NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 17, 2018
6:00 PM

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION 5:30 P.M.:

1. Discussion regarding any and all items on the agenda.

III. REGULAR MEETING 6:00 P.M.:

IV. PLEDGE OF ALLEGIANCE:

V. DIRECTORS REPORT:

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

1. Planning and Zoning Commission - Regular Meeting - Jun 19, 2018 5:30 PM

2. Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, an approximately 15.965 acre tract of land situated in the William Davenport Survey, Abstract No. 262 in Collin County, Texas containing sixty-six (66) residential lots and three (3) common area lots. The property is generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Construction Plat)

VII. PUBLIC HEARING/ACTION:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a zoning request from AG, Agricultural zoning district to PD-93, Planned Development zoning district No. 93, with a base zoning designation of MU-2, Mixed-Use Regional; being an approximately 8.00 acre tract of land situated in the McIntyre Land Survey, Abstract No. 903, Denton County, Texas; and generally located on the east side of FM 1385 and approximately 1,750 feet north of Crutchfield Drive. (Celina West Marketplace)

2. Consider and act on a Construction Plat for The Columns Phase 1, being an approximate 53.147 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Punk Carter Parkway extension, east of the Dallas North Tollway, south of the proposed Collin County Outer Loop, and approximately 600 feet south of CR 51. (The Columns Phase 1 Construction Plat)

VIII. ADJOURNMENT:

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

_____ _____

Ben Rodriguez
Planning Manager
City of Celina, Texas

Date Notice Removed

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

NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 19, 2018
5:30 PM

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Hangartner called the meeting to order at 5:31 PM. All Commissioners were present with the exception of Charles Haley.

A. Call to Order:

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

II. WORKSESSION 5:30 P.M.:

Chairman Hangartner adjourned the Regular Meeting to convene the Planning and Zoning Commission Worksession to discuss upcoming issues and any and/or all agenda items.

III. REGULAR MEETING 6:00 P.M.:

Chairman Hangartner reconvened the Regular Meeting at 6:00 PM.

IV. PLEDGE OF ALLEGIANCE:

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

V. DIRECTOR'S REPORT:

Alexis Jackson, Director of Development Services, presented the items that were passed at the June 12, 2018 City Council meeting.

VI. CONSENT AGENDA:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Freeman, Ousley, Terry
ABSENT:	Haley

1. Planning and Zoning Commission - Regular Meeting - May 15, 2018 5:30 PM

VII. PUBLIC HEARING/ACTION:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Master Thoroughfare documents and exhibits. (Thoroughfare Plan Amendment)

Kim Brawner, Director of Engineering, presented the proposed changes to the City's Thoroughfare Plan.
Chairman Hangartner opened the public hearing.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, suggested a 120 foot right-of-way on Glendenning Parkway to accommodate future traffic.
Ms. Brawner told the Commissioners that she would reconsider her recommendation and review the expected traffic counts.
No one else came forward to speak and Chairman Hangartner closed the public hearing.
Commissioner Terry moved to approve Item 1.
Commission Freeman seconded the motion.
The motion passed 4-2, with Commissioners Barley and Ousley opposed.

RESULT:	**APPROVED [4 TO 2]**
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Hangartner, Bain, Freeman, Terry
NAYS:	Barley, Ousley
ABSENT:	Haley

2. The Planning and Zoning Commission will conduct a public hearing to consider and act upon a commercial replat for Mobility Credit Union being a replat of lots 1A,1B, & 1C of the Central Business Park Addition comprising of approximately 0.517 acres situated in the John Willock, Abstract No. 975, Collin County, Texas, generally located southeast corner of Walnut Street. The plat is comprised of one commercial lot. (Mobility Credit Union Downtown Replat)

Ben Rodriguez, Planning Manager, presented the staff report.
Since this was a commercial replat, a public hearing was required. Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.
Commissioner Barley moved to approve Item 2.
Commissioner Bain seconded the motion and the motion was approved unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Ousley, Terry
ABSENT:	Haley

3. Consider and act upon a Construction Plat for Frontier Retail Partners for an approximately 10.36 acre tract of land situated in the Johnathan Westover Survey, Abstract No. 1030, Collin County, Texas, and generally located at the northeast corner of County Road 83 (Coit Road) and FM 1461 Frontier Parkway. (Lilyana Retail Construction Plat)

Ben Rodriguez, Planning Manager, presented the staff report and recommended approval with the condition that all the outstanding comments are addressed prior to being considered by the City Council.
Commissioner Barley moved to approve Item 3, subject to the comments being addressed.
Commissioner Terry seconded the motion and the motion passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Mike Terry, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Ousley, Terry
ABSENT:	Haley

4. The Planning and Zoning Commission will conduct a Public Hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 10: Subdivision Regulations, Article 10.03, Subdivision Ordinance. (Subdivision Ordinance Amendments)

Brooks Wilson, Planning Consultant for WilPLAN, presented the staff report.
Chairman Hangartner opened the public hearing.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, suggested that the Subdivision Ordinance contain clauses that require emergency sirens and plan for a transit system.
No one else came forward to speak and Chairman Hangartner closed the public hearing.
Commissioner Terry moved to approve Item 4.
Commissioner Ousley seconded the motion and the motion passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike Terry, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Ousley, Terry
ABSENT:	Haley

5. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 3: Building Regulations, Article 3.09, Driveways and Parking Lots, to modify the requirements for parking lots for non-profit organizations and to bring certain driveway and parking lot construction standards into compliance with the adopted Engineering Design Standards. (Parking lot standards)

Alexis Jackson, Director of Development Services, presented the staff report. Ms. Jackson noted that the recommendation had been revised since the item was tabled at the last meeting.
Chairman Hangartner opened the public hearing.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, pointed out that the staff report reads "3 inch rebar" and the PowerPoint reads "4 inch rebar."
Ms. Jackson replied that the 4 inch is correct and the staff report will be corrected before the City Council meeting.

Minutes Acceptance: Minutes of Jun 19, 2018 5:30 PM (CONSENT AGENDA)

No one else came forward to speak, and Chairman Hangartner closed the public hearing.
Chairman Hangartner moved to approve Item 5.
Commissioner Bain seconded the motion and the motion passed unanimously.

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

6. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request to amend PD #46, Planned Development zoning district #46; being an approximately 368 acre tract of land situated in the Wm. Davenport Survey, Abstract No. 262 and the F.D. Gray Survey, Abstract Number 361, Collin County, Texas and the J. McKinn Survey, Abstract Number 889, the Wm. Phillips Survey, Abstract Number 1029 and the A. Thomasson Survey, Abstract Number 1265, Denton County, Texas; the property is generally located on the west and east sides of North Legacy Drive, and north of Frontier Parkway (CR 5). (Creeks of Legacy PD Amendment)

Commissioner Terry recused himself due to a possible conflict of interest at 6:39 pm.
Alexis Jackson, Director of Development Services, presented the staff report.
Chairman Hangartner opened the public hearing.
Allison Alvino, 4010 Bear Creek Court, Prosper, Texas, spoke against Road C being removed. She stated that without that roadway, traffic wishing to avoid the light at Frontier Parkway and Legacy Drive would likely cut through the Creeks of Legacy residential neighborhood. The amenity center is located at the corner of Doe Branch Boulevard and Clear Creek Parkway, directly in the path of the diverted traffic.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, also argued that Road C should be retained to accommodate future retail traffic.
George Matthews, 4477 Canadian River, Prosper, Texas, asked whether or not the roadway would create a wider buffer between the proposed multi-family tract and the current single family residential tracts.
Ms. Jackson said that the right-of-way for Road C would be approximately sixty feet, but that the City could require a similarly sized landscaped buffer during site plan approval.
Guy Varney, 4262 Coffee Mill, Prosper, Texas, agreed with the majority of the speakers who were against increasing traffic in the residential neighborhood.
No one else came forward to speak and Chairman Hangartner closed the public hearing.
Commissioner Bain moved to deny Item 6.
Commissioner Barley seconded the motion.
The motion to deny was 4-1, with Commissioner Freeman voting No/Nay.

RESULT:	**DEFEATED [4 TO 1]**
MOVER:	Shawn Bain, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Ousley
NAYS:	Freeman
ABSENT:	Haley
RECUSED:	Terry

7. Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, a ±15.965 acre tract of land situated in the William Davenport Survey, Abstract No. 262 in Collin County, Texas containing 66 residential lots and three (3) common area lots. The property is generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Construction Plat)

Commissioner Terry recused himself due to a possible conflict of interest.

Minutes Acceptance: Minutes of Jun 19, 2018 5:30 PM (CONSENT AGENDA)

Alexis Jackson, Director of Development Services, requested that due to the denial of the previous item, the plat for Creeks of Legacy Phase 2A will have to be tabled.
Commissioner Ousley moved to table Item 7.
Commissioner Bain seconded the motion and the motion passed unanimously.

RESULT:	**TABLED [5 TO 0]**	**Next: 7/17/2018 6:00 PM**
MOVER:	Jace Ousley, Commissioner	
SECONDER:	Shawn Bain, Commissioner	
AYES:	Hangartner, Barley, Bain, Freeman, Ousley	
ABSENT:	Haley	
RECUSED:	Terry	

8. Consider and act upon a construction plat for Sutton Fields Phase 2A, approximately 22.782 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Carrol Jackson Survey, Abstract No. 1546, Thomas B. Cox Survey, Abstract No. 309, and the Jacob Rue Survey, Abstract No. 1109 in Denton County, containing 103 residential lots and two (2) common area lots, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 2A Construction Plat)

Commissioner Terry recused himself due to a possible conflict of interest.
Raha Pouladi, Planner, presented the staff report and asked that the plat be approved subject to the applicant addressing all outstanding comments prior to being heard by the City Council.
Commissioner Barley moved to approve Item 8 subject to staff comments being addressed.
Commissioner Ousley seconded the motion and the motion passed unamimously.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Ousley
ABSENT:	Haley
RECUSED:	Terry

9. Consider and act upon a construction plat for Sutton Fields Phase 2B, approximately 50.579 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109 in Denton County, containing 265 residential lots and four (4) common area lots, and generally located north of Parvin Road and east of FM 1385 (Sutton Fields Phase 2B Construction Plat).

Commissioner Terry recused himself due to a possible conflict of interest.
Raha Pouladi, Planner, presented the staff report and asked that the plat be approved subject to the applicant addressing all outstanding comments prior to being heard by the City Council.
Commissioner Ousley moved to approve Item 9 subject to staff comments being addressed.
Commissioner Bain seconded the motion and the motion passed unanimously.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Ousley
ABSENT:	Haley
RECUSED:	Terry

VIII. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:53 PM

_____
Chairman

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

_____
Date Minutes Approved

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Ben Rodriguez, Planning Manager
CC:	Alexis Jackson, Director of Development Services
Date:	July 17, 2018
Re:	Creeks of Legacy Phase 2A Construction Plat

Action Requested:
Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, an approximately 15.965 acre tract of land situated in the William Davenport Survey, Abstract No. 262 in Collin County, Texas containing sixty-six (66) residential lots and three (3) common area lots. The property is generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Construction Plat)

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

Background Information:
At the February 2017 Planning and Zoning Commission meeting, the Commission recommended approval for Creeks of Legacy Phase 2C construction plat with the condition that the adjacent "Collector C" roadway would be constructed with Phase 2A. In order to remove this condition, the owners of the property applied for an amendment to the existing Planned Development to remove the street from the associated Concept Plan. At the City Council meeting on July 10, 2018, an amendment was approved to the Creeks of Legacy Planned Development zoning district, which removed Collector “C” from the Concept Plan.

Since this impediment to the approval of the Phase 2A construction plat has been removed, the plat can be considered on its merits alone.

Board Review/Citizen Input:
N/A

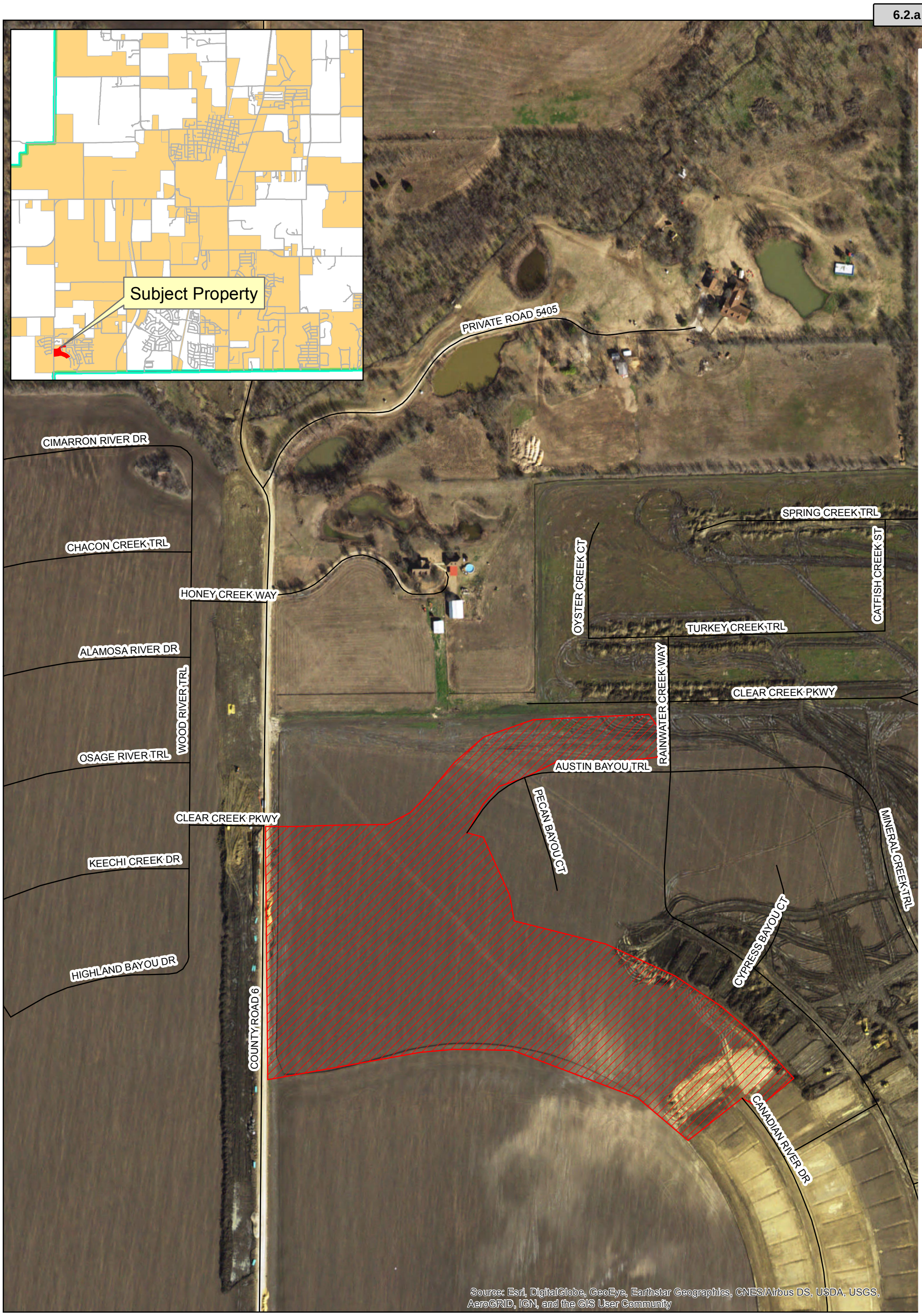
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Document:
- Location Map
- Proposed Construction Plat

Staff Recommendation:
Staff recommends approval as presented.



