, 2021
Re: O'Brien Tract (Preston Railyard) - Zoning

Action Requested:
Conduct a public hearing to consider and act up on a request to zone an approximately 77 acre tract of land to Planned Development (PD) with Industrial (I) base zoning, generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (O'Brien Tract (Preston Railyard) – Zoning)

Applicant:
The Law Offices of Robert D. Daake, PLLC
P.O. Box 6205
McKinney, TX 75071

Background Information:
This item is for a zoning request of approximately 77 acres to Planned Development (PD) with Industrial (I) base zoning. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:
Staff recommends approval as presented.

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W G A MOORE PKWY
E G A MOORE PKWY
N LOUSIANA DR
O'BRIEN DR
CR 994
N PRESTON RD

Legend

- Subject Property
- City Limits
- Roads
- Parcels

O'Brien Location Map

City of Celina

11/18/2021

N
W E
S

0 500 1,000 Feet

Attachment: Location Map (O'Brien Tract (Preston Railyard) – Zoning)

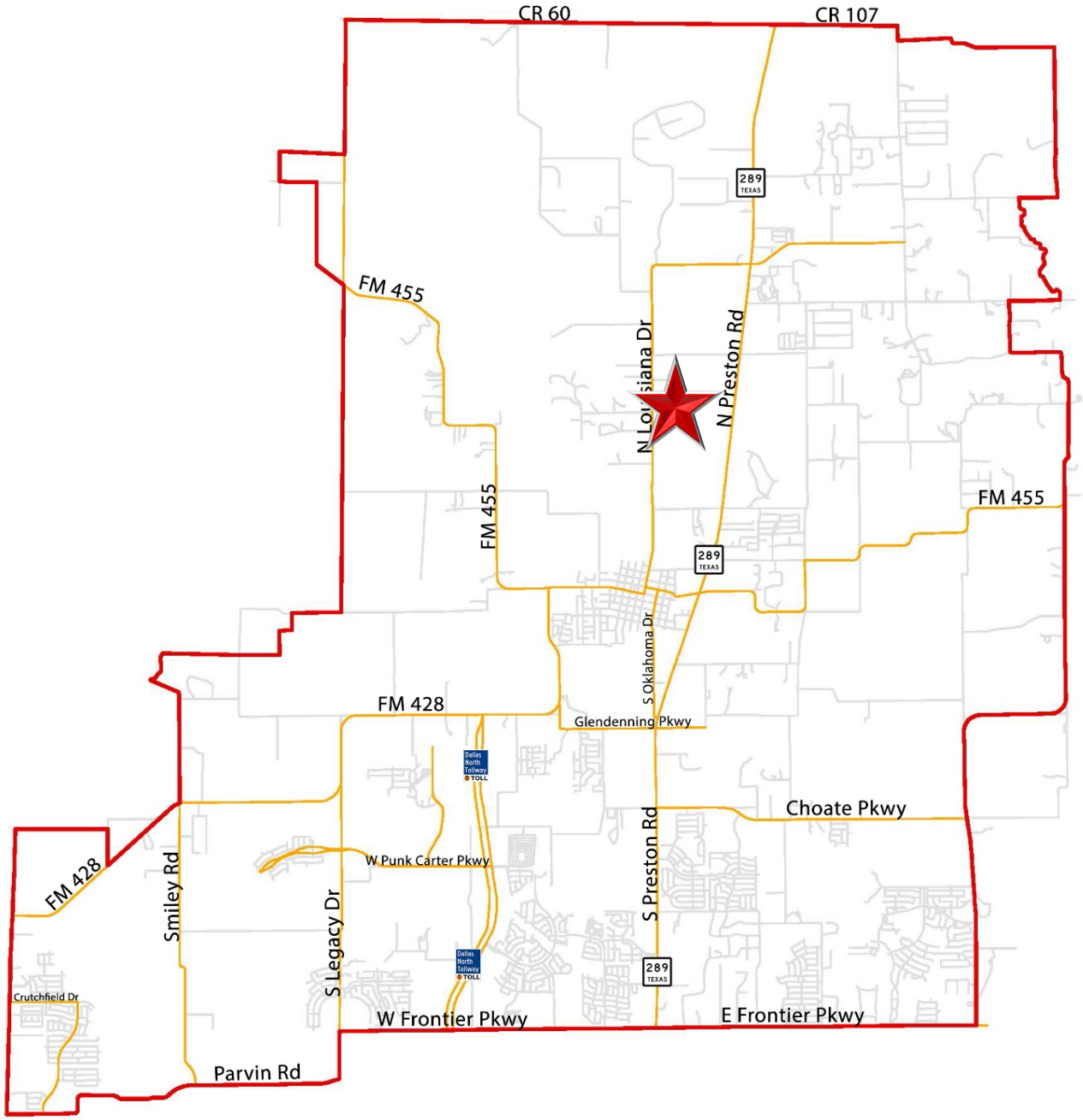
O'BRIEN TRACT (PRESTON RAILYARD)

Zoning

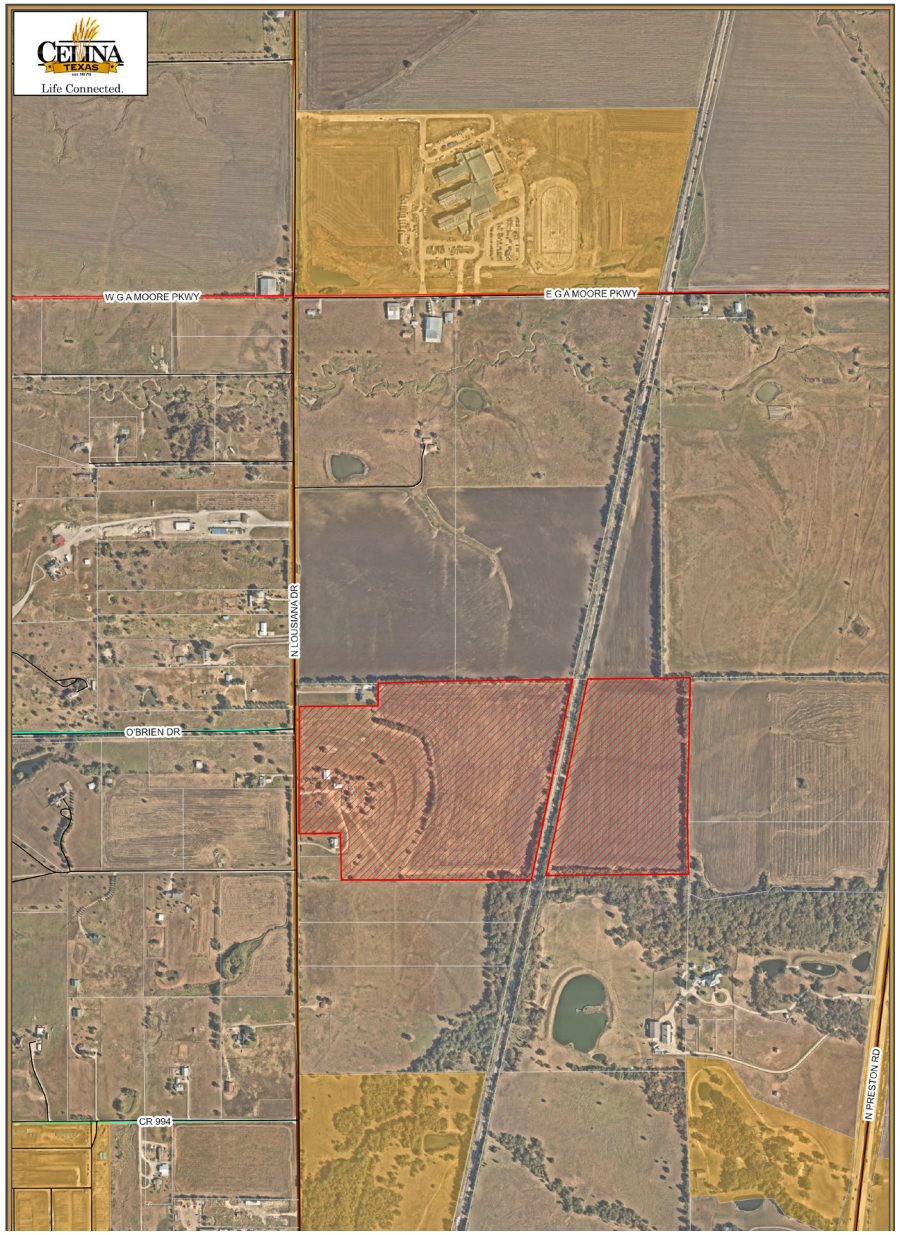
Planning & Zoning Commission
December 16, 2021



Attachment: Staff Presentation (O'Brien Tract (Preston Railyard) – Zoning)



Attachment: Staff Presentation (O'Brien Tract (Preston Railyard) – Zoning)



LOCATION MAP

The subject property is generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway

Attachment: Staff Presentation (O'Brien Tract (Preston Railyard) – Zoning)

BACKGROUND

- The subject property is approximately 77 acres and located within the Extraterritorial Jurisdiction (ETJ), and is voluntarily annexing
- The applicant is proposing a Planned Development with Industrial (I) base zoning

Attachment: Staff Presentation (O'Brien Tract (Preston Railyard) – Zoning)

PROJECT OVERVIEW

- In addition to the land uses permitted by right in the Industrial (I) base zoning, the Planned Development (PD) will allow for the following uses which typically require Specific Use Permits (SUPs):
  - Climate-Controlled Mini-Warehouse/Self-Storage
  - Covered Boat & RV Storage
- The project will abide by all zoning standards, including architecture

Attachment: Staff Presentation (O'Brien Tract (Preston Railyard) – Zoning)

POLICY CONSIDERATIONS

- The property and adjacent properties to the north and south are designated as Industry Commerce in the City's Future Land Use Plan; therefore, the proposed Industrial (I) base zoning is not inappropriate for this location
- The zoning will be considered by City Council concurrently with the associated annexation in January
- Properties in the County have no land use restrictions with very few safety regulations that apply

Attachment: Staff Presentation (O'Brien Tract (Preston Railyard) – Zoning)

RECOMMENDATION

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

Attachment: Staff Presentation (O'Brien Tract (Preston Railyard) – Zoning)

Development Regulations

General

The development shall follow all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows:

- The base zoning shall be Industrial (I) District with additional permitted uses of Self-Storage/Mini-Warehouse and Boat & RV Storage, subject to the following provisions.
- The subject property is architecturally, historically, and culturally significant and shall abide by the City's architectural standards, as may be amended.