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

CELINA TEXAS EST. 1876

Location Map
Creeks of Legacy
Phase 2A

Date: 5/3/2018

Legend

- Roads
- Creeks of Legacy 2A
- ETJ Limits

N W E S

0 185 370 Feet

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WM. DAVENPORT SURVEY, ABSTRACT NUMBER 262, CITY OF CELINA, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT FRONTIER 80, LLC., RECORDED IN INSTRUMENT NUMBER 20140624000644620, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK T, CREEKS OF LEGACY PHASE 1C, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20160304010000960, SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF AUSTIN BAYOU TRAIL (A 50 FOOT RIGHT-OF-WAY);

THENCE DEPARTING SAID RIGHT-OF-WAY LINE WITH THE WEST AND SOUTH LINES OF SAID PHASE 1C THE FOLLOWING BEARINGS AND DISTANCES:

S 24°31'53"E, 179.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 10°07'03"E, 72.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 75°39'46"E, 66.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 79°01'55"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 75°44'51"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 72°27'48"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 69°10'44"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 65°53'41"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 62°36'37"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 59°19'34"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 56°02'30"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 52°45'27"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 49°28'23"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 46°11'19"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 42°54'16"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 39°37'12"E, 66.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH LINE OF CREEKS OF LEGACY, PHASE 2C, AN ADDITION TO THE CITY OF CELINA, RECORDED IN INSTRUMENT NUMBER 20171016010004850 SAID OFFICIAL PUBLIC RECORDS;

THENCE DEPARTING THE SAID SOUTH LINE OF PHASE 1C WITH SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES:

S 52°01'19"W, 127.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 58.84 FEET, THROUGH A CENTRAL ANGLE OF 03°17'04", HAVING A RADIUS OF 1026.50 FEET, THE LONG CHORD WHICH BEARS N 39°37'12"W, 58.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 48°50'42"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 48°43'56"W, 130.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF PHASE 2C, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, LLC., RECORDED IN INSTRUMENT NUMBER 20130909001267570, SAID OFFICIAL PUBLIC RECORDS AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 901.10 FEET, THROUGH A CENTRAL ANGLE OF 60°59'30", HAVING A RADIUS OF 846.50 FEET, THE LONG CHORD WHICH BEARS N 71°45'49"W, 859.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 74°15'00"W, 179.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 131.01 FEET, THROUGH A CENTRAL ANGLE OF 10°29'28", HAVING A RADIUS OF 715.50 FEET, THE LONG CHORD WHICH BEARS S 80°48'51"W, 130.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 89°39'26"W, 37.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE EAST LINE OF THAT (1.477 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°30'48"E, 601.67 FEET, WITH SAID EAST LINE AND TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF THAT (1.437 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20140708000701510, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 45°11'02"E, 35.56 FEET, DEPARTING SAID EAST LINE WITH THE SOUTH LINE OF SAID 1.437 ACRE TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 89°51'15"E, 85.01 FEET, WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 44°48'58"E, 35.15 FEET, DEPARTING SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

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

THENCE N 39°30'42"E, 36.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE AFOREMENTIONED SOUTH LINE OF SAID 1.437 ACRE TRACT, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE SOUTH LINE OF SAID 1.437 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

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

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

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 250.86 FEET, THROUGH A CENTRAL ANGLE OF 54°45'21", HAVING A RADIUS OF 262.50 FEET, THE LONG CHORD WHICH BEARS N 61°48'22"E, 241.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTH EAST CORNER OF SAID 1.437 ACRE TRACT AND AT THE SOUTHWEST TERMINUS OF CLEAR CREEK PARKWAY (A 75 FOOT RIGHT OF WAY);

THENCE N 89°11'03"E, 319.80 FEET, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CLEAR CREEK PARKWAY TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF AFOREMENTIONED PHASE 1C;

THENCE WITH THE NORTH AND WEST LINES OF SAID PHASE 1C THE FOLLOWING COURSES AND DISTANCES:

S 45°48'57"E, 35.36 FEET, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°48'57"E, 95.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 44°11'03"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 89°11'03"W, 261.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 262.81 FEET, THROUGH A CENTRAL ANGLE OF 54°45'21", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS S 61°48'22"W, 252.92 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 34°25'42"W, 60.12 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.73 FEET, THROUGH A CENTRAL ANGLE OF 01°49'26", HAVING A RADIUS OF 400.00 FEET, THE LONG CHORD WHICH BEARS S 35°20'25"W, 12.73 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PHASE 1C;

THENCE S 53°44'51"E, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 695,447 SQUARE FEET OR 15.965 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CTGMT FRONTIER 80, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CREEKS OF LEGACY PHASE 2A ADDITION, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED ON LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES being SUBORDINATE TO THE PUBLIC'S AND CITY OF CELINA'S USE THEREOF. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, MY HAND THIS THE ___ DAY OF _____ ,20___.

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

BY:_____
MEHRDAD MOAYEDI
ITS MANAGER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS___ DAY OF _____, 20___

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

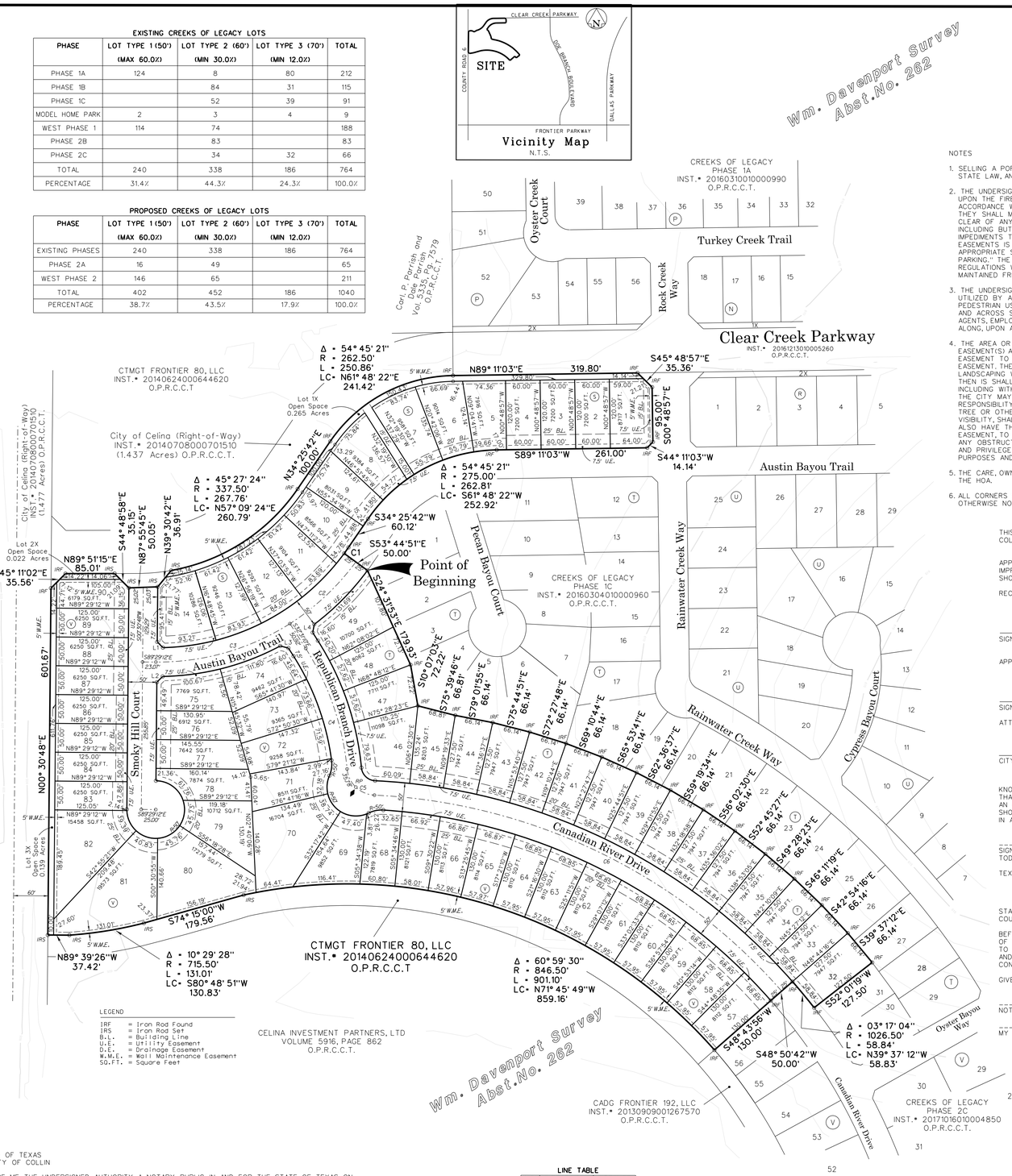
_____
MY COMMISSION EXPIRES ON:

EXISTING CREEKS OF LEGACY LOTS

PHASE	LOT TYPE 1 (50') (MAX 60.0%)	LOT TYPE 2 (60') (MIN 30.0%)	LOT TYPE 3 (70') (MIN 12.0%)	TOTAL
PHASE 1A	124	8	80	212
PHASE 1B	84	31	115	
PHASE 1C	52	39	91	
MODEL HOME PARK	2	3	4	9
WEST PHASE 1	114	74		188
PHASE 2B		83		83
PHASE 2C		34	32	66
TOTAL	240	338	186	764
PERCENTAGE	31.4%	44.3%	24.3%	100.0%

PROPOSED CREEKS OF LEGACY LOTS

PHASE	LOT TYPE 1 (50') (MAX 60.0%)	LOT TYPE 2 (60') (MIN 30.0%)	LOT TYPE 3 (70') (MIN 12.0%)	TOTAL
EXISTING PHASES	240	338	186	764
PHASE 2A	16	49		65
WEST PHASE 2	146	65		211
TOTAL	402	452	186	1040
PERCENTAGE	38.7%	43.5%	17.9%	100.0%



NOTES

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

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

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

4. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IS SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

5. THE CARE, OWNERSHIP AND MAINTENANCE OF ALL OPEN SPACE\COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA.

6. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS

APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS (OR APPROPRIATE SURETIES THEREOF) NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.

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

SIGNATURE OF CHAIRPERSON _____ DATE OF RECOMMENDATION _____

APPROVED BY: CITY COUNCIL CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

ATTEST:

CITY SECRETARY _____ DATE _____

KNOW ALL MEN BY THESE PRESENTS:
THAT I, TODD A. BRIDGES DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

_____
SIGNATURE OF THE REGISTERED PROFESSIONAL
TODD A BRIDGES

TEXAS REGISTRATION NO. 4940

"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" 22 TAC 663.18C
Todd a. Bridges, RPLS 4940
Date: 5/24/2018

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THERE IN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ___ DAY OF _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

LEGEND

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

LINE TABLE

NO.	BEARING	DISTANCE
L1	N44°59'14"W	14.02'
L2	N45°04'31"E	14.25'
L3	S75°37'38"E	14.63'
L4	N10°35'18"E	14.63'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	01°49'26"	400.00'	12.73'	S35°20'25"W	12.73'
C2	21°13'43"	425.00'	157.47'	S46°51'58"W	156.57'
C3	33°01'59"	425.00'	245.03'	S73°59'49"W	241.65'
C4	27°12'33"	470.00'	223.20'	S 18°54'54" E	221.11'
C5	82°00'08"	50.00'	71.56'	S 46°18'41" E	65.61'
C6	46°2'52"	1001.50'	804.89'	S 64°17'20" E	783.40'

A Construction Plat of Creeks of Legacy Phase 2A

66 Residential Lots, 3 Open Space Lots
Totaling 15.965 acres

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

Owner

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

Revisions:	
Job #:	CEN13006
Drawn By:	D. Freemon
Checked By:	T. Bridges
Date:	05-02-16

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH:# 817-562-3350

SHEET 1 OF 1 SHEETS

Copyright © 2018 Peloton Land Solutions, Inc. PBPLS Firm Reg No. 10177700

5/24/2018 12:47:13 PM Default G:\JOB\CEN13006_Legacy 170_ac\Sur\CEN13006_PA5.dgn

Attachment: Creeks of Legacy Phase 2A Construction Plat (Creeks of Legacy Phase 2A Construction Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Raha Pouladi, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	July 17, 2018
Re:	Celina West Marketplace Zoning

Action Requested:
The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a zoning request from AG, Agricultural zoning district to PD-93, Planned Development zoning district No. 93, with a base zoning designation of MU-2, Mixed-Use Regional; being an approximately 8.00 acre tract of land situated in the McIntyre Land Survey, Abstract No. 903, Denton County, Texas; and generally located on the east side of FM 1385 and approximately 1,750 feet north of Crutchfield Drive. (Celina West Marketplace)

Owner:
Munish and Anusha Gupta
5328 Saint Peter Drive
Plano, TX 75093

Background Information:
The applicant is requesting consideration of a Planned Development zoning district with a base zoning designation of MU-2, Mixed-Use Regional to provide appropriate zoning for a future site adjacent to FM 1385. The proposed zoning is to construct a retail/office building and a mini storage building on FM 1385, north of Ballenger Road.