Self-Storage/Mini-Warehouse

- An eight-foot-tall masonry wall shall be installed along the perimeter of any lot developed with self-storage/mini-warehouse.
- The facility shall be climate-controlled.

Boat & RV Storage

- Auto storage is limited to RVs and boats.
- The storage shall be covered.

Attachment: Draft Development Regulations (O'Brien Tract (Preston Railyard) – Zoning)

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Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Kari White, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	Preston Centra - Rezoning

Action Requested:
Conduct a public hearing to consider and act upon a request to rezone an approximately 31 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, generally located at the southwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Preston Centra – Rezoning)

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

Background Information:
This item is for the rezoning of approximately 31 acres to Planned Development (PD) with Mixed-Use (MU) base zoning. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:
Staff recommends approval as presented.

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W OUTER LOOP

E OUTER LOOP

S PRESTON RD

W PUNK CARTER PKWY

PUNK CARTER PKWY

Legend

- City Limits
- Roads
- Parcels
- SubjectProperty

CCOL & Preston Location Map

City of Celina

11/23/2021

N W E S

0 375 750 Feet

Attachment: Location Map (Preston Centra – Rezoning)

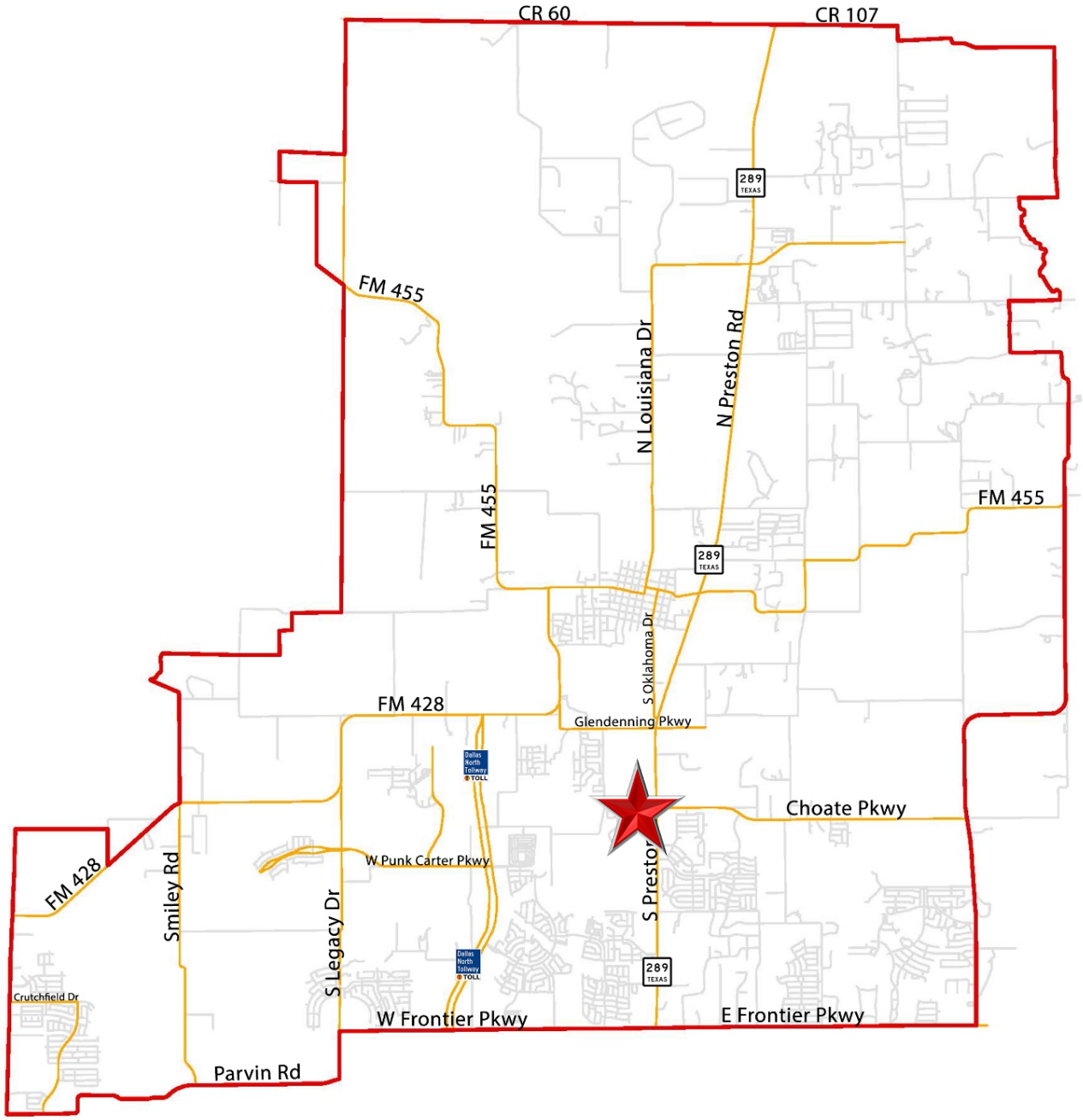
PRESTON CENTRA

PD Amendment

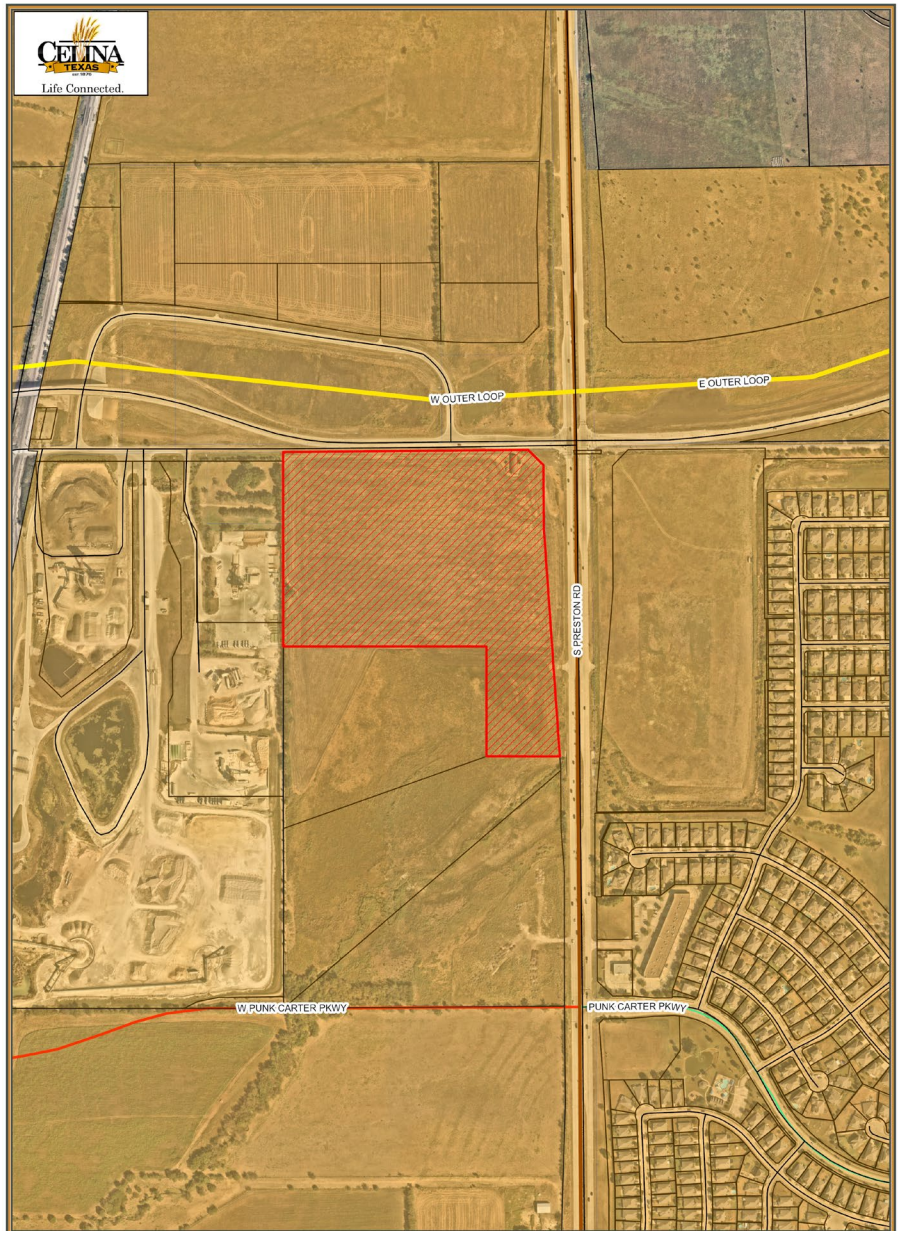
Planning & Zoning Commission
December 16, 2021



Attachment: Staff Presentation (Preston Centra – Rezoning)



Attachment: Staff Presentation (Preston Centra – Rezoning)



LOCATION MAP

The subject property is generally located at the southwest corner of Preston Road and the Collin County Outer Loop

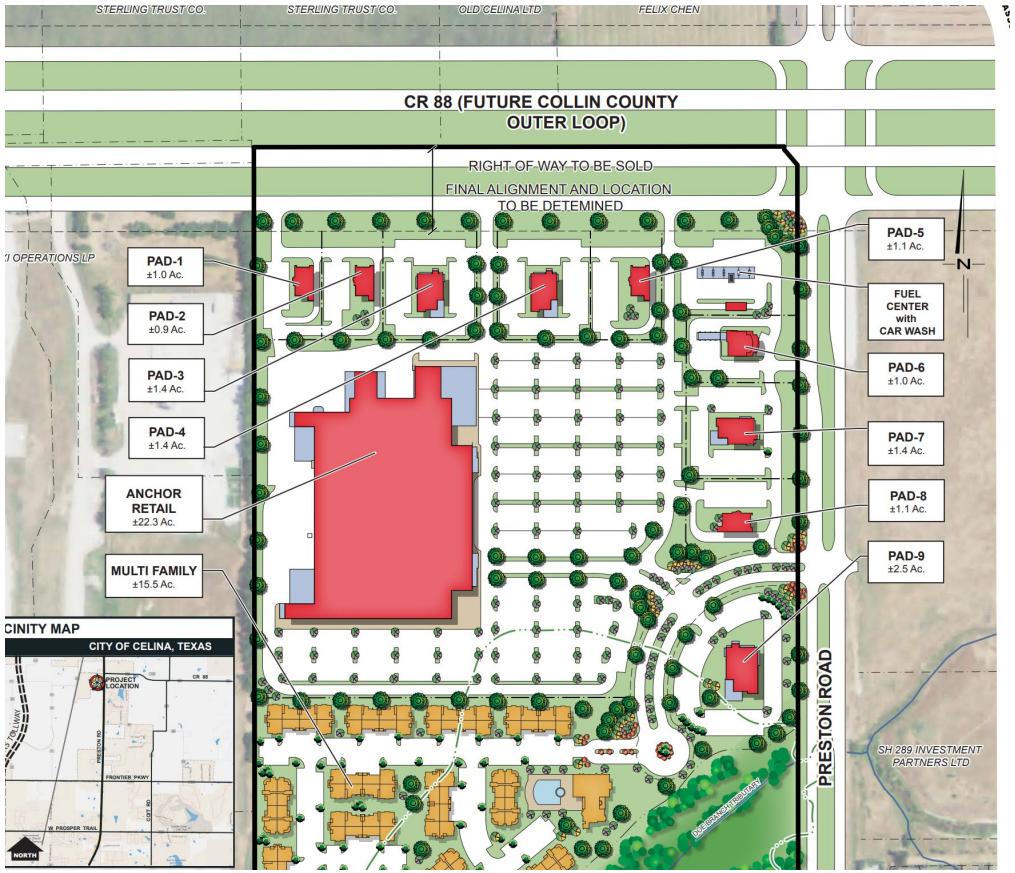
Attachment: Staff Presentation (Preston Centra – Rezoning)

BACKGROUND

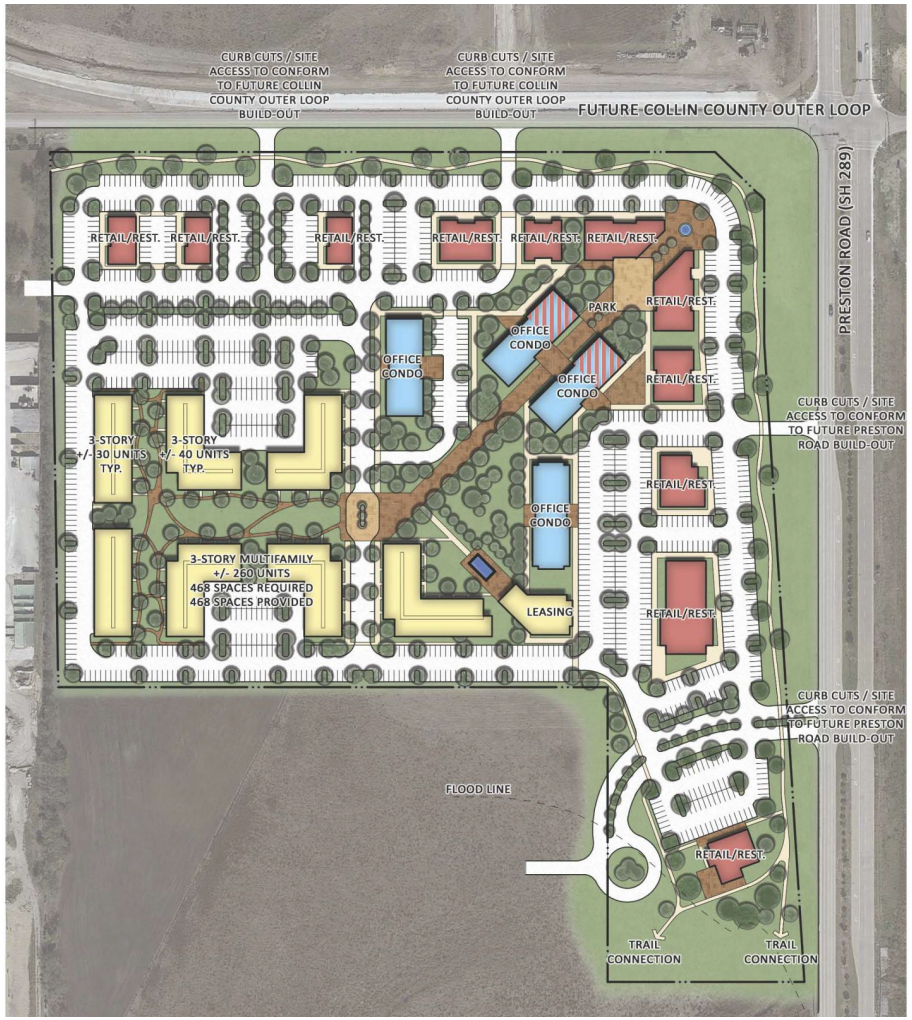
- The subject property is approximately 31 acres, within City Limits, and currently zoned Planned Development (PD) No. 48
- The governing PD was approved in 2014 and allows for a mix of land uses, including restaurant and retail
- The applicant's request is to amend the PD, including the development regulations and concept plan, to have a base zoning of Mixed-Use (MU), allowing for restaurant, retail, office, and multi-family uses

Attachment: Staff Presentation (Preston Centra – Rezoning)

CONCEPT PLAN



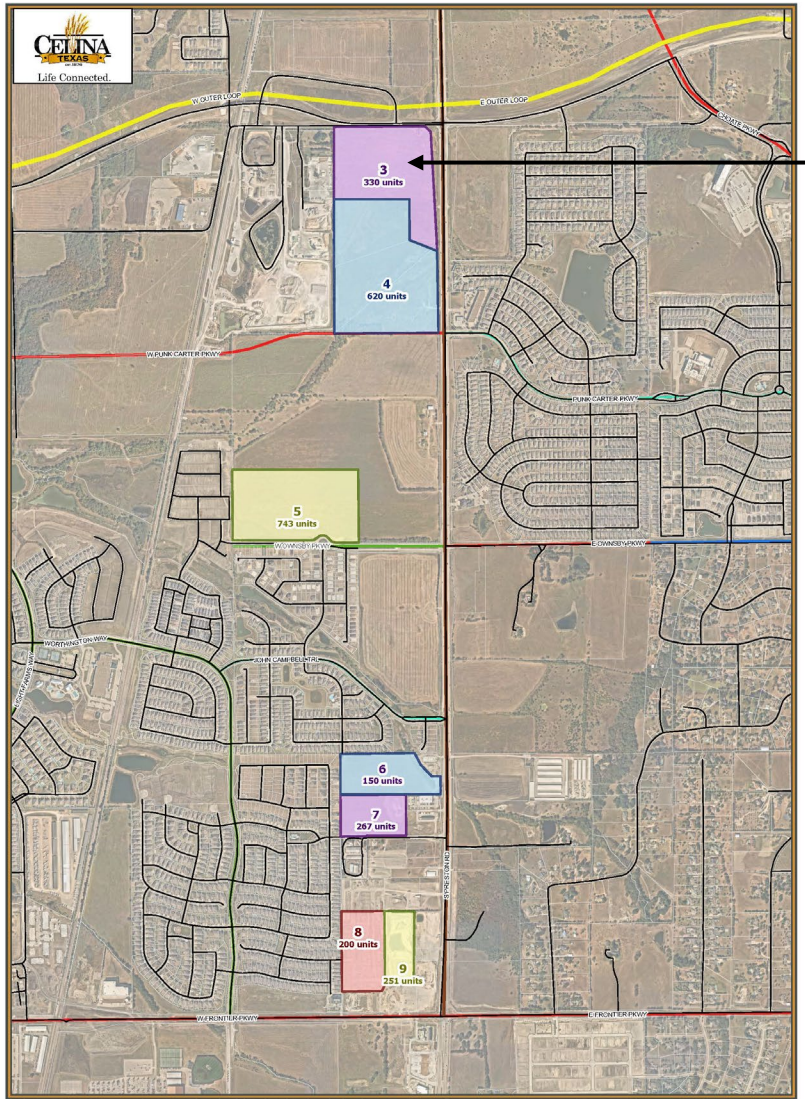
Original Concept Plan



Proposed Concept Plan

Attachment: Staff Presentation (Preston Centra – Rezoning)