The 18,576 square foot retail/office building will follow the Zoning Ordinance masonry standards, as it exists or as amended at the time of site plan approval. The 80,292 square foot mini-warehouse building will be constructed of 55% brick and 42% concrete tilt wall, with EIFS or stucco decorative elements. The Planned Development will incorporate the elevations as an integral part of the PD's development standards. The site will utilize a vegetative screen with decorative metal fencing around the northern and eastern boundaries of the property to screen the open storage space from adjacent properties and a 6 foot masonry screening wall will be constructed adjacent to the single family development to the south. A minimum forty (40) foot landscape buffer and detention area will be provided adjacent to the future right-of-way of FM 1385.

Board Review/Citizen Input:
A notice of the public hearing was published in *The Celina Record* on June 29, 2018. Notices of the public hearing were sent to all owners of property residing within the city limits, as indicated by the most recently approved Denton County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

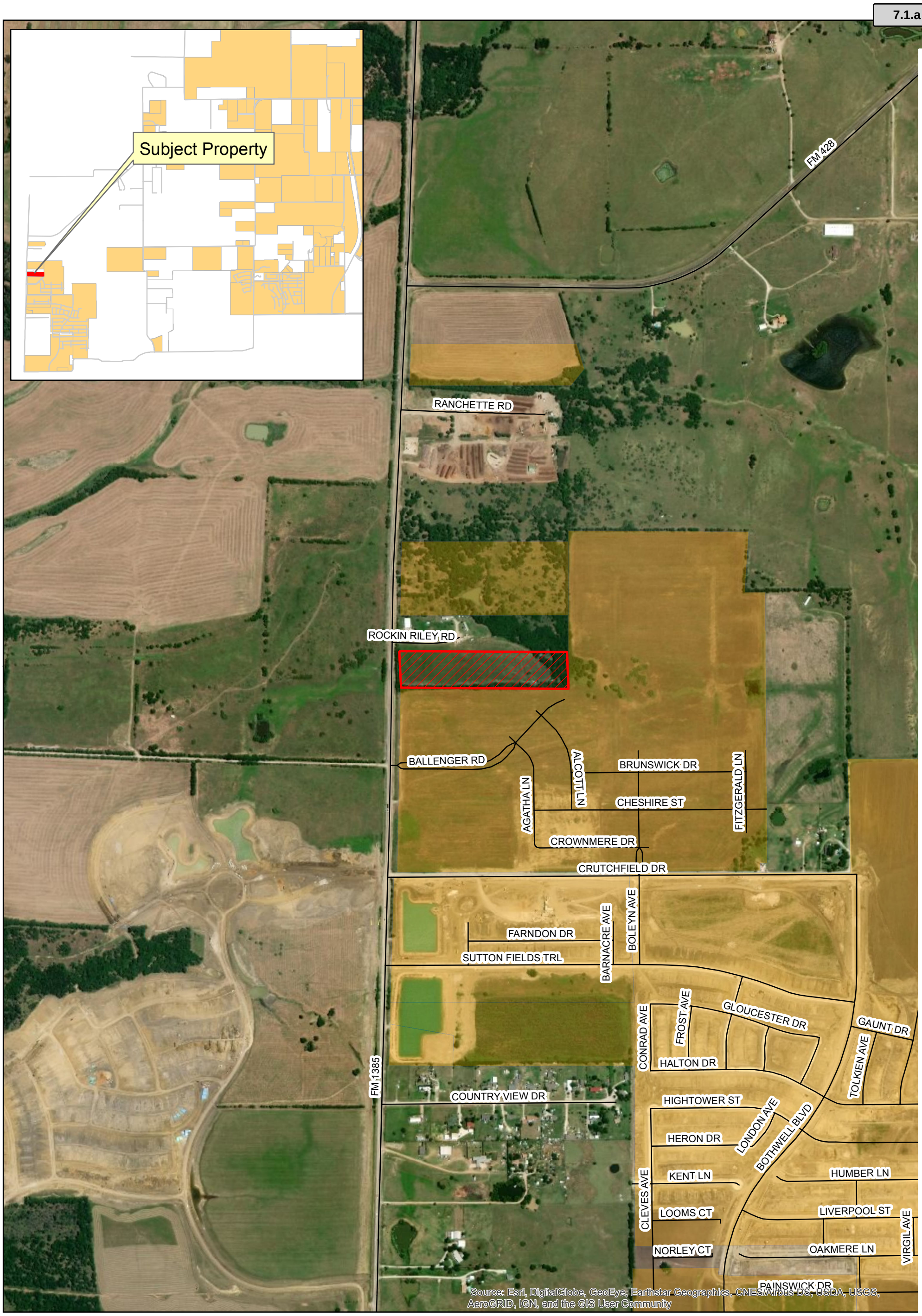
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Document:
· Location Map
· Proposed Concept Plan & Landscape Plan
· Proposed Development Standards
· Proposed Elevations

Staff Recommendation:
Staff recommends approval.



CELINA TEXAS EST. 1876

Location Map
Celina West Marketplace Zoning

Date: 7/13/2018

Legend

- Roads
- Celina West Marketplace
- City Limits

N W E S

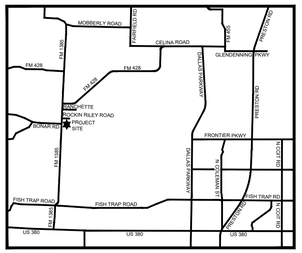
0 487.5 975 Feet

Attachment: Location Map (Celina West Marketplace Zoning)

CELINA WEST MARKETPLACE

8.00 ACRES BEING A TRACT OF LAND SITUATED IN THE MCINTYRE SURVEY, ABSTRACT NO.903
CITY OF CELINA, DENTON COUNTY, TEXAS

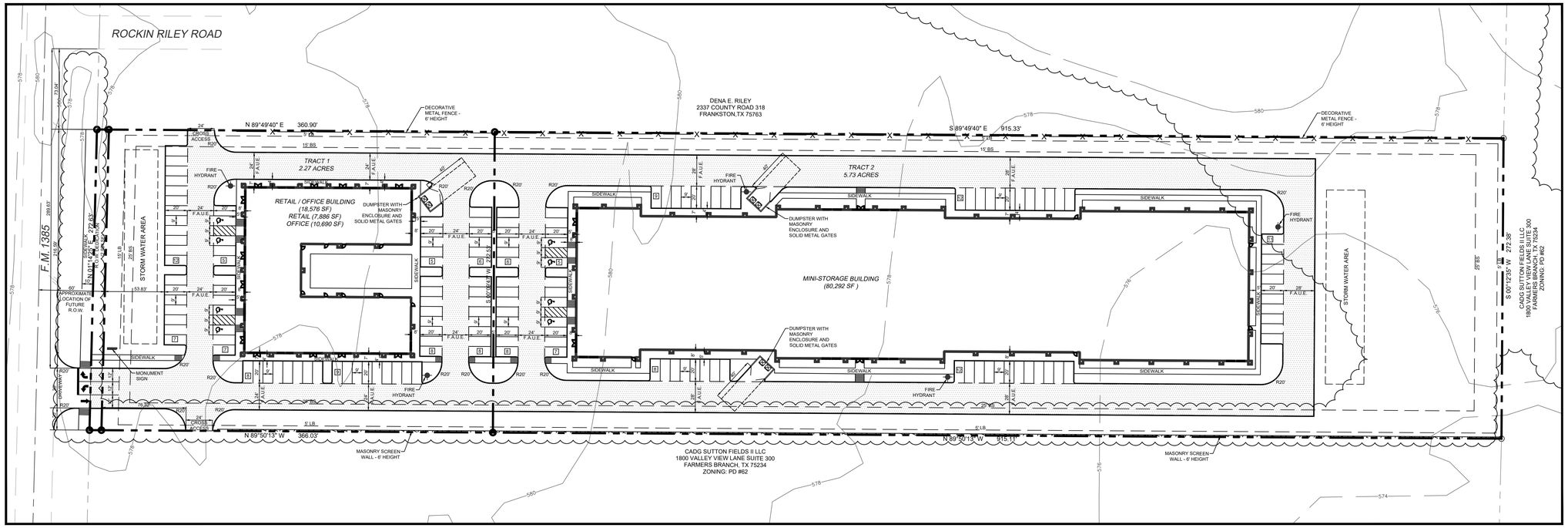
0 50 100
SCALE: 1" = 50'



VICINITY MAP
N.T.S

LEGEND

EXISTING BOUNDARY	
EXISTING CURB	
BOUNDARY LINE	
EXISTING TREES	
PROPOSED CURB	
PROPOSED PARKING SPACE COUNT	#
PROPOSED HANDICAP LOGO	
PROP. 6' HIGH FENCE	
PROP. MASONRY SCREEN WALL	
PROPOSED FIRE LANE	
FIRE ACCESS/UTILITY EASEMENT	F.A.U.E.
BUILDING SETBACK	BS
LANDSCAPE BUFFER	LB



SITE DATA SUMMARY CHART

NUMBER OF TRACTS	2
EXISTING ZONING	NA
EXISTING USE	VACANT
PROPOSED ZONING	PD / MU-2
PROPOSED USE (TRACT 1)	RETAIL/OFFICE
PROPOSED USE (TRACT 2)	MINI-STORAGE
GROSS ACREAGE	8.00 ACRES (348,420 SF)
ACREAGE (TRACT 1)	2.19 ACRES (95,522 SF)
ACREAGE (TRACT 2)	5.81 ACRES (252,898 SF)
PROPOSED BLDG. HEIGHT (TRACT 1)	26'-4"
PROPOSED BLDG. HEIGHT (TRACT 2)	37'-0"
PROPOSED BLDG. AREA (TRACT 1)	18,576 SF (19.45%)
PROPOSED BLDG. AREA (TRACT 2)	80,292 SF (31.75%)
FLOOR AREA RATIO (TRACT 1)	1:5
FLOOR AREA RATIO (TRACT 2)	1:3
REQUIRED PARKING (TRACT 1)	75 SPACES (4 ADA SPACES)
RETAIL (1 PER 200 SF)	
(7,886 SF / 200 = 39 SPACES)	
OFFICE (1 PER 300 SF)	
(10,690 SF / 300 = 36 SPACES	
PROVIDED PARKING (TRACT 1)	75 SPACES (4 ADA SPACES)
REQUIRED PARKING (TRACT 2)	80 SPACES (4 ADA SPACES)
MINI-STORAGE (1 SPACE PER 1,000 SF)	
(80,292 SF / 1,000 SF = 80 SPACES)	
PROVIDED PARKING (TRACT 2)	80 SPACES (4 ADA SPACES)
IMPERVIOUS COVERAGE (TRACT 1)	67,640 SF (70.81%)
IMPERVIOUS COVERAGE (TRACT 2)	158,418 SF (62.64%)
OPEN SPACE (TRACT 1)	27,882 SF (29.19%)
OPEN SPACE (TRACT 2)	94,480 SF (37.36%)

OWNER	ENGINEER	ARCHITECT
MUNISH & ANUSHA GUPTA 5628 SAINT PETER DRIVE PLANO, TX 75093 CONTACT: MUNISH GUPTA TEL: 214-405-6490	TRIANGLE ENGINEERING LLC 1333 MCDERMOTT DRIVE SUITE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271	NUPLAN 7178 YELLOWSTONE DRIVE FRISCO, TX 75033 CONTACT: SEUN AKINWUNMI TEL: 469-222-8240

NO.	DATE	DESCRIPTION	BY
1	05/04/18	1ST CITY SUBMITTAL	KP
2	06/22/18	2ND CITY SUBMITTAL	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
06/22/2018

CELINA WEST MARKETPLACE
8.00 ACRES BEING A TRACT OF LAND
SITUATED IN THE MCINTYRE SURVEY,
ABSTRACT NO.903
CITY OF CELINA, DENTON COUNTY, TEXAS

EXHIBIT C
CONCEPT PLAN

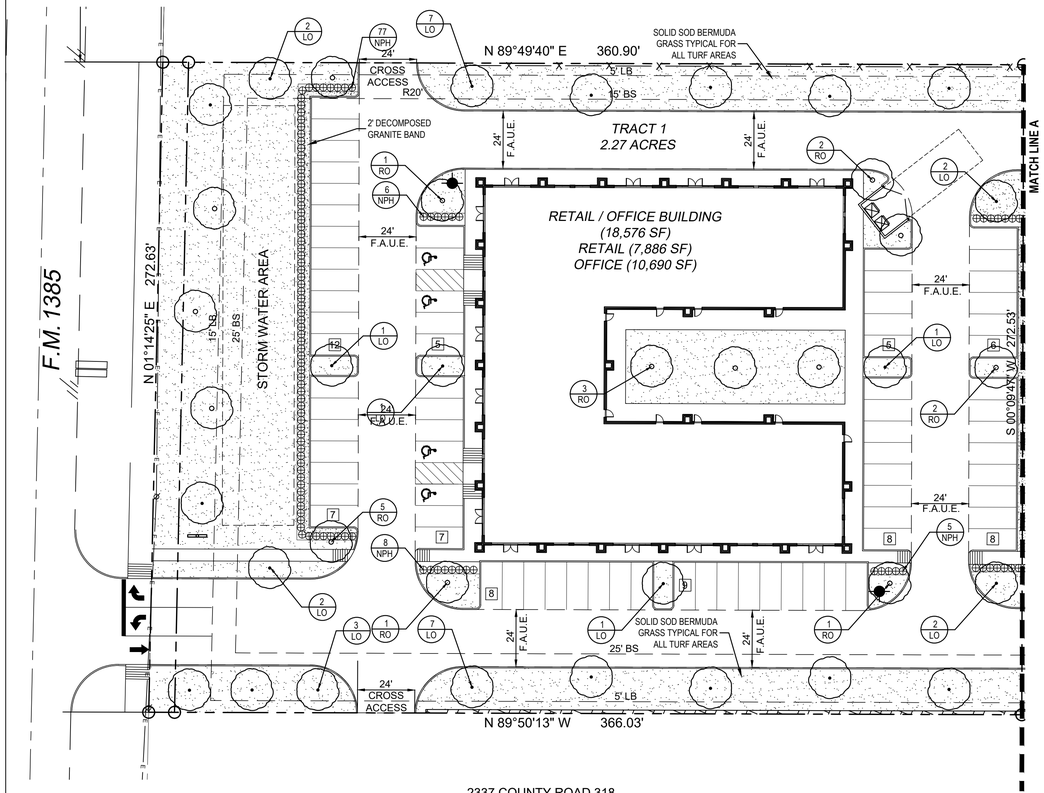
TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	TT	06/22/18	1"=50'	014-18	CP

TX PE FIRM #11525

Attachment: Proposed Concept Plan (Celina West Marketplace Zoning)



2337 COUNTY ROAD 318
FRANKSTON,TX 75763

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LO	53	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
RO	44	Red Oak	Quercus shumardii	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
NPH	148	Needlepoint Holly	*Ilex comuta "Needlepoint'*	5 gal.	container, 30" ht., 28" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: RETAIL/OFFICE BUILDING

INTERIOR LANDSCAPE
LANDSCAPE 10% OF GROSS PARKING AREA
GROSS PARKING AREA:41,105 S.F.
REQUIRED: 4,111 S.F. PROVIDED: 6,916 S.F.