PRESTON CORRIDOR MULTI-FAMILY EXHIBIT



Subject Property

Legend

Roads

Parcels

Project Status

- Construction
- Design
- Entitled
- Proposed

Attachment: Staff Presentation (Preston Centra – Rezoning)

POLICY CONSIDERATIONS

- The property is at the hard corner of Preston Road and the Collin County Outer Loop
- The region is over-zoned for commercial and non-residential land uses
- It is not anticipated that all four corners of this intersection will develop with purely commercial land uses without some form of residential component
- The amended PD would allow for office buildings, should there be a demand for such a use in the future
- The CCOL frontage roads will be at-grade; however, the main lanes will ramp over Preston

Attachment: Staff Presentation (Preston Centra – Rezoning)

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in January

Attachment: Staff Presentation (Preston Centra – Rezoning)

Development Regulations

Applicable Regulations

Development and use of the Property shall comply with the provisions of this PD Ordinance and the City of Celina, Texas Zoning Ordinance. For purposes of the Zoning Ordinance, the provisions applicable to the base zoning district shall apply, except as otherwise modified by this PD ordinance. In the event of a conflict between the Zoning Ordinance and the PD Ordinance, this PD Ordinance shall control.

Permitted Uses

Permitted uses shall be those allowed within the Mixed-Use (MU) base zoning district.

Architecture

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

Geographic Constraints and Detailed Design Deviations

a. The Property shall develop generally consistent with the Conceptual Site Plan attached hereto.
b. It is the intent of this PD to secure the general land plan of the site while recognizing the need for flexibility in response to market conditions and ultimate user requirements. To that end, the following changes to the Conceptual Site Plan may be made without an amendment to this PD being required:
    i. Building location, orientation, and dimensions; and
    ii. Individual uses; and associated infrastructure including, but not limited to, parking and fire lanes may be adjusted.
c. The general character within each portion of the property must be consistent with the Conceptual Site Plan and the location of the multi-family and commercial uses shall remain generally as shown in the Conceptual Site Plan. Only modest changes to boundaries between the uses defined in the Conceptual Site Plan shall be permitted.
d. The multi-family component shall install gateway monumentation at the hard corner of Preston and the Collin County Outer Loop.
e. The pedestrian integration of the site shall be maintained, including the corner clip area being a focal point of the site design.
f. Multi-family shall not be along the road frontage, but interior to the site.
g. A minimum 10,000 square feet of office/employment land uses shall be incorporated into the site.

Attachment: Draft Development Regulations (Preston Centra – Rezoning)

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Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Jonathan Pollard, Senior Planner
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	Cross Development Celina 15 MF - Rezoning

Action Requested:
Conduct a public hearing to consider and act upon a request to rezone an approximately 9.5 acre tract of land to Multi-Family District, Urban Edge (MF-2), generally located at the northwest corner of future Laughlin Lane and Preston Road, within the City Limits. (Cross Development Celina 15 MF – Rezoning)

Applicant:
Cross Development
4336 Marsh Ridge Road
Carrollton, TX 75010

Background Information:
This item is for the rezoning of approximately 9.5 acres to Multi-Family District, Urban Edge (MF-2). Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876

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JOHN CAMPBELL TRL

Future Laughlin Lane

S PRESTON RD

W FRONTIER PKWY

E FRONTIER PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Cross Development Celina 15
Location Map
City of Celina

11/30/2021

N W E S

0 345 690 Feet

Attachment: Location Map (Cross Development Celina 15 MF – Rezoning)

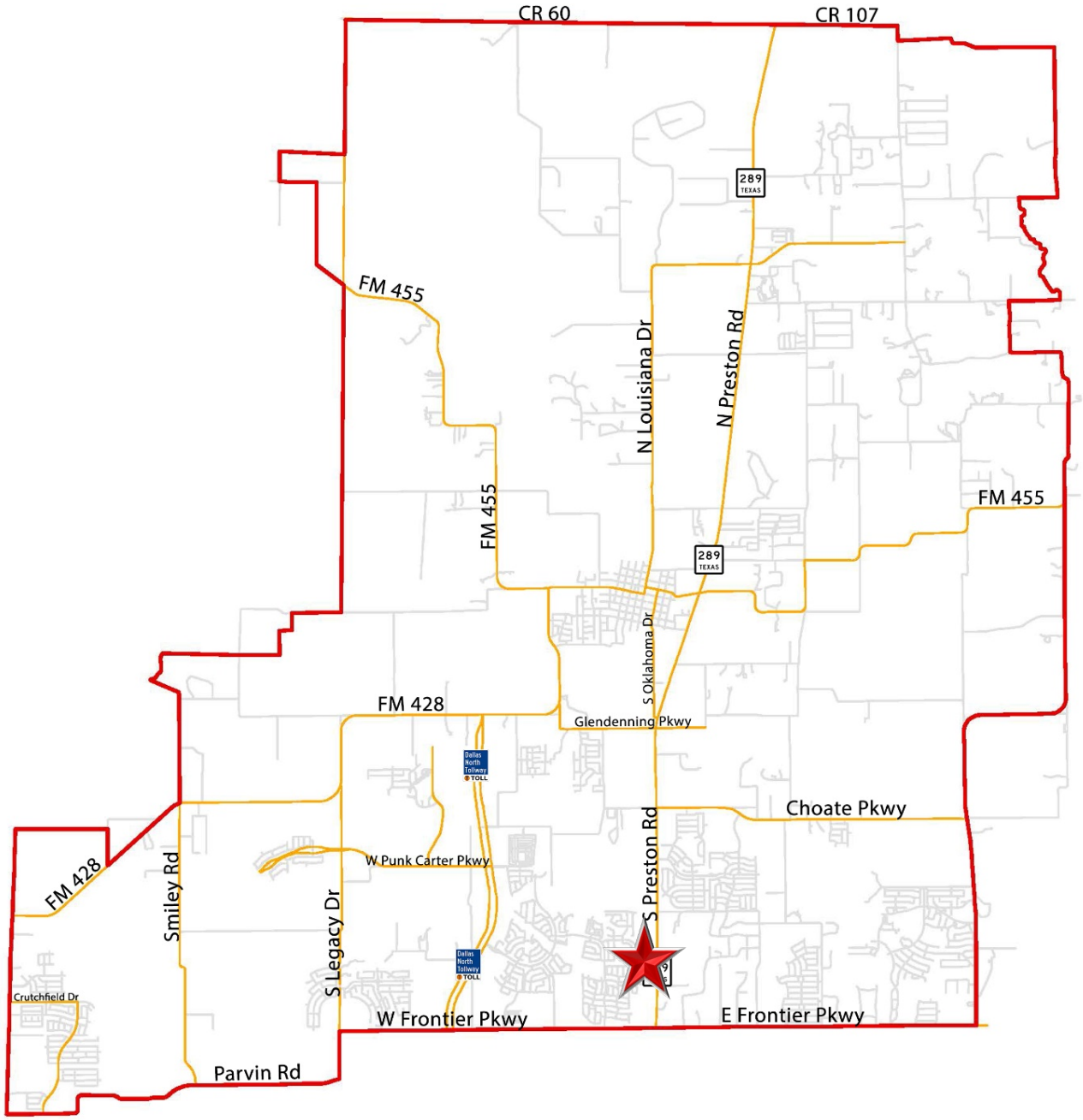
CROSS DEVELOPMENT – CELINA 15

Zoning

Planning & Zoning Commission
December 16, 2021



Attachment: Staff Presentation (Cross Development Celina 15 MF – Rezoning)



Attachment: Staff Presentation (Cross Development Celina 15 MF – Rezoning)



LOCATION MAP

The subject property is generally located at the northwest corner of future Laughlin Lane and Preston Road

Attachment: Staff Presentation (Cross Development Celina 15 MF – Rezoning)

BACKGROUND

- The subject property is approximately 9.5 acres, located within the City Limits
- The property was annexed and zoned Commercial (C-2) in December 2004
- A SUP was approved for self-storage in 2018
- The applicant is requesting a zoning change for the property from the current C-2 zoning district to a Multi-Family (MF-2) zoning district.