ONE LARGE CANOPY TREE PER 400 S.F. OF REQUIRED INTERIOR LANDSCAPE
4,111 / 400 S.F.
REQUIRED: 11 TREES PROVIDED: 14 TREES

PERIMETER LANDSCAPE
ALL PARKING AREAS AND DRIVES TO BE SCREENED ON ALL SIDES WITH A 5' BUFFER

SHRUBS AT 30" PLANTING HT, 3' MATURE HT.

ONE TREE PER 50 L.F. OF PERIMETER
NORTH SIDE (361') REQUIRED: 8 TREES PROVIDED: 8 TREES
SOUTH SIDE (366') REQUIRED: 8 TREES PROVIDED: 8 TREES
EAST SIDE (273') REQUIRED: 6 TREES PROVIDED: 5 TREES
WEST SIDE (273') REQUIRED: 6 TREES PROVIDED: 8 TREES

OPEN SPACE LANDSCAPE
LANDSCAPE 20% OF TOTAL SITE AREA
LOT AREA: 99,060 S.F.
REQUIRED 20%: 19,812 S.F. PROVIDED: 27,560 S.F.
50% OF REQUIRED OPEN SPACE TO BE IN FRONT YARD
REQUIRED 50%: 9,906 S.F. PROVIDED: 17,269 S.F.

LANDSCAPE TABULATIONS: MINI STORAGE BUILDING

INTERIOR LANDSCAPE
LANDSCAPE 10% OF GROSS PARKING AREA
GROSS PARKING AREA: 65,670 S.F.
REQUIRED: 6,567 S.F. PROVIDED: 15,075 S.F.

ONE LARGE CANOPY TREE PER 400 S.F. OF REQUIRED INTERIOR LANDSCAPE
6,567 / 400 S.F.
REQUIRED: 17 TREES PROVIDED: 17 TREES

PERIMETER LANDSCAPE
ALL PARKING AREAS AND DRIVES TO BE SCREENED ON ALL SIDES WITH A 5' BUFFER

SHRUBS AT 30" PLANTING HT, 3' MATURE HT.

ONE TREE PER 50 L.F. OF PERIMETER
NORTH SIDE (915') REQUIRED: 19 TREES PROVIDED: 19 TREES
SOUTH SIDE (915') REQUIRED: 19 TREES PROVIDED: 19 TREES
EAST SIDE (272') REQUIRED: 6 TREES PROVIDED: 8 TREES
WEST SIDE (273') REQUIRED: 6 TREES PROVIDED: 5 TREES

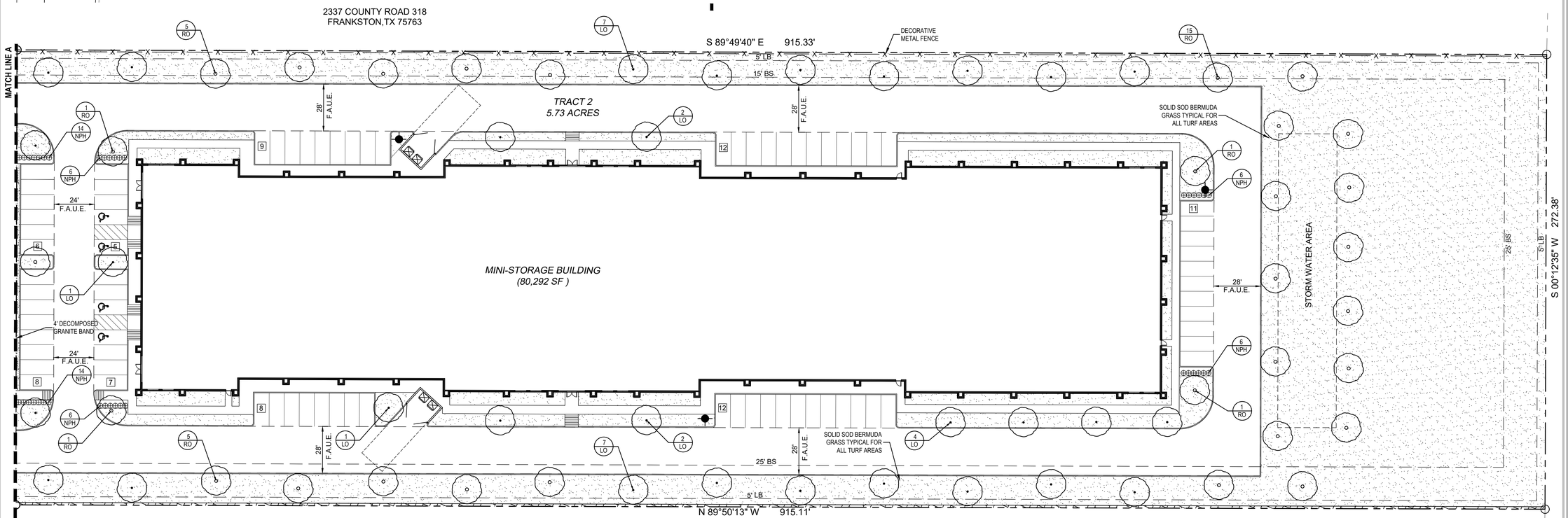
OPEN SPACE LANDSCAPE
LANDSCAPE 20% OF TOTAL SITE AREA
LOT AREA: 249,355 S.F.
REQUIRED 20%: 49,871 S.F. PROVIDED: 71,609 S.F.
50% OF REQUIRED OPEN SPACE TO BE IN FRONT YARD
REQUIRED 50%: 24,936 S.F. PROVIDED: 4,439 S.F.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.



CADG SUTTON FIELDS II LLC
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TX 75234
ZONING: PD #62

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR., SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALE 2042 STATE OF TEXAS
06.25.2018

CELINA RETAIL CENTER
CITY OF CELINA
COLLIN COUNTY, TEXAS

ISSUE:
FOR APPROVAL 06.25.2018

DATE:
06.25.2018

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

Attachment: 5 - CELINA WEST MARKET PLACE - LANDSCAPE PLAN - EXHIBIT E (Celina West Marketplace Zoning)

Exhibit D

CELINA WEST MARKETPLACE PROPERTY
Planned Development Regulations

These development regulations are intended for a ±2.19 acre tract of land (Tract 1) and a ±5.81 acre tract of land (Tract 2) in the Denton County Mcintyre Land Survey, Abstract No. 903, City of Celina, Denton County, Texas. The property is generally located on the east side of F.M. 1385 approximately 1,750 feet north of Crutchfield Drive. (Celina West Marketplace)

The purpose of this Planned Development (PD) is to create two tracts of land. Tract 1 that allows retail and office uses and Tract 2 that allows a mini warehouse and storage facility. In the event that the proposed uses are not built, the Planned Development provides for additional approved uses. This site will provide vehicular connections to the neighboring property to the north and south. The proposed uses are in compliance with the Comprehensive Plan dated April 2013.

1.0 Definitions

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

2.0 General Regulations

2.1 All regulations for this PD District not redefined by this document shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance at the time of development as they exist or may be amended.

2.2 Any significant changes to the land uses as depicted on the on the Concept Plan (Exhibit C) shall require approval by the City of Celina Planning and Zoning Commission as well as the City of Celina City Council through a Planned Development/Zoning amendment. Any minor changes to the Conceptual Site Plan regarding building locations and individual uses within the PD are allowed by staff approval, so long as the general character within the base zoning district in the PD is maintained and the general location of the land uses remains as shown in Exhibit C.

3.0 Permitted Land Uses:

3.1 The permitted uses within the PD are listed below.

Hotel	P
Household appliance service and repair	P

Attachment: 07-12-18-Plan Development Regulations (Celina West Marketplace Zoning)

Kiosk (providing a service)	P
Amusement services (indoors)	P
Laundry/dry cleaning (drop off/pick up)	P
Amusement services (outdoors)	P
Medical Facilities	P
Armed services recruiting center	P
Microbrewery with manufacturing	P
Artist studio	P
Mini Storage & Warehouse (Climate Controlled & Enclosed) Tract 2 Only	P
Assisted living facility	P
Municipal facility	P
Nursing/convalescent home	P
Auto supply store for new & rebuilt parts	P
Office Center	P
Bakery or confectionery (retail)	P
Bank/credit unions	P
Offices (professional and general business)	P
Bed & breakfast inn	P
Parking lot structure, commercial (auto)	P
Personal service shop	P
Pet and animal grooming shop	P
Child day care (business)	P
Propane sales (retail)	P
Church/ place of worship	P
Club, private (class I & II)	P
Convenience store (with beer and wine sales)	P
Restaurant (with no drive-through service)	P
Convenience store (with or without gas service)	P
Retirement home/home for the aged	P
Day camp for children	P

Drapery, blind or furniture upholstery shop	P
Studio for radio or television (without tower)	P
Family home (adult or child care)	P
Feed & grain store	P
Food or grocery store	P
Theater or playhouse (indoor)	P

4.0 Development Regulations:

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

a) Setbacks:
- Minimum front yard: Sixty five (65) feet
- Minimum side yard: Fifteen (15) feet
- Minimum rear yard: Twenty-five (25) feet
- Minimum landscape buffer: Forty (40) feet
- Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.

b) Maximum impervious surface. 85% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.

c) Connectivity: vehicular connectivity to adjacent tracts is required.

5.0 Parking Regulations

5.1 The parking shall be provided according to the City of Celina Zoning Ordinance as it exists or may be amended.

5.2 Parking for Tract 2 shall be 1 space per 1,000 square feet of mini storage area.

6.0 Landscape & Irrigation Regulations

6.1 The landscape and irrigation requirements shall conform to City of Celina Development Standards and Use Regulations described in the Zoning Ordinance, as exists or may be amended with the exception that no landscaping shall be required within the mini warehouse service areas (defined as travel lanes, parking and any open spaces within the warehouse/storage units' area). Landscape screening along northern property line and in front yard shall be required.

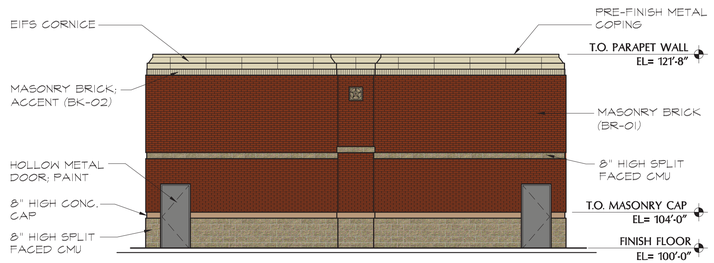
Attachment: 07-12-18-Plan Development Regulations (Celina West Marketplace Zoning)

7.0 Screening Regulations

7.1 The screening requirement for all uses adjacent to residential uses shall be a six (6) foot solid masonry wall with materials that are consistent with the color and design of the primary structure and conform to City of Celina Development Standards and Use Regulations described in the City of Celina Zoning Ordinance, as exists or may be amended. Screening along northern property line shall be decorative metal with landscape.

8.0 Subdivision Ordinance Regulations

8.1 Development shall meet the standards of City of Celina Engineering Design Manual and the Subdivision Ordinance, as exists or may be amended.