Attachment: Staff Presentation (Cross Development Celina 15 MF – Rezoning)

TRACT EXHIBIT



CONCEPTUAL RENDERING

- The project will abide by all zoning standards, including architecture





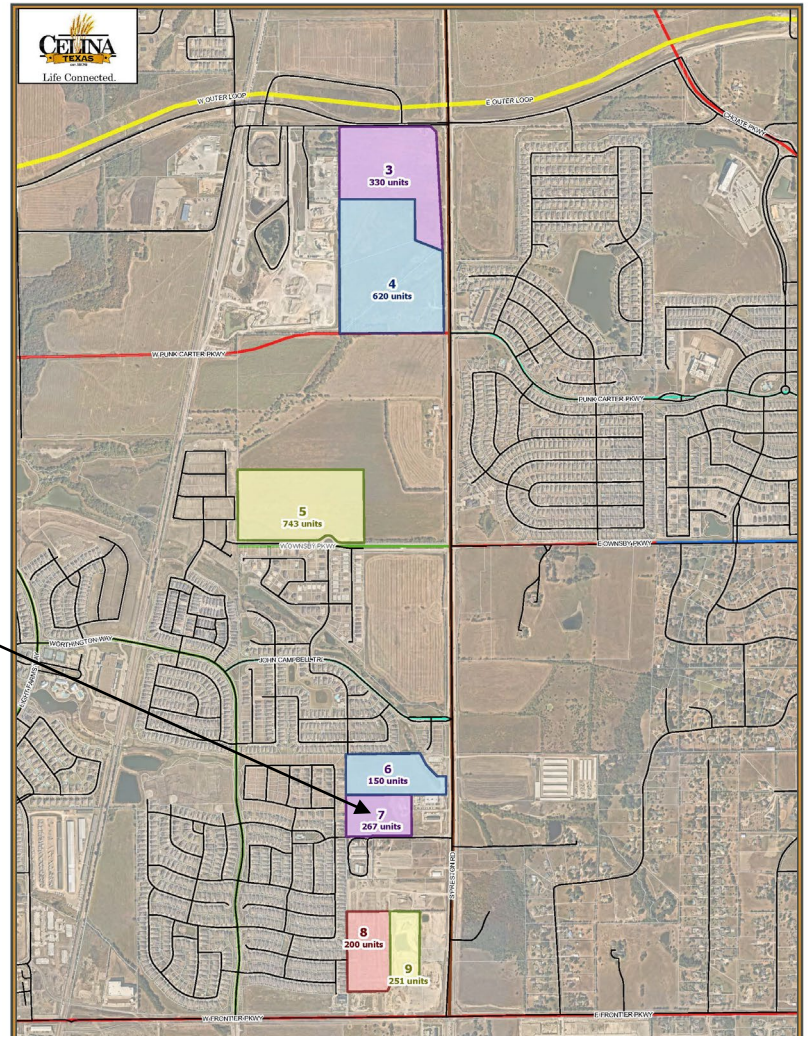
POLICY CONSIDERATIONS

- The tracts along Preston are unusually deep, compared to other cities
- The discussion about the back half or third of each tract is on-going, and the market is not expected to support true retail options that deep
- The region has over-zoned for commercial, and emerging market trends has reduced the need for traditional brick & mortar
- Multi-family provides diversity in housing

Attachment: Staff Presentation (Cross Development Celina 15 MF – Rezoning)

PRESTON CORRIDOR

Proposed
Project Location



Legend

Roads
Parcels

Project Status
Construction
Design
Entitled
Proposed

Attachment: Staff Presentation (Cross Development Celina 15 MF – Rezoning)

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in January

Attachment: Staff Presentation (Cross Development Celina 15 MF – Rezoning)

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Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	Serenade (Huffines Bray) - Development Agreement

Action Requested:
Consider and act upon a Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ). (Serenade (Huffines Bray) – Development Agreement)

Applicant:
HC Celina 414, LLC
8200 Douglas Ave., Ste. 300
Dallas, TX 75225

Background Information:
The property is approximately 414 acres and within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876

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E MARILEE RD

N PRESTON RD

STALLCUP BLVD

N CUSTER RD

N COIT RD

CARL DARNALL PKWY

CARL DARNALL PKWY

CARL DARNALL PKWY

Attachment: Location Map (Serenade (Huffines Bray) – Development Agreement)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Huffines (Bray) Location Map