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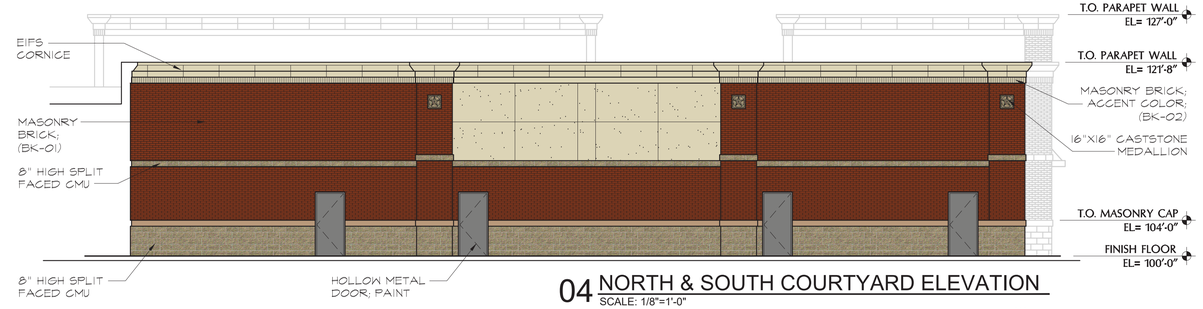

04 NORTH & SOUTH COURTYARD ELEVATION
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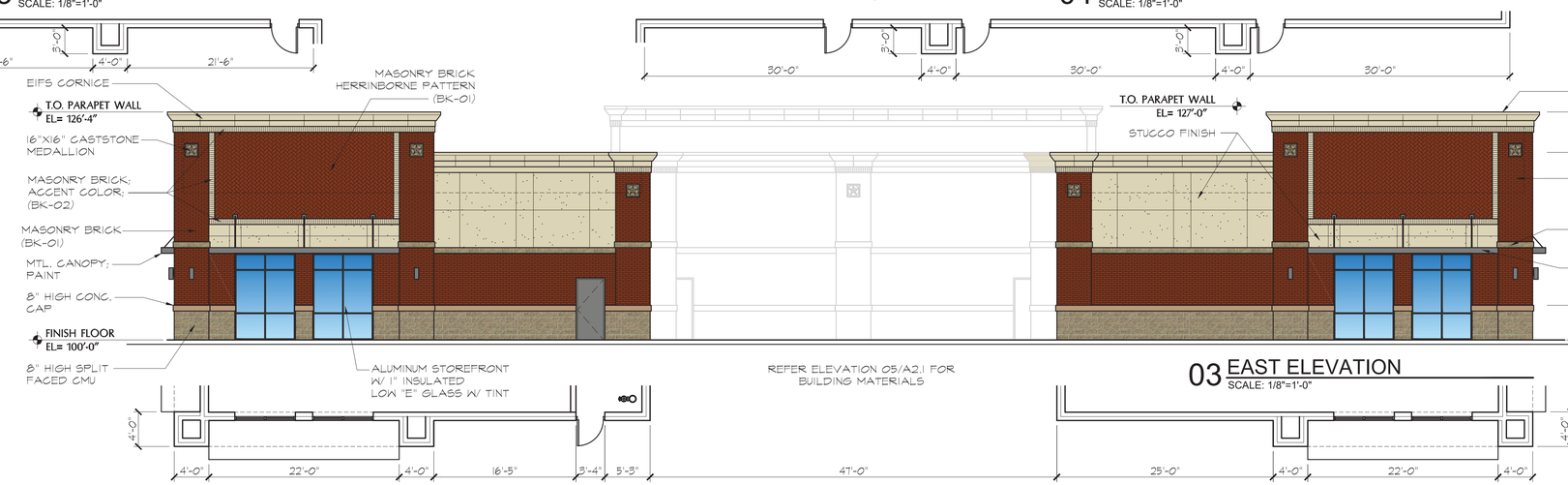

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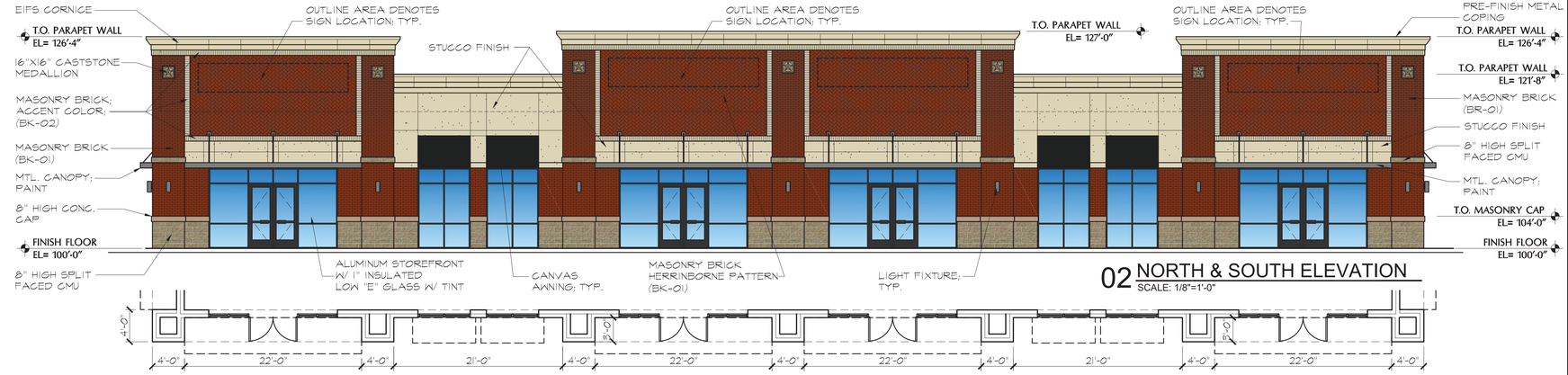

02 NORTH & SOUTH ELEVATION
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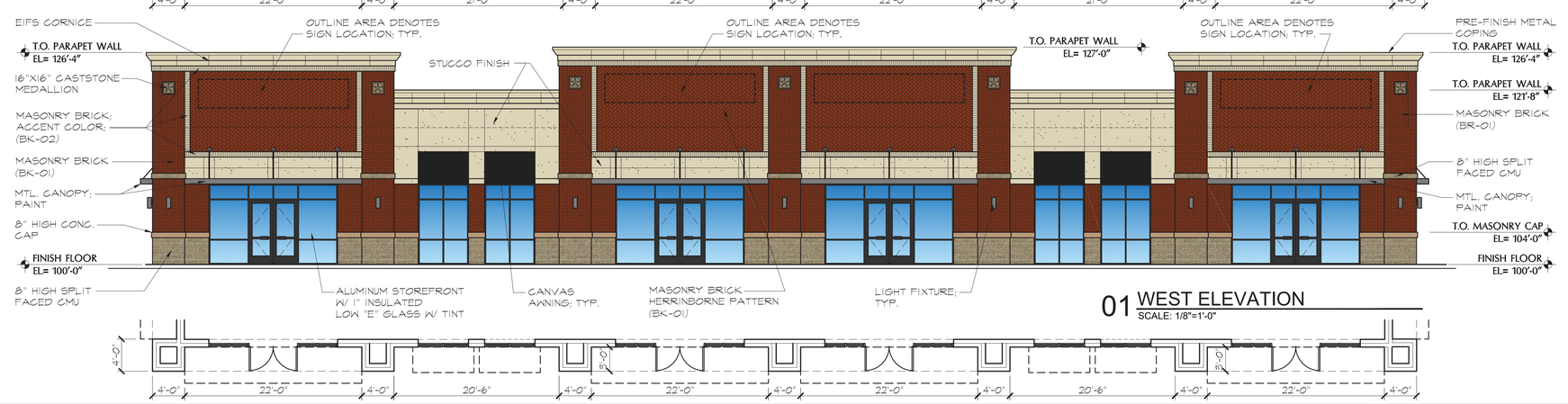
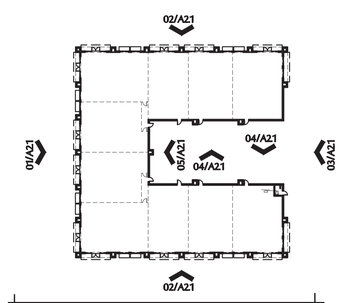


01 WEST ELEVATION
SCALE: 1/8"=1'-0"

EXT. BUILDING MATERIAL TABLE

MATERIAL TYPE	WEST	PERCENT	EAST	PERCENT
MASONRY BRICK	1,843.6 SF.	46.2%	1,279.6 SF.	47.9%
SPLIT FACED CMU	311.6 SF.	7.8%	360.1 SF.	13.5%
STUCCO	616 SF.	15.5%	508.6 SF.	19.1%
EIFS	266.4 SF.	6.7%	187.8 SF.	7%
STOREFRONT / DOORS	890 SF.	22.3%	303.5 SF.	11.4%
METAL CANOPY	58.4 SF.	1.5%	29.4 SF.	1.1%
TOTAL	3,986 SF.	100%	2,669 SF.	100%
MATERIAL TYPE	NORTH	PERCENT	SOUTH	PERCENT
MASONRY BRICK	1,843 SF.	46%	1,843 SF.	46%
SPLIT FACED CMU	312 SF.	7.8%	312 SF.	7.8%
STUCCO	625.8 SF.	15.5%	625.8 SF.	15.5%
EIFS	267.8 SF.	6.7%	267.8 SF.	6.7%
STOREFRONT / DOORS	900 SF.	22.5%	900 SF.	22.5%
METAL CANOPY	58.4 SF.	1.5%	58.4 SF.	1.5%
TOTAL	4,007 SF.	100%	4,007 SF.	100%
MATERIAL TYPE	NORTH COURTYARD	PERCENT	SOUTH COURTYARD	PERCENT
MASONRY BRICK	1,172.4 SF.	54.1%	1,172.4 SF.	54.1%
SPLIT FACED CMU	413.9 SF.	19.1%	413.9 SF.	19.1%
STUCCO	260 SF.	12%	260 SF.	12%
EIFS	166.7 SF.	7.7%	166.7 SF.	7.7%
STOREFRONT / DOORS	95.6 SF.	4.4%	95.6 SF.	4.4%
METAL CANOPY	58.4 SF.	2.7%	58.4 SF.	2.7%
TOTAL	2,167 SF.	100%	2,167 SF.	100%
MATERIAL TYPE	WEST COURTYARD	PERCENT		
MASONRY BRICK	698.7 SF.	68.7%		
SPLIT FACED CMU	192.6 SF.	19%		
EIFS / STUCCO	76.9 SF.	7.6%		
STOREFRONT / DOORS	47.8 SF.	4.7%		
METAL CANOPY	0 SF.	0%		
TOTAL	1,016 SF.	100%		



KEY PLAN

TRUE NORTH

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CIVIL ENGINEER
TRIANGLE ENGINEERING, LLC.
1333 McDermott Drive
Suite 200
Allen, Texas 75013
Phone: 214-609-9271

OWNER:
Gupta Munish & Anusha
5628 Saint Peter Drive
Plano, Texas 75093

Celina West MarketPlace
FM 1385 Tract 6A(1)
CITY OF CELINA
DENTON COUNTY, TEXAS

Job Number: 2017-06
Architect:

Planned Development Application
ISSUE DATE: May 4, 2018

Drawn By: SAA
Checked By: SAA
Date: May 4, 2018
Title: RETAIL BUILDING ELEVATIONS
Sheet No: A2.1

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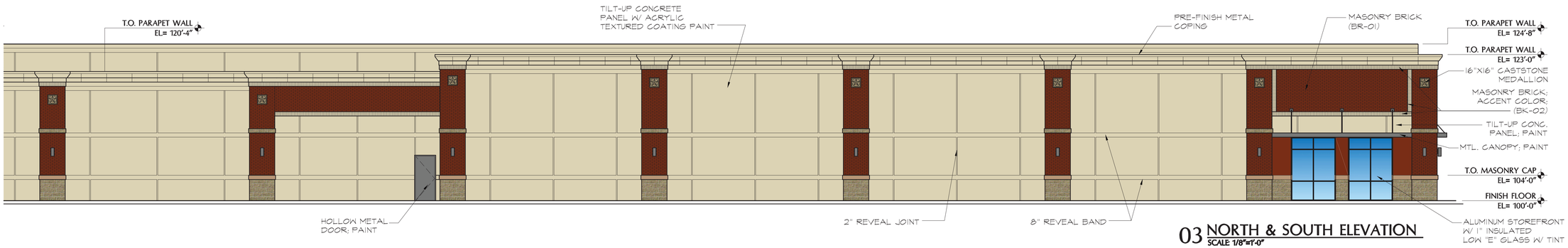
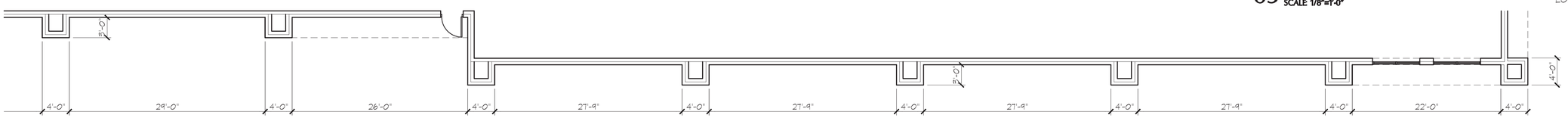
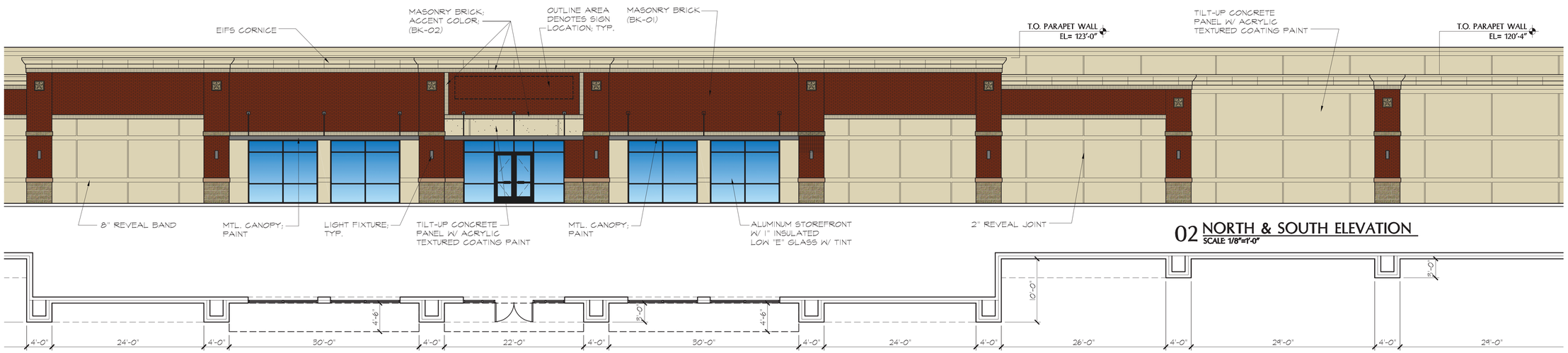