City of Celina

11/18/2021

N W E S

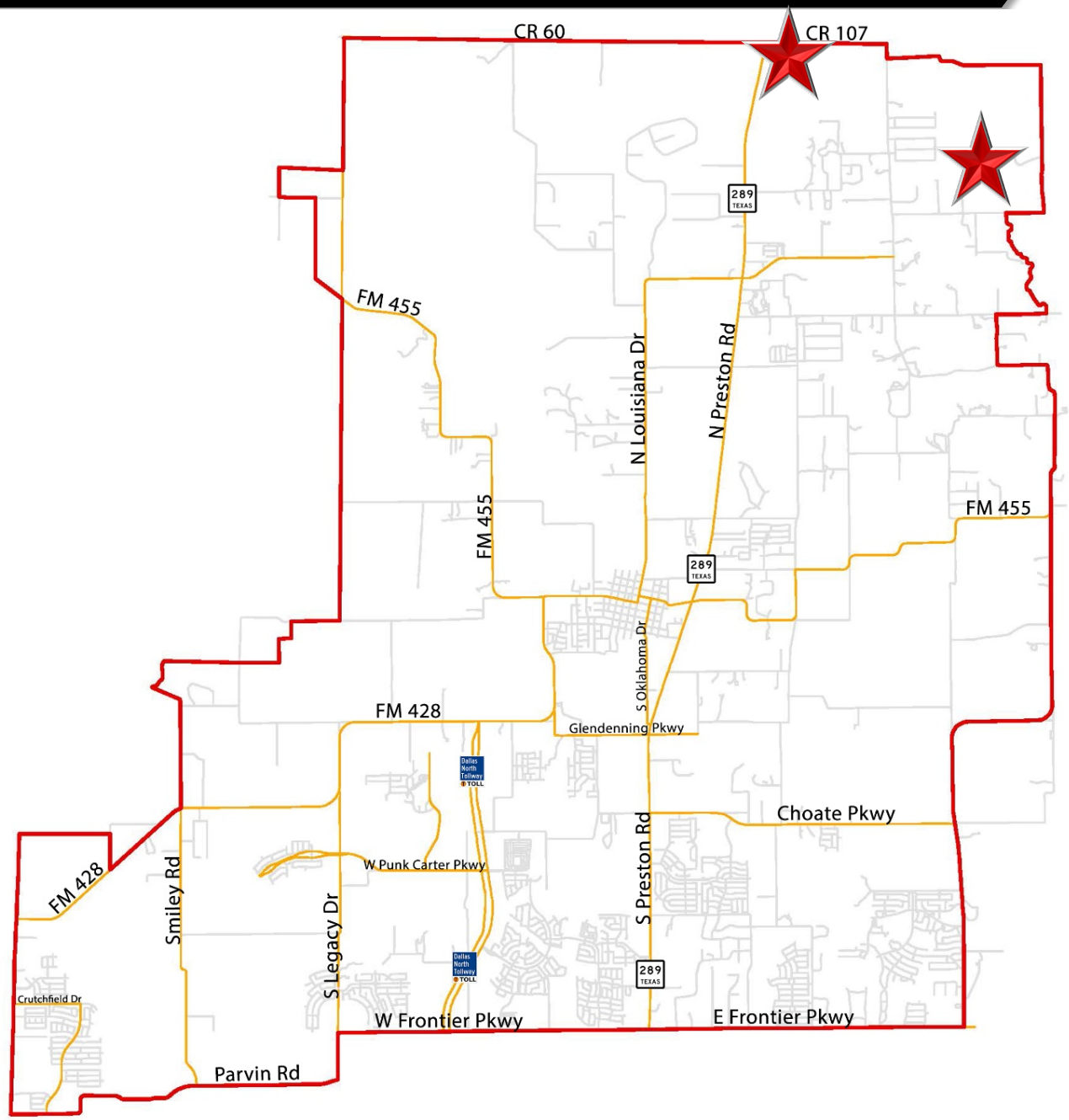
0 500 1,000 Feet

HUFFINES
(LAUNA RANCH – CARTER & SERENADE - BRAY)
Development Agreement

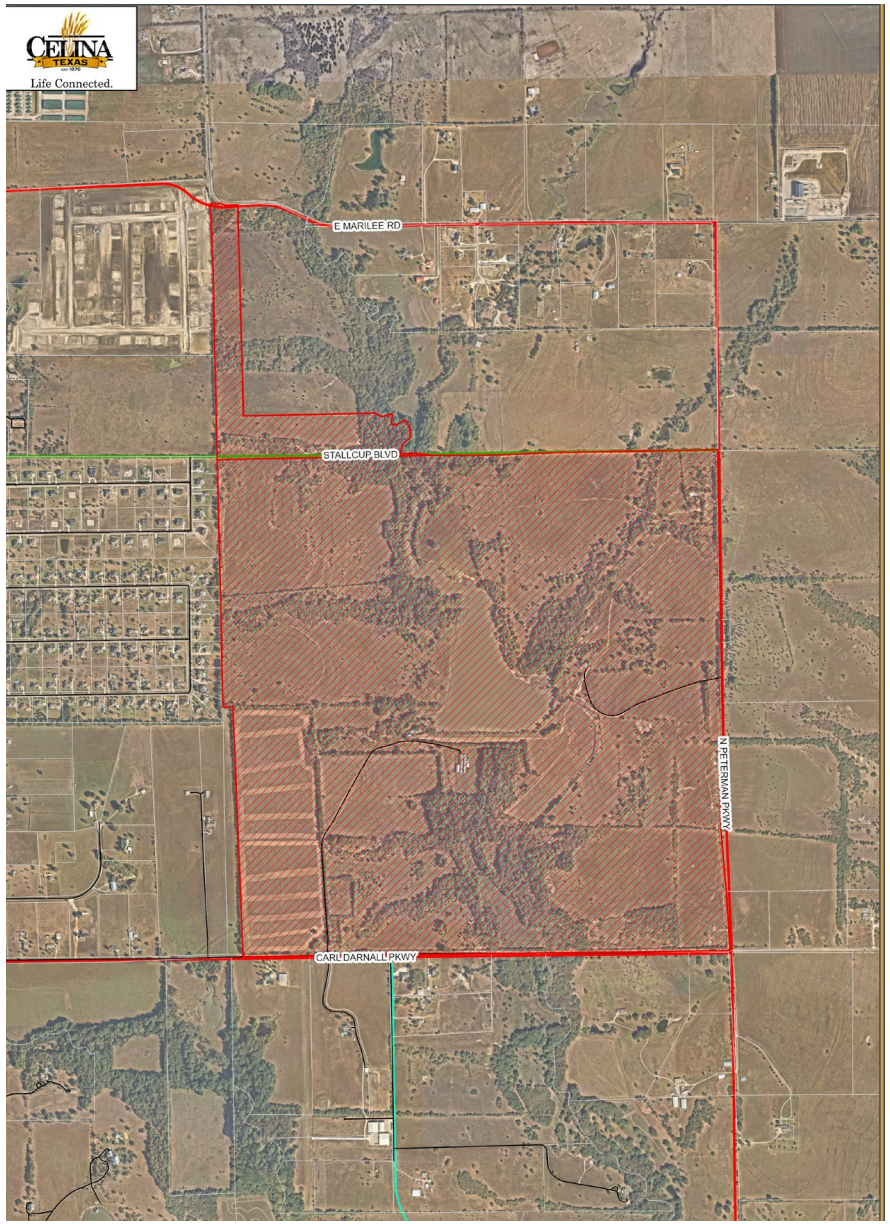
Planning & Zoning Commission
December 16, 2021



Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)



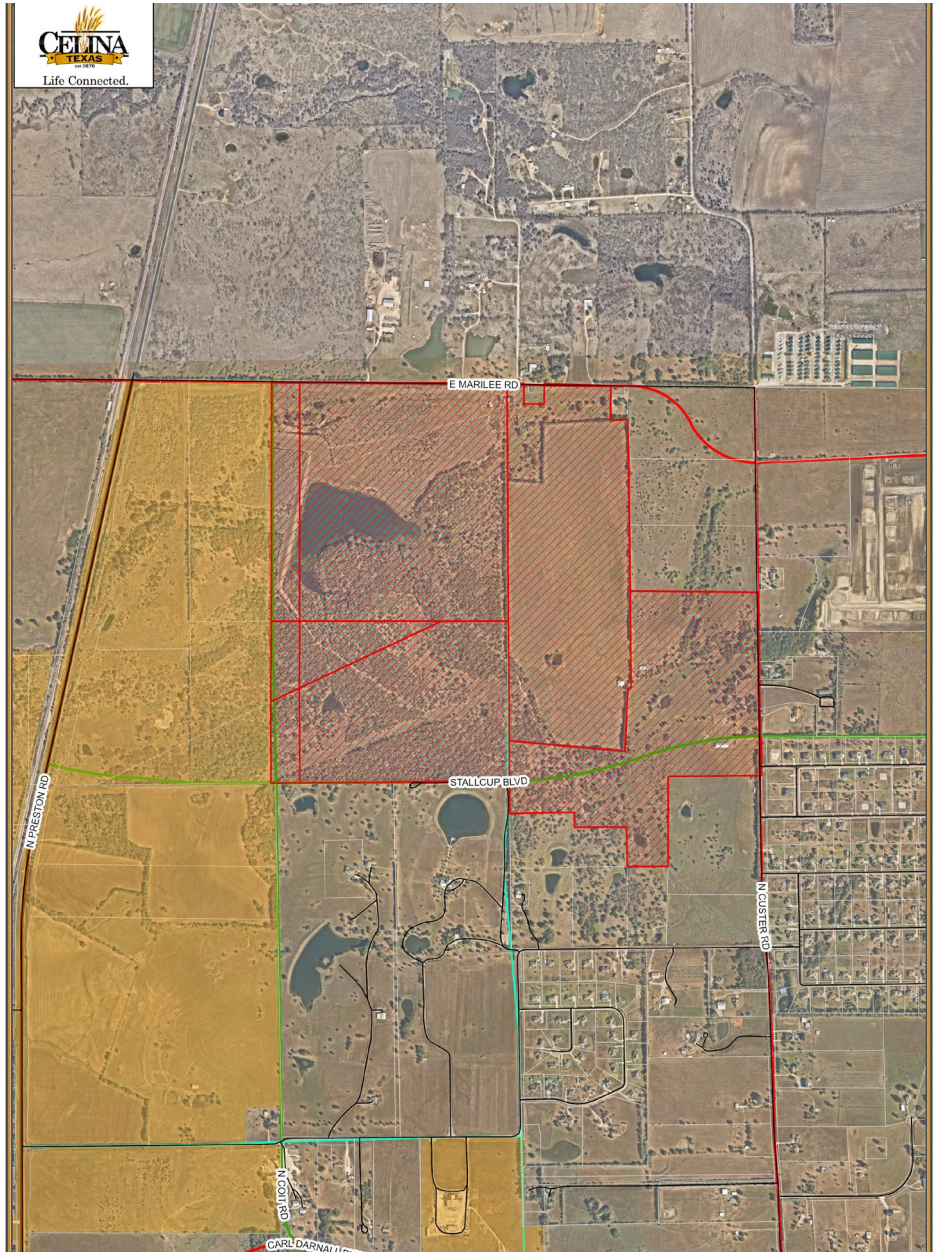
Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)



LOCATION MAP (CARTER)

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

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)



LOCATION MAP (BRAY)

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

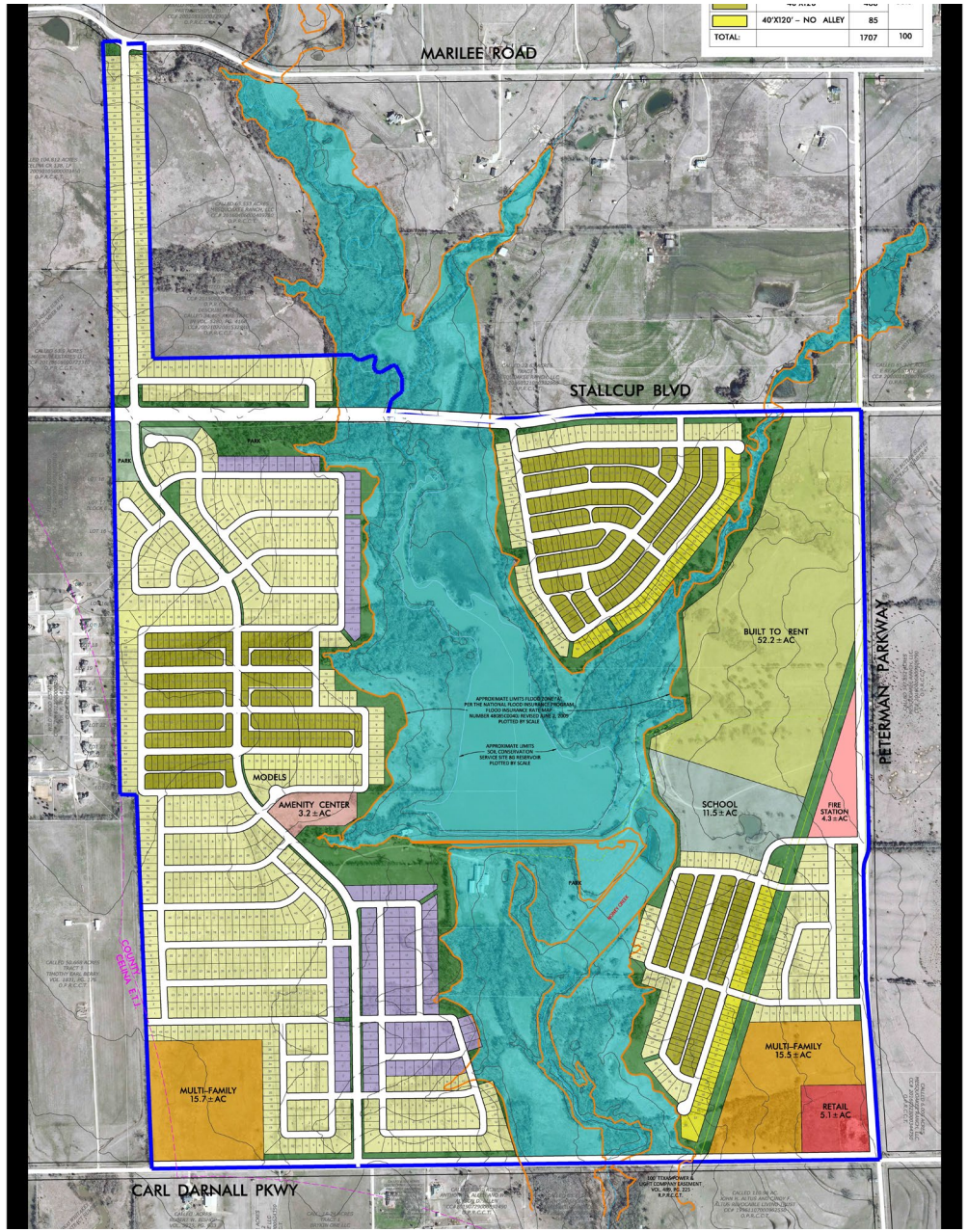
Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