03 NORTH & SOUTH ELEVATION
SCALE: 1/8"=1'-0"





02 NORTH & SOUTH ELEVATION
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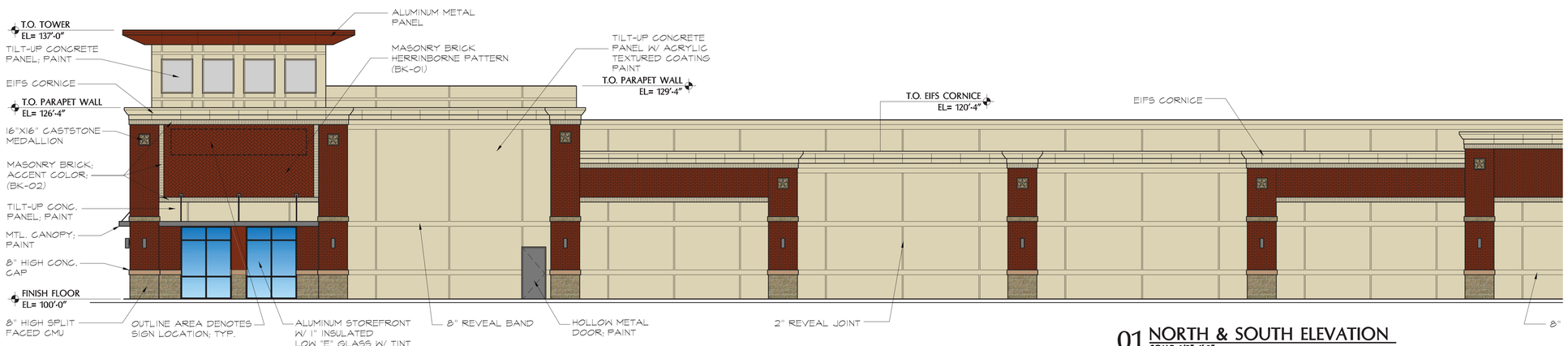

01 NORTH & SOUTH ELEVATION
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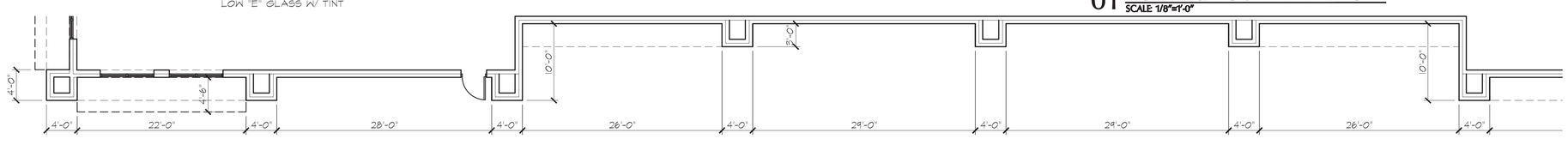

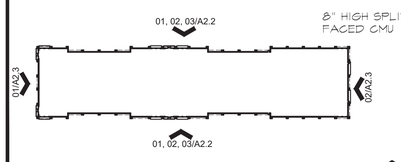

KEY PLAN

TRUE NORTH

np

NuPlan
7178 Yellowstone Drive
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CIVIL ENGINEER
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OWNER:
Gupta Munish & Anusha
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Celina West MarketPlace
FM 1385 Tract 6A(1)
CITY OF CELINA
DENTON COUNTY, TEXAS

Job Number: 2017-06
Architect:

Planned Development Application
ISSUE DATE May 4, 2018

Drawn By: SAA
Checked By: SAA
Date: May 4, 2018
Title: STORAGE BUILDING ELEVATIONS
Sheet No: A2.2

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Attachment: Proposed Elevations (Celina West Marketplace Zoning)

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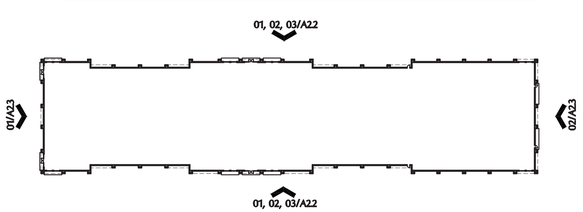
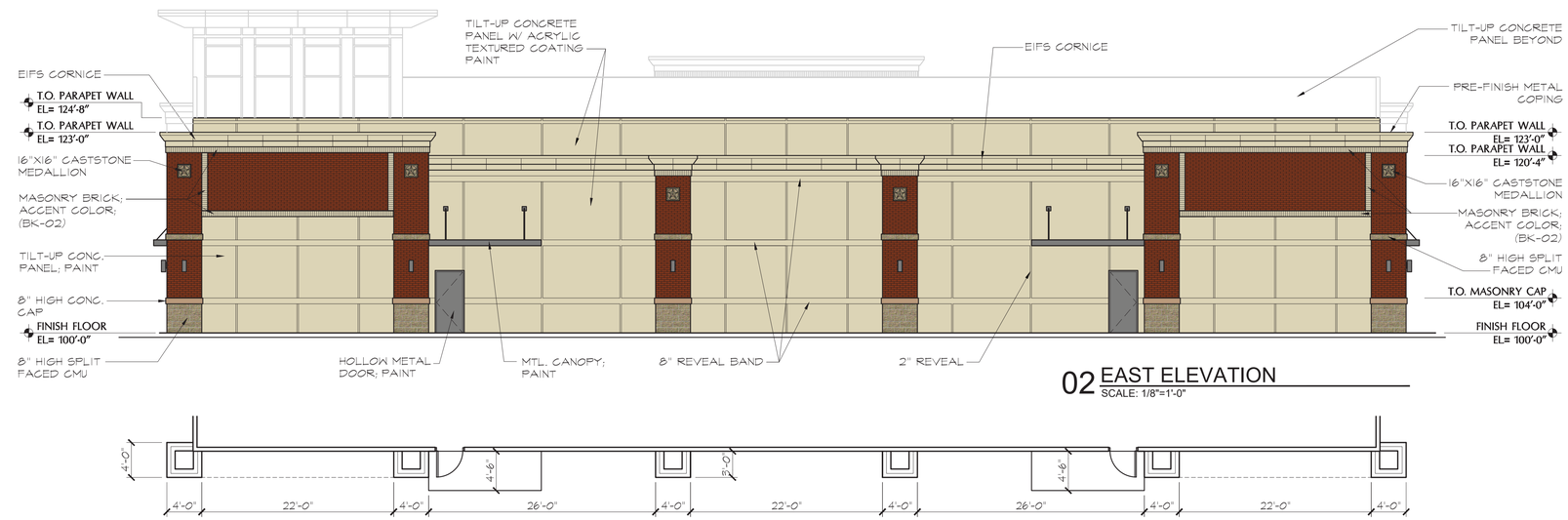
EXT. BUILDING MATERIAL TABLE

MATERIAL TYPE	WEST	PERCENT	EAST	PERCENT
TILT-UP CONC. WALL PAINT	1,821.6 SF.	41.6%	2,726.2 SF.	66.4%
MASONRY BRICK	1,450.8 SF.	33.1%	958.9 SF.	23.4%
SPLIT FACED CMU	457.1 SF.	10.4%	114 SF.	2.8%
EIFS	241.1 SF.	5.5%	239.7 SF.	5.8%
STOREFRONT / DOORS	320 SF.	7.3%	48 SF.	1.2%
METAL CANOPY	29.4 SF.	0.7%	17.2 SF.	0.4%
METAL CLAD	60 SF.	1.4%		
TOTAL	4,380 SF.	100%	4,104 SF.	100%
MATERIAL TYPE	NORTH	PERCENT	SOUTH	PERCENT
TILT-UP CONC. WALL PAINT	10,922.1 SF.	59.9%	10,922.1 SF.	59.9%
MASONRY BRICK	4,723.8 SF.	25.9%	4,723.8 SF.	25.9%
SPLIT FACED CMU	446.6 SF.	2.5%	446.6 SF.	2.5%
EIFS	1,032.6 SF.	5.7%	1,032.6 SF.	5.7%
STOREFRONT / DOORS	947.8 SF.	5.2%	947.8 SF.	5.2%
METAL CANOPY	86.1 SF.	0.5%	86.1 SF.	0.5%
METAL CLAD	60 SF.	0.3%	60 SF.	0.3%
TOTAL	18,219 SF.	100%	18,219 SF.	100%

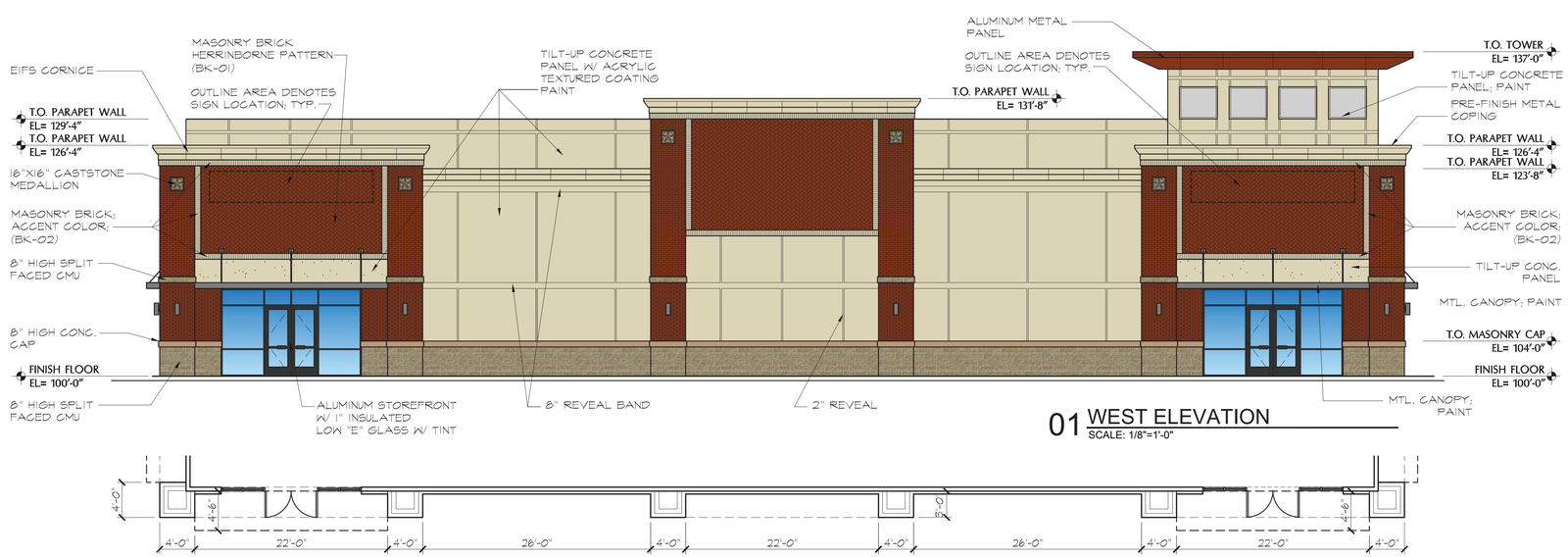


KEY PLAN

TRUE NORTH



02 EAST ELEVATION
SCALE: 1/8"=1'-0"



01 WEST ELEVATION
SCALE: 1/8"=1'-0"

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Checked By: SAA
Date: May 4, 2018

Title: STORAGE BUILDING ELEVATIONS

Sheet No: A2.3

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Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Ben Rodriguez, Planning Manager
CC:	Alexis Jackson, Director of Development Services
Date:	July 17, 2018
Re:	The Columns Phase 1 Construction Plat

Action Requested:
Consider and act on a Construction Plat for The Columns Phase 1, being an approximate 53.147 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Punk Carter Parkway extension, east of the Dallas North Tollway, south of the proposed Collin County Outer Loop, and approximately 600 feet south of CR 51. (The Columns Phase 1 Construction Plat)

Applicant:
Kimley-Horn
5750 Genesis Court, Suite 200
Frisco, TX 75034

Owner:
CADG Celina Outer Loop, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

Background Information:
Construction Plat for The Columns Phase 1, being an approximate 53.147 acre tract of land generally located north of Punk Carter Parkway extension, east of the Dallas North Tollway, south of the proposed Collin County Outer Loop, and approximately 600 feet south of existing County Road 51. The plat is comprised of 261 single family lots and three (3) common area/HOA lots.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

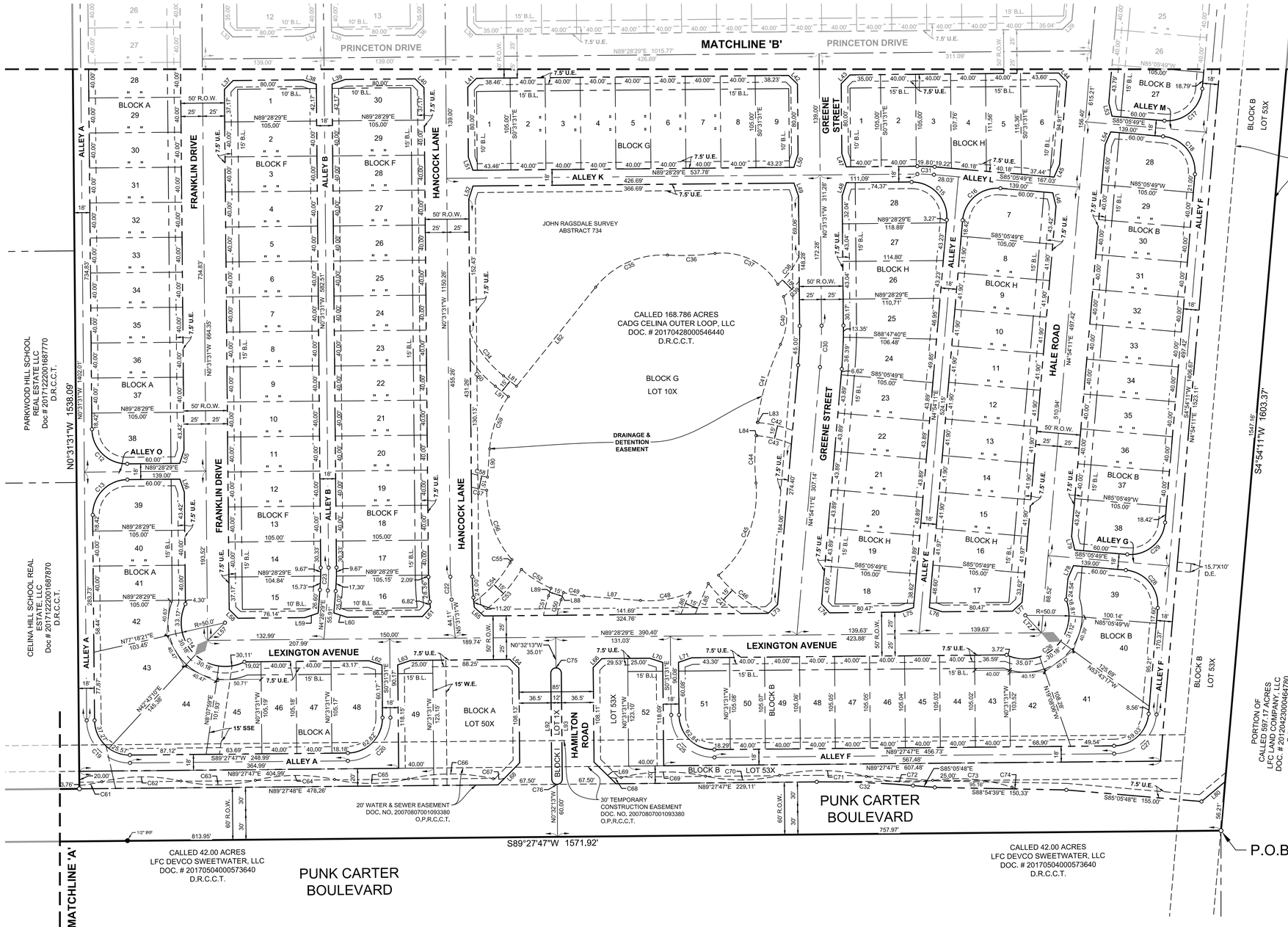
Financial Considerations:
N/A

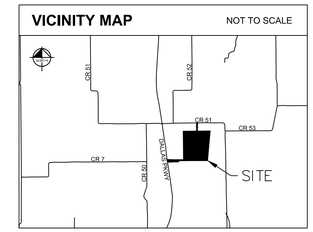
Legal Review:

N/A

Supporting Documents:
Proposed Construction Plat

Staff Recommendation:
Staff recommends approval pending the completion of outstanding items prior to the applicant scheduling their pre-construction meeting.





GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
OHE	OVERHEAD UTILITY LINE

LEGEND

P.O.B.	POINT OF BEGINNING	B.L.	BUILDING LINE
IRSC	5/8" IRON ROD W/ "KHA" CAP SET	U.E.	UTILITY EASEMENT
IRF	IRON ROD FOUND	R.O.W.	RIGHT-OF-WAY
	ELEVATION BENCHMARK	H.O.A.	HOME OWNERS ASSOCIATION
	GAS SIGN	S.S.E.	SANITARY SEWER EASEMENT
	GAS VALVE	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	GUY ANCHOR		
	UTILITY POLE	D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
	FIRE HYDRANT		
	WATER MANHOLE	L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
	WATER MARKER SIGN		
	WATER VALVE		

OPEN SPACE

REQUIRED: 261/100 = 2.61 ACRES
PROVIDED: 7.882 ACRES

CONSTRUCTION PLAT

THE HOMEPLACE AT THE COLUMNS

53.240 ACRES

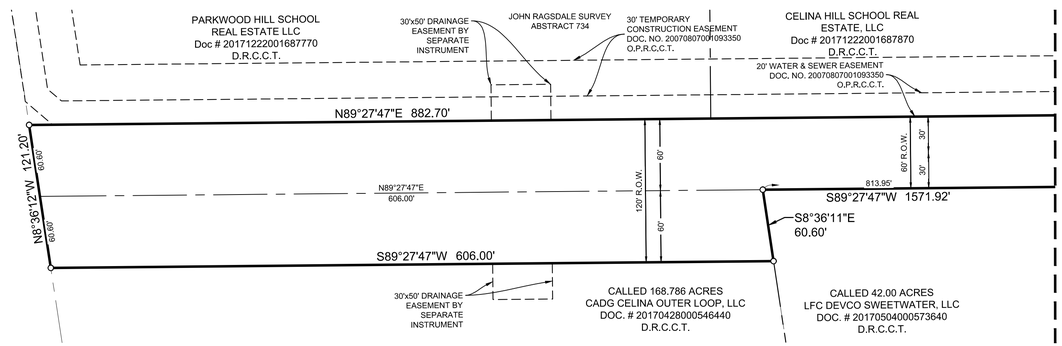
BLOCK A LOTS 1-49, 50X; BLOCK B LOTS 1-52, 53X;
BLOCK C LOTS 1-24; BLOCK D LOTS 1-35;
BLOCK E LOTS 1-34; BLOCK F LOTS 1-30;
BLOCK G LOTS 1-9, 10X; BLOCK H LOTS 1-28; BLOCK I LOT 1X;

261 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

JOHN RAGSDALE SURVEY,
ABSTRACT NO. 734
CITY OF CELINA, COLLIN COUNTY, TEXAS

NOTES:

1. All corners are 5/8" iron rods with plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999854521.
3. See Sheet 3 for line and curve tables.



BENCH MARK LIST

BM #57 BENCHTIE ON THE WEST SIDE OF POWER POLE ON THE EAST SIDE OF DALLAS PARKWAY APPROX. 1930' SOUTH OF CR 51.
ELEV. = 626.47'

BM #60 "⊠" SET ON THE NORTH END OF THE MEDIAN CURB AT THE NORTH END OF THE BRIDGE ON LIGHT FARMS WAY APPROX. 2600' SOUTH OF CR 51 AND 2150' EAST OF DALLAS PARKWAY.
ELEV. = 630.37'

BM #65 "⊠" FOUND AT THE NORTHEAST CORNER OF BRIDGE IN MIDDLE OF SIDEWALK, ON EAST SIDE OF LIGHT FARMS WAY APPROX. 2800' SOUTH OF CR 51 AND 2120' EAST OF DALLAS PARKWAY.
ELEV. = 633.65'

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JTC	KHA	MAY 2018	064040007	1 OF 3

OWNER/DEVELOPER:
CADG Celina Outer Loop, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Phone: 469-892-7236
Contact : Rob Romo

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Ct., Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Fletcher, P.E.

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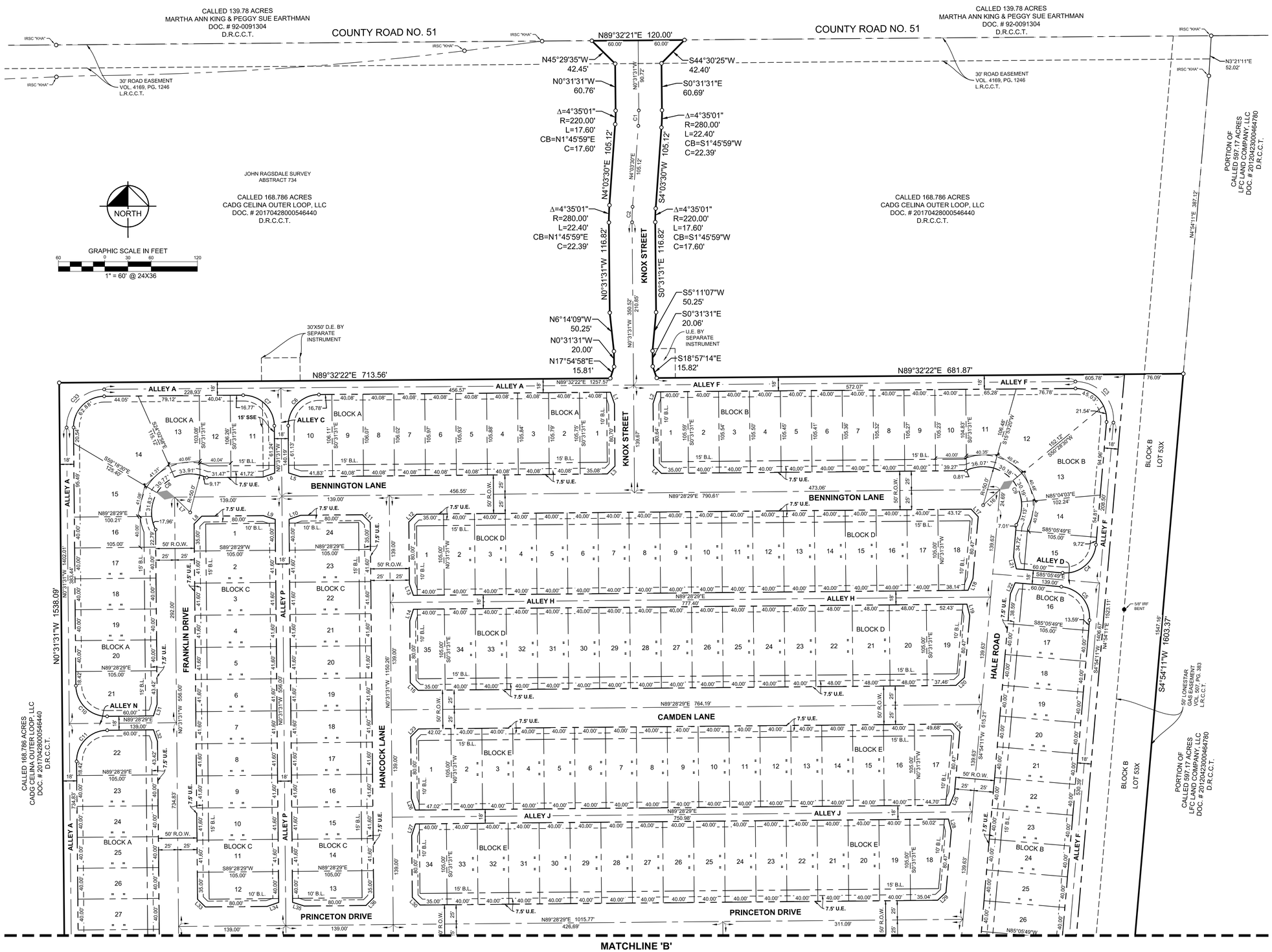
All rights reserved

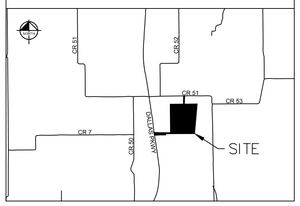
DWG NAME: K:\FRI_SURVEY\064040007-LUCAS\DWG\064040007 THE COLUMNS CONSTRUCTION PLAT.DWG PLOTTED BY CARTER, TYLER 5/25/2018 11:19 AM LAST SAVED 5/11/2018 9:35 AM

Attachment: The Columns_Construction Plat (The Columns Phase 1 Construction Plat)



VICINITY MAP

NOT TO SCALE



NOTES:

1. All corners are 5/8" iron rods with plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999854521.
3. See Sheet 3 for line and curve tables.

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
OHE	OVERHEAD UTILITY LINE

LEGEND

P.O.B.	POINT OF BEGINNING	B.L.	BUILDING LINE
IRSC	5/8" IRON ROD W/ "KHA" CAP SET	U.E.	UTILITY EASEMENT
IRF	IRON ROD FOUND	R.O.W.	RIGHT-OF-WAY
	ELEVATION BENCHMARK	H.O.A.	HOME OWNERS ASSOCIATION
	GAS SIGN	S.S.E.	SANITARY SEWER EASEMENT
	GAS VALVE	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	GUY ANCHOR	D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
	UTILITY POLE	L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
	FIRE HYDRANT		
	WATER MANHOLE		
	WATER MARKER SIGN		
	WATER VALVE		

CONSTRUCTION PLAT

THE HOMEPLACE AT THE COLUMNS

53.240 ACRES

BLOCK A LOTS 1-49, 50X; BLOCK B LOTS 1-52, 53X;
BLOCK C LOTS 1-24; BLOCK D LOTS 1-35;
BLOCK E LOTS 1-34; BLOCK F LOTS 1-30;
BLOCK G LOTS 1-9, 10X; BLOCK H LOTS 1-28; BLOCK I LOT 1X;

261 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

JOHN RAGSDALE SURVEY,
ABSTRACT NO. 734
CITY OF CELINA, COLLIN COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JTC	KHA	MAY 2018	064040007	2 OF 3

OWNER/DEVELOPER:
CADG Celina Outer Loop, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Phone: 469-892-7236
Contact : Rob Romo

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Ct., Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Fletcher, P.E.

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DWG NAME: K:\FRL_SURVEY\064040007-LUCAS\DWG\064040007 THE COLUMNS CONSTRUCTION PLAT.DWG PLOTTED BY CARTER, TYLER 5/25/2018 11:21 AM LAST SAVED 5/11/2018 9:35 AM

Attachment: The Columns_Construction Plat (The Columns Phase 1 Construction Plat)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS CADG Celina Outer Loop, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of a called 168.786 acre tract of land conveyed to CADG Celina Outer Loop, LLC, according to the document filed of record in Document No. 20170428000546440 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract of land being more particularly described as follows:

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of a called 168.786 acre tract of land conveyed to CADG Celina Outer Loop, LLC, according to the document filed of record in Document No. 20170428000546440 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most easterly southeast corner of said CADG Celina Outer Loop tract, same being the northeast corner of a called 42.00 acre tract of land conveyed to LFC Devco Sweetwater, LLC, according to the document filed of record in Document No. 20170504000573640 (D.R.C.C.T.), same also being common with the west line of that tract of land conveyed to LFC Land Company, LLC, according to the document filed of record in Document No. 20120423000464780 (D.R.C.C.T.), same also being the most easterly southeast corner of this tract;

THENCE South 89°27'47" West, leaving the west line of said LFC Land Company tract, with the common line of said tracts and passing at a distance of 1249.27 feet a 1/2 inch iron rod found for a point on line, and continuing with said common line, for a total distance of 1571.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an interior "ell" corner of this tract and the northwest corner of said LFC Devco Sweetwater tract;

THENCE South 08°36'11" East, continuing with a common line of said tracts, a distance of 60.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most southerly southeast corner of this tract;

THENCE South 89°27'47" West, leaving said common line, over and across the above mentioned CADG Celina Outer Loop tract, a distance of 606.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract in the east line of Dallas Parkway, same being common with the west line of said CADG Celina Outer Loop tract;

THENCE North 08°36'12" West, with said common line, a distance of 121.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most westerly northwest corner of this tract;

THENCE leaving said common line, over and across said CADG Celina Outer Loop tract, the following twelve (12) courses and distances:

North 89°27'47" East, a distance of 882.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an interior "ell" corner of this tract;

North 00°31'31" West, a distance of 1538.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°32'22" East, a distance of 713.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an interior "ell" corner of this tract;

North 17°54'58" East, a distance of 15.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°31'31" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 06°14'09" West, a distance of 50.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°31'31" West, a distance of 116.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a tangent curve to the right having a central angle of 04°35'01", a radius of 280.00 feet, a chord bearing and distance of North 01°45'59" East, 22.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 22.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 04°03'30" East, a distance of 105.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a tangent curve to the left having a central angle of 04°35'01", a radius of 220.00 feet, a chord bearing and distance of North 01°45'59" East, 17.60 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 17.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 00°31'31" West, a distance of 60.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 45°29'35" West, a distance of 42.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most northerly northwest corner of this tract on the north line of said CADG Celina Outer Loop tract, same being common with the south line of a called 139.78 acre tract conveyed to Martha Ann King and Peggy Sue Earthman, according to the document filed of record in Document No. 92-0091304 (D.R.C.C.T.), same also being in the approximate centerline of County Road Number 51;

THENCE North 89°32'21" East, with said common line and county road, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most northerly northeast corner of this tract;

THENCE departing said common line and county road, over and across said CADG Celina Outer Loop tract, the following ten (10) courses and distances:

South 44°30'25" West, a distance of 42.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 00°31'31" East, a distance of 60.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a tangent curve to the right having a central angle of 04°35'01", a radius of 280.00 feet, a chord bearing and distance of South 01°45'59" West, 22.39 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 22.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 04°03'30" West, a distance of 105.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a tangent curve to the left having a central angle of 04°35'01", a radius of 220.00 feet, a chord bearing and distance of South 01°45'59" West, 17.60 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 17.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 00°31'31" East, a distance of 116.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 05°11'07" West, a distance of 50.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 00°31'31" East, a distance of 20.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 18°57'14" East, a distance of 15.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 89°32'22" East, a distance of 681.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the most easterly northeast corner of this tract on the east line of said CADG Celina Outer Loop tract, same being common with the west line of said LFC Land Company tract, from which the northeast corner of said CADG Celina Outer Loop tract, same being the northwest corner of said LFC Land Company tract bears, North 04°54'11" East, 387.12 feet and North 03°21'11" East, 52.02 feet;

THENCE South 04°54'11" West, with said common line, a distance of 1603.37 feet to the **POINT OF BEGINNING** and containing 53.240 acres (2,319,132 square feet) of land, more or less.