BACKGROUND

- The Carter property is approximately 667 acres, and the Bray property is approximately 414 acres; both are located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- No pre-annexation agreements exist on the property

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

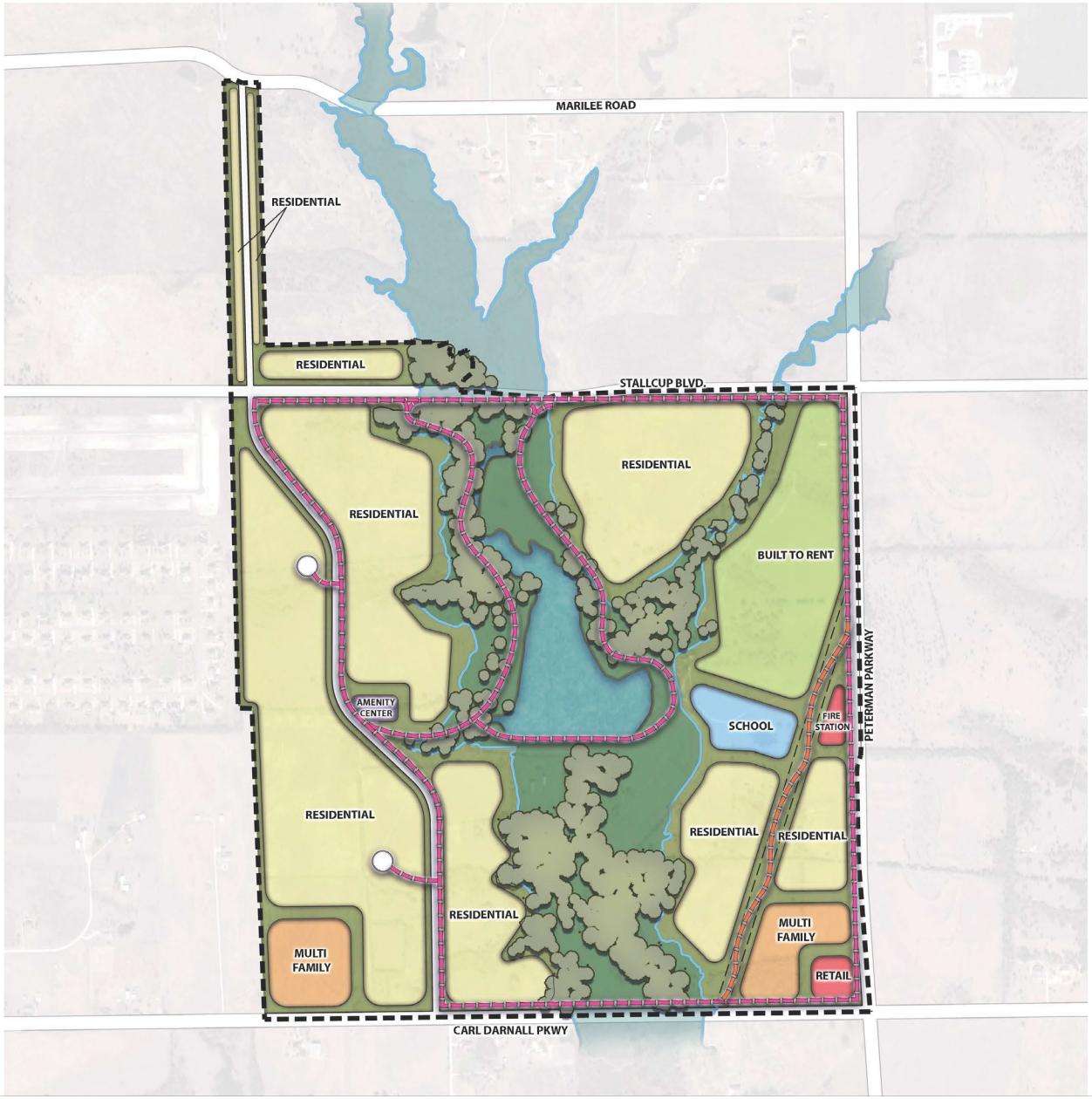
CARTER



LOT SUMMARY			
LEGEND	TYPICAL LOT SIZE	UNITS	%
	60'X120'	136	8.0
	50'X120'	998	58.5
	40'X120'	488	33.5
	40'X120' – NO ALLEY	85	
TOTAL:		1707	100