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999854521.

Notes:

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
2. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
3. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
4. The Homeowners Association (H.O.A.) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of Celina harmless from any damages to persons, to the owner's lot, or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain or correct that exists or occurs due to the natural flow of storm water runoff including but not limited to storm water overflow, bank erosion and sloughing, loss of vegetation and tress, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
5. FLOOD STATEMENT: According to Community Panel No. 48085C0120J, revised June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Non-shaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CADG Celina Outer Loop, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **THE HOMEPLACE AT THE COLUMNS**, 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.

Witness, my hand this the _____ day of _____, 20___.

BY: **CADG Celina Outer Loop, LLC**
A Texas Limited Liability Company

By: _____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

This property is located in the corporate limits [or the extraterritorial jurisdiction] of the City of Celina, County, Texas.

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

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 Sean Patton, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

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

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

_____ _____
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°35'01"	250.00'	20.00'	N01°45'59"E	19.99'
C2	4°35'01"	250.00'	20.00'	N01°45'59"E	19.99'
C3	95°21'49"	49.00'	81.56'	N42°46'43"W	72.46'
C4	90°00'00"	40.00'	62.83'	S49°54'11"W	56.57'
C5	90°00'00"	40.00'	62.83'	S40°05'49"E	56.57'
C6	90°03'54"	40.00'	62.88'	S44°30'26"W	56.60'
C7	89°56'06"	40.00'	62.79'	N45°29'34"W	56.54'
C8	141°41'02"	50.00'	123.64'	N44°28'29"E	94.46'
C9	147°06'45"	50.00'	128.38'	S42°48'40"E	95.91'
C10	90°00'00"	40.00'	62.83'	S45°31'31"E	56.57'
C11	90°00'00"	40.00'	62.83'	S44°28'29"W	56.57'
C12	90°00'00"	40.00'	62.83'	S45°31'31"E	56.57'
C13	90°00'00"	40.00'	62.83'	S44°28'29"W	56.57'
C14	141°41'02"	50.00'	123.64'	S45°31'31"E	94.46'
C15	95°25'43"	40.00'	66.62'	N42°48'40"W	59.18'
C16	90°00'00"	40.00'	62.83'	S49°54'11"W	56.57'
C17	90°00'00"	40.00'	62.83'	N49°54'11"E	56.57'
C18	90°00'00"	40.00'	62.83'	N40°05'49"W	56.57'
C19	90°00'41"	49.00'	76.98'	S45°31'52"E	69.30'
C20	89°59'19"	49.00'	76.96'	N44°28'08"E	69.29'
C22	5°00'00"	300.00'	26.18'	N03°01'31"W	26.17'
C23	5°00'00"	300.00'	26.18'	N01°58'29"E	26.17'
C25	90°00'41"	49.00'	76.98'	S45°31'52"E	69.30'
C26	136°15'19"	50.00'	118.91'	S47°11'20"W	92.80'
C27	84°33'36"	49.00'	72.32'	N47°10'59"E	65.93'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C28	90°00'00"	40.00'	62.83'	N40°05'49"W	56.57'
C29	90°00'00"	40.00'	62.83'	S49°54'11"W	56.57'
C30	5°25'43"	500.00'	47.37'	N02°11'20"E	47.35'
C31	5°25'43"	200.00'	18.95'	S87°48'40"E	18.94'
C32	5°26'24"	1160.00'	110.14'	S87°49'00"E	110.10'
C33	90°03'54"	49.00'	77.02'	S44°30'26"W	69.34'
C34	27°20'08"	132.50'	63.22'	N37°42'16"W	62.62'
C35	54°38'00"	98.00'	93.45'	S65°56'39"W	89.95'
C36	10°18'45"	302.00'	54.36'	S88°06'16"W	54.28'
C37	66°23'20"	73.00'	84.59'	N63°51'27"W	79.93'
C38	24°54'32"	92.50'	40.21'	S37°24'48"W	39.90'
C39	13°34'16"	107.50'	25.46'	S45°17'49"W	25.40'
C40	43°58'20"	73.00'	56.02'	S03°30'05"W	54.66'
C41	17°44'08"	302.00'	93.48'	S16°37'11"W	93.11'
C42	15°45'31"	147.50'	40.57'	S77°13'03"E	40.44'
C43	17°35'52"	132.50'	40.70'	S76°17'53"E	40.54'
C44	10°18'19"	302.00'	54.32'	N00°14'51"W	54.25'
C45	55°00'49"	123.00'	118.10'	N22°06'23"E	113.62'
C46	31°22'17"	132.50'	72.55'	N52°59'22"W	71.65'
C47	19°55'54"	147.50'	51.31'	S47°24'52"E	51.05'
C48	27°00'03"	123.00'	57.96'	N80°56'10"E	57.43'
C49	11°12'03"	120.00'	23.46'	S79°57'47"E	23.42'
C50	5°27'09"	192.50'	18.32'	N15°07'13"E	18.31'
C51	6°24'03"	207.50'	23.18'	S14°38'46"W	23.17'
C52	19°12'03"	120.00'	40.21'	S57°35'36"E	40.03'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C53	24°59'32"	157.50'	68.70'	N42°49'32"E	68.16'
C54	24°45'30"	142.50'	61.58'	S42°42'31"W	61.10'
C55	1°37'57"	147.50'	4.20'	S31°08'44"W	4.20'
C56	41°10'37"	120.00'	86.24'	S20°00'04"E	84.40'
C57	6°55'50"	147.50'	17.84'	S78°13'55"E	17.83'
C58	8°12'49"	132.50'	18.99'	N77°02'04"W	18.98'
C59	30°36'28"	120.00'	64.11'	S19°44'26"W	63.35'
C60	16°18'24"	147.50'	41.98'	S43°13'08"E	41.84'
C61	7°51'38"	189.00'	25.93'	N80°23'26"E	25.91'
C62	26°00'20"	201.00'	91.23'	N89°27'47"E	90.45'
C63	26°00'20"	189.00'	85.78'	N89°27'47"E	85.05'
C64	26°00'20"	201.00'	91.23'	N89°27'47"E	90.45'
C65	25°50'29"	189.00'	85.24'	N89°32'43"E	84.52'
C66	26°27'17"	211.00'	97.42'	N89°51'07"E	96.56'
C67	32°11'33"	24.00'	13.48'	N86°58'59"E	13.31'
C68	32°11'36"	24.00'	13.49'	S88°03'22"E	13.31'
C69	26°27'17"	211.00'	97.42'	N89°04'28"E	96.56'
C70	25°50'19"	189.00'	85.23'	N89°22'57"E	84.51'
C71	28°32'36"	201.00'	100.13'	S89°15'55"E	99.10'
C72	23°12'41"	189.00'	76.57'	S86°35'57"E	76.04'
C73	26°06'40"	201.00'	91.60'	S85°08'58"E	90.81'
C74	2°13'54"	189.00'	7.36'	S73°12'35"E	7.36'
C75	179°59'56"	6.00'	18.85'	S89°27'46"W	12.00'
C76	180°00'05"	6.00'	18.85'	N89°27'45"E	12.00'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S18°57'14"E	15.82'	L32	S18°57'37"E	15.81'	L63	N71°02'23"E	15.81'
L2	N17°54'58"E	15.81'	L33	N45°31'31"W	14.14'	L64	S45°31'52"E	14.14'
L3	N44°28'29"E	14.14'	L34	S71°02'23"W	15.81'	L65	N48°01'31"W	14.75'
L4	N45°31'31"W	14.14'	L35	S72°05'25"E	15.81'	L66	S44°28'08"W	14.14'
L5	S72°05'25"E	15.81'	L36	N44°28'29"E	14.14'	L68	N44°27'47"E	35.36'
L6	S71°02'23"W	15.81'	L37	S44°28'29"W	14.14'	L69	S45°32'13"E	35.36'
L7	N45°31'31"W	28.28'	L38	N72°05'25"W	15.81'	L70	N72°05'25"W	15.81'
L8	S44°28'29"W	14.14'	L39	N71°02'23"E	15.81'	L71	N71°02'23"E	15.81'
L9	N72°05'25"W	15.81'	L40	S45°31'31"E	14.14'	L72	S42°48'40"E	27.03'
L10	N71°02'23"E	15.81'	L41	S44°28'29"W	14.14'	L73	N47°11'20"E	14.80'
L11	N45°31'31"W	14.14'	L42	S45°31'31"E	14.14'	L74	S42°48'40"E	13.46'
L12	N44°28'29"E	14.14'	L43	N44°28'29"E	14.14'	L75	S71°38'31"W	16.25'
L13	N18°57'37"W	15.81'	L44	S42°48'40"E	13.46'	L76	S71°36'42"E	15.36'
L14	S17°54'35"W	15.81'	L45	N23°20'17"E	15.81'	L77	S47°11'20"W	14.80'
L15	S45°31'31"E	14.14'	L46	S13°31'54"E	15.81'	L78	S23°20'17"W	15.81'
L16	N47°11'20"E	29.73'	L47	N18°57'37"W	15.81'	L79	S13°31'54"E	15.81'
L17	S42°48'40"E	13.46'	L48	S17°54'35"W	15.81'	L80	N49°54'12"E	35.34'
L18	N22°44'09"E	16.25'	L49	S18°57'37"E	15.81'	L81	N51°22'20"W	18.89'
L19	S14°00'38"E	15.36'	L50	N17°54'35"E	15.81'	L82	S38°37'40"W	144.93'
L20	N47°11'20"E	14.80'	L51	N18°57'37"W	15.81'	L83	S85°05'49"E	0.96'
L21	S13°31'54"E	15.81'	L52	S17°54'35"W	15.81'	L84	S85°05'49"E	1.33'
L22	N23°20'17"E	15.81'	L53	N13°31'54"W	15.81'	L85	N23°06'38"E	38.09'
L23	S44°28'29"W	14.14'	L54	S23°20'17"W	15.81'	L86	S23°06'38"W	26.82'
L24	S42°48'40"E	13.46'	L55	N17°54'35"E	15.81'	L87	S85°33'49"E	65.16'
L25	N22°44'09"E	16.25'	L56	S18°57'37"E	15.81'	L88	N17°50'48"E	8.79'
L26	N18°57'37"W	15.81'	L57	S44°28'29"W	28.28'	L89	S17°50'48"W	9.15'
L27	S17°54'35"W	15.81'	L58	S45°31'31"E	14.14'	L90	S04°26'11"W	32.43'
L28	S14°00'38"E	15.36'	L59	S71°35'25"W	16.22'	L91	S51°22'20"E	19.13'
L29	N47°11'20"E	14.80'	L60	S71°38'41"E	15.39'	L92	S00°32'13"E	121.11'
L30	S45°31'31"E	14.14'	L61	S41°58'29"W	13.51'	L93	N00°32'13"W	121.11'
L31	N17°54'35"E	15.81'	L62	N72°05'25"W	15.81'			

CONSTRUCTION PLAT
THE HOMEPLACE AT THE COLUMNS

53.240 ACRES

BLOCK A LOTS 1-49, 50X; BLOCK B LOTS 1-52, 53X;
BLOCK C LOTS 1-24; BLOCK D LOTS 1-35;
BLOCK E LOTS 1-34; BLOCK F LOTS 1-30;
BLOCK G LOTS 1-9, 10X; BLOCK H LOTS 1-28; BLOCK I LOT 1X;

261 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

JOHN RAGSDALE SURVEY,
ABSTRACT NO. 734
CITY OF CELINA, COLLIN COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JTC	KHA	MAY 2018	064040007	3 OF 3

OWNER/DEVELOPER:
CADG Celina Outer Loop, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Phone: 469-892-7236
Contact : Rob Romo

APPLICANT:
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5750 Genesis Ct., Suite 200
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Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Fletcher, P.E.

DWG NAME: K:\FRI_SURVEY\064040007-LUCAS\DWG\064040007 THE COLUMNS CONSTRUCTION PLAT.DWG PLOTTED BY CARTER, TYLER 5/25/2018 11:21 AM LAST SAVED 5/11/2018 9:35 AM

Attachment: The Columns_Construction Plat (The Columns Phase 1 Construction Plat)