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

CARTER

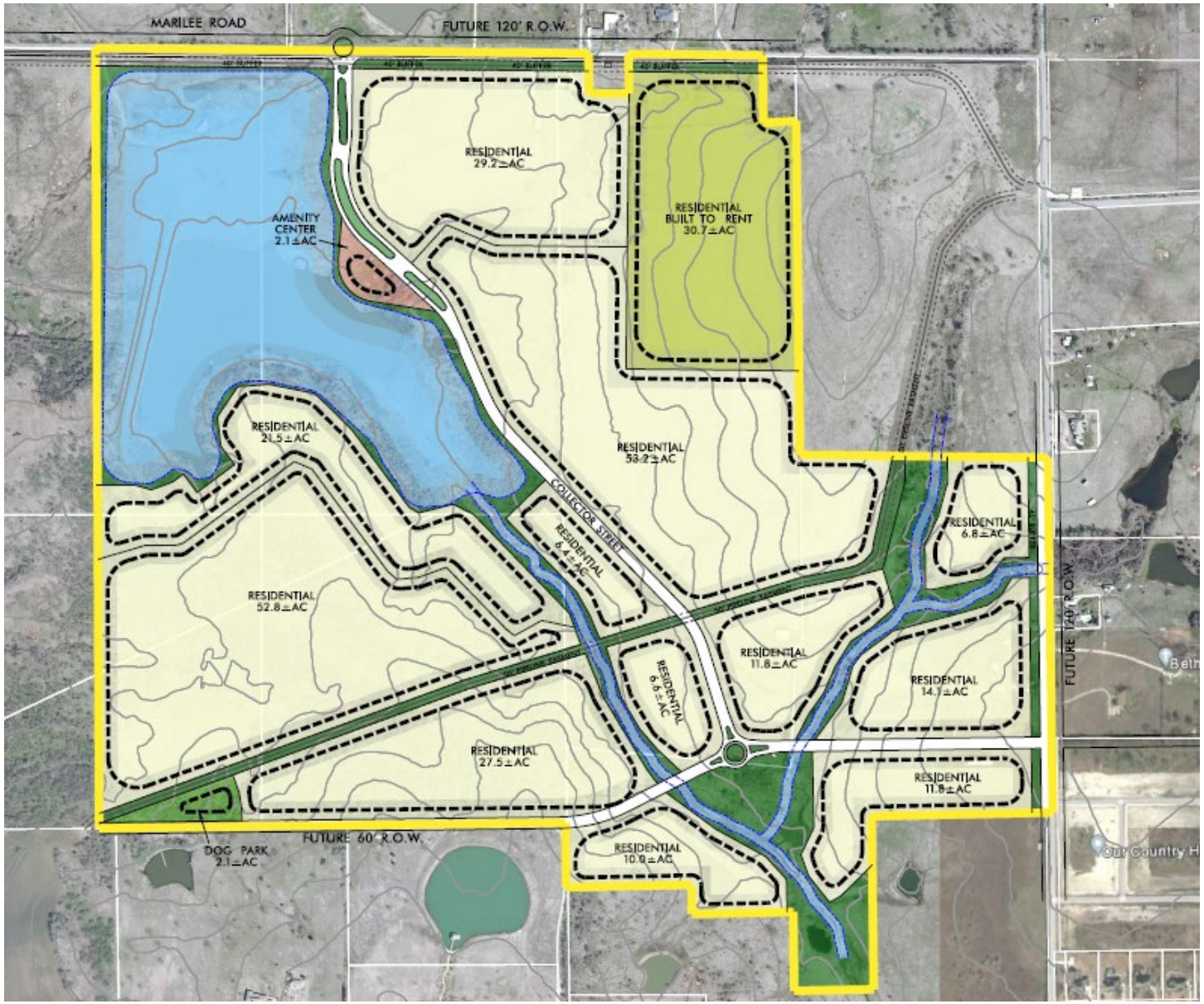


KEY

- 8' PEDESTRIAN TRAIL
- 12' PEDESTRIAN TRAIL
- POCKET PARK
- 100 YEAR FLOODPLAIN
- LAKES
- PROJECT BOUNDARY

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

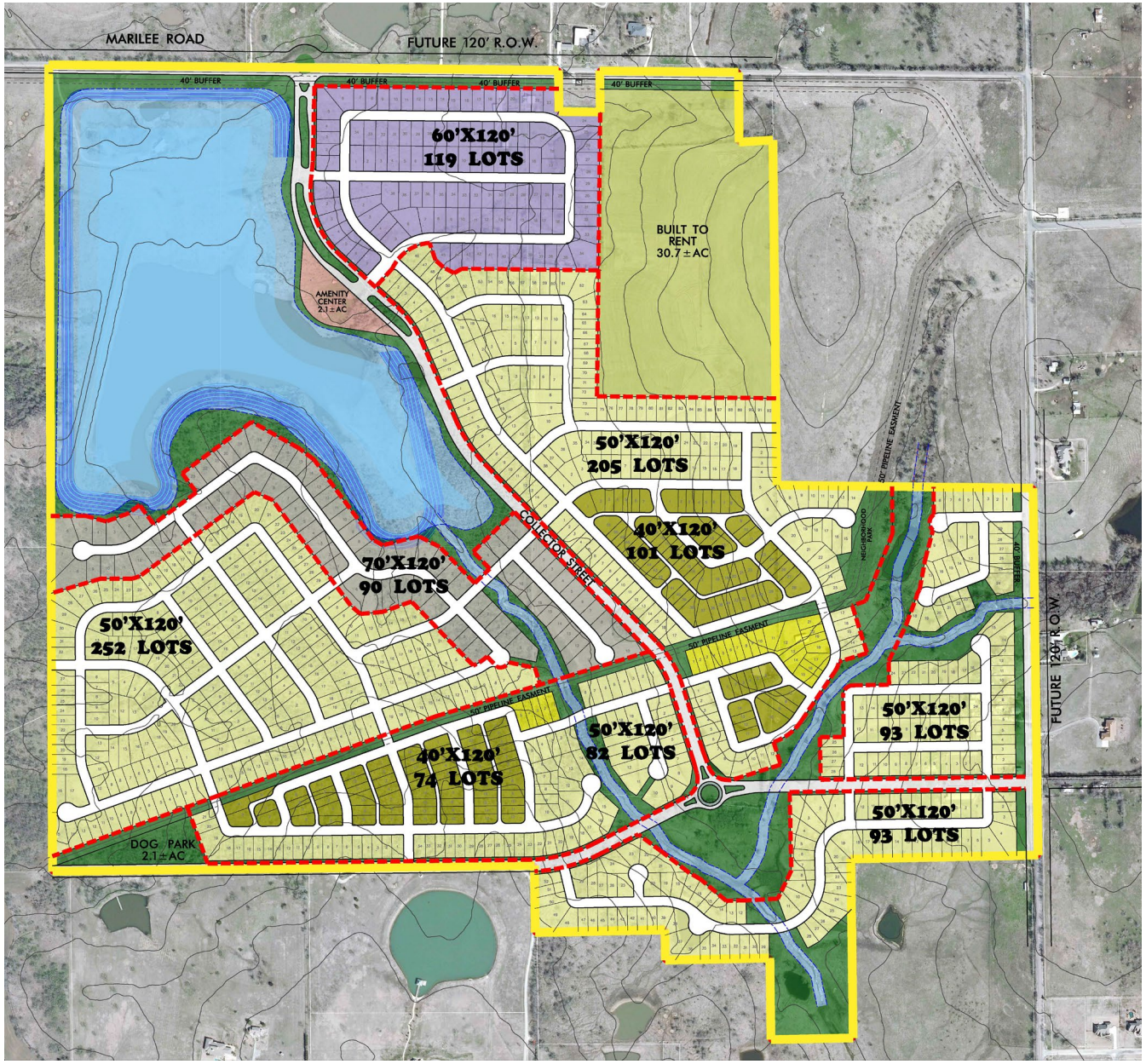
BRAY



LAND USE SUMMARY		
LEGEND	USES	±AC
	RESIDENTIAL	251.7
	BUILT TO RENT	30.7
	AMENITY CENTER	2.1
	OPEN SPACE /LAKE / DETENTION /PARK	115.5
	MAJOR ROW DEDICATION	13.9
TOTAL:		413.9

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

BRAY



LOT SUMMARY			
LEGEND	TYPICAL LOT SIZE	UNITS	%
	70'X120'	90	8.1
	60'X120'	119	10.7
	50'X120'	725	65.4
	40'X120'	149	15.8
	40'X120' – NO ALLEY	26	
TOTAL:		1109	100

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

AGREEMENT OVERVIEW

- The Development Agreement proposes annexation and zoning for the 667 and 414 acres, which is currently undeveloped
- The agreement contemplates a new neighborhood, with a mix of uses (attached & detached single-family lots, commercial, and multi-family)

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

PROJECT OVERVIEW

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

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

POLICY CONSIDERATIONS

- The DA brings an additional 667 and 414 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- Diverse lot mix & housing types, per the Comprehensive Plan
- Prevents an out-of-city water district from forming on Celina's boundary
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

RECOMMENDATION

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

Attachment: Staff Presentation (Serenade (Huffines Bray) – Development Agreement)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Planning and Zoning Commission**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Dusty McAfee AICP, Director of Development Services
Date:	December 16, 2021
Re:	LaUna Ranch (Huffines Carter) - Development Agreement

Action Requested:
Consider and act upon a Development Agreement for LaUna Ranch (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and County Road 135 (future Carl Darnall Parkway), within the Extraterritorial Jurisdiction (ETJ). (LaUna Ranch (Huffines Carter) – Development Agreement)

Applicant:
HC Hebron 121 Station 1, LLC
8200 Douglas Ave., Ste. 300
Dallas, TX 75225

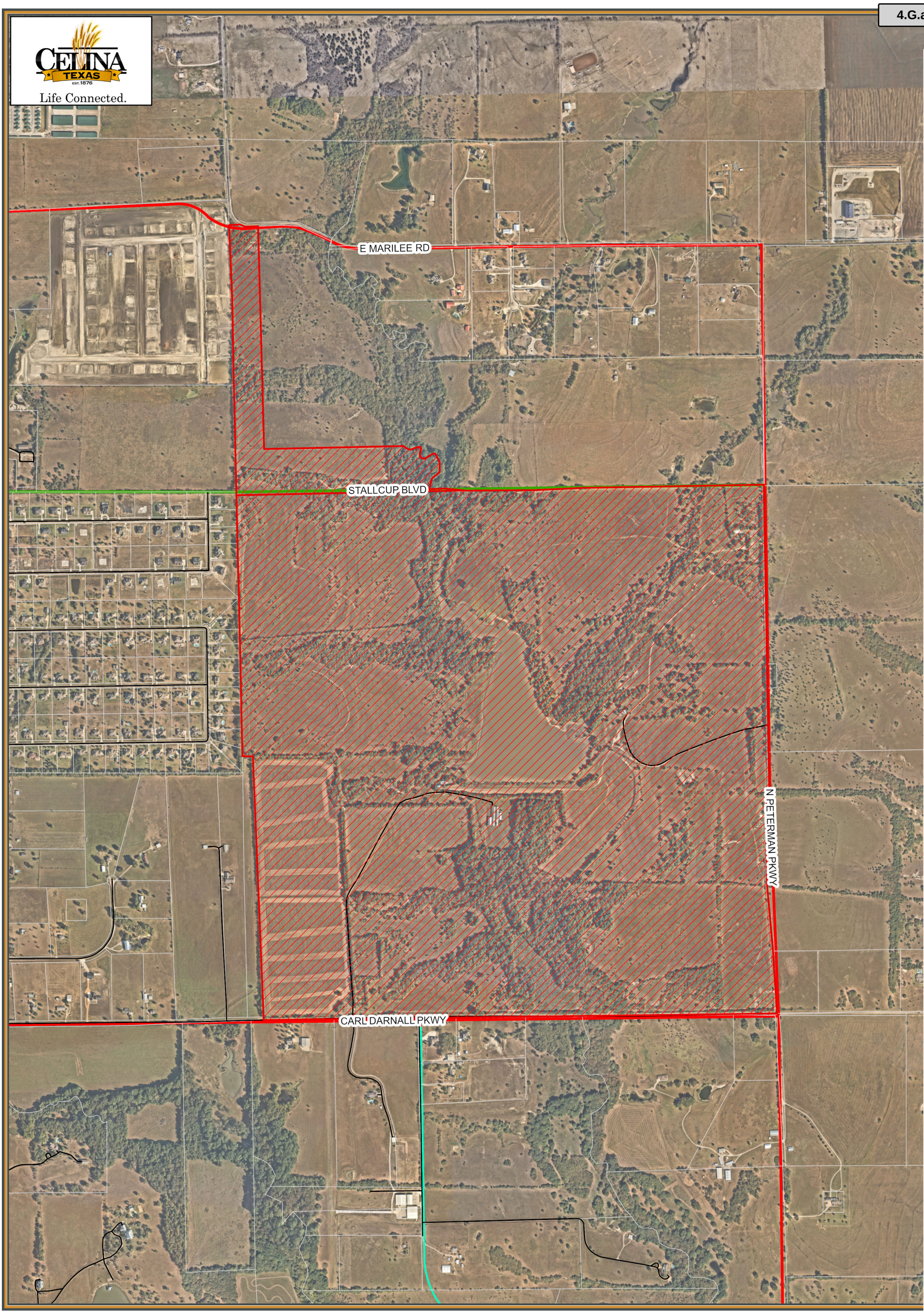
Background Information:
The property is approximately 667 acres and within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning of the tract. Please refer to the attached document and the associated Serenade (Huffines Bray) item for further information.

Supporting Documents:
- Location Map

Staff Recommendation:
Staff recommends approval as presented.

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Huffines (Carter) Location Map

City of Celina

11/18/2021

Legend

- Subject Property
- City Limits
- Roads
- Parcels

N W E S

0 500 1,000 Feet

Attachment: Location Map (LaUna Ranch (Huffines Carter) – Development Agreement)