PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, JUNE 18, 2019
5:30 PM

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

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

A. Minutes from the May 21, 2019, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 2, being approximately 41 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas; generally located south of Ownsby Parkway and approximately 1,000 feet west of Preston Road. (The Homestead at Ownsby Farms Phase 2)

C. Consider and act upon a Final Plat for Creeks of Legacy West Phase 2, being approximately 51 acres situated in the J. McKim Survey, Abstract No. 889 and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas; generally located northwest of Frontier Parkway and Legacy Drive. (Creeks of Legacy West Phase 2)

D. Consider and act upon a Final Plat for Crosswood Creek Estates, being approximately 26 acres situated in the H. Routh Survey, Abstract No. 765, the J. Rice Survey, Abstract No. 767, and the Collin County School Land Survey, Abstract No. 170, Collin County, Texas; generally located north of FM 455 and approximately 2,000 feet east of Preston Road. (Crosswood Creek Estates)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 8.7 acres of land to Agriculture District (AG); generally located south of Choate Parkway and approximately 1,330 feet east of County Road 87. (Huie Property Zoning)

V. ADJOURNMENT:

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

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

_____ _____

City Staff
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.

PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, MAY 21, 2019
5:30 PM

MINUTES

I. CALL TO ORDER:

Chairman Hangartner called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

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	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee, AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan, AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes from the April 18, 2019, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a commercial Replat for Miller Addition, Lot 2R and Lot 3 Block A, an approximately 6.78 acre tract of land located at 110 S. Preston Road, being a Replat of Lot 2, Block A. (Lamar National Bank Replat)

Raha Pouladi, Planner, presented the staff report.

Minutes Acceptance: Minutes of May 21, 2019 5:30 PM (CONSENT AGENDA)

Shawn Napier, Applicant, said he was present to answer any questions.
Chairman Hangartner opened the public hearing.
No one came forward to speak, and the public hearing was closed.
Commissioner Haley moved to approve the item.
Commissioner Freeman seconded the motion, and the motion was approved unanimously.

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

B. Conduct a public hearing to consider testimony and act upon the approval of a revision to an existing development agreement to modify development standards to allow for a master planned single-family residential development on an approximately 186 acre tract of land, generally located on the east side of CR 86 (future Coit Road) and south side of Choate Parkway within both the extraterritorial jurisdiction (ETJ) and the City Limits. (Wilson Creek Meadows Revised Development Standards)

Madhuri Mohan, Planning Manager, presented the staff report.
Terry Mitchell, Applicant, said he was present to answer any questions.
Chairman Hangartner opened the public hearing.
No one came forward to speak, and the public hearing was closed.
Commissioner Bain moved to approve the item.
Commissioner Ousley seconded the motion, and the motion was approved unanimously.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:10 p.m.

_____
Chairman

_____
Secretary

_____
Date Minutes Approved

Minutes Acceptance: Minutes of May 21, 2019 5:30 PM (CONSENT AGENDA)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Dusty McAfee AICP, Director of Development Services
Date:	June 18, 2019
Re:	Homestead at Ownsby Farms Ph 2 Final Plat

Action Requested:
Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 2, being approximately 41 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas; generally located south of Ownsby Parkway and approximately 1,000 feet west of Preston Road. (The Homestead at Ownsby Farms Phase 2)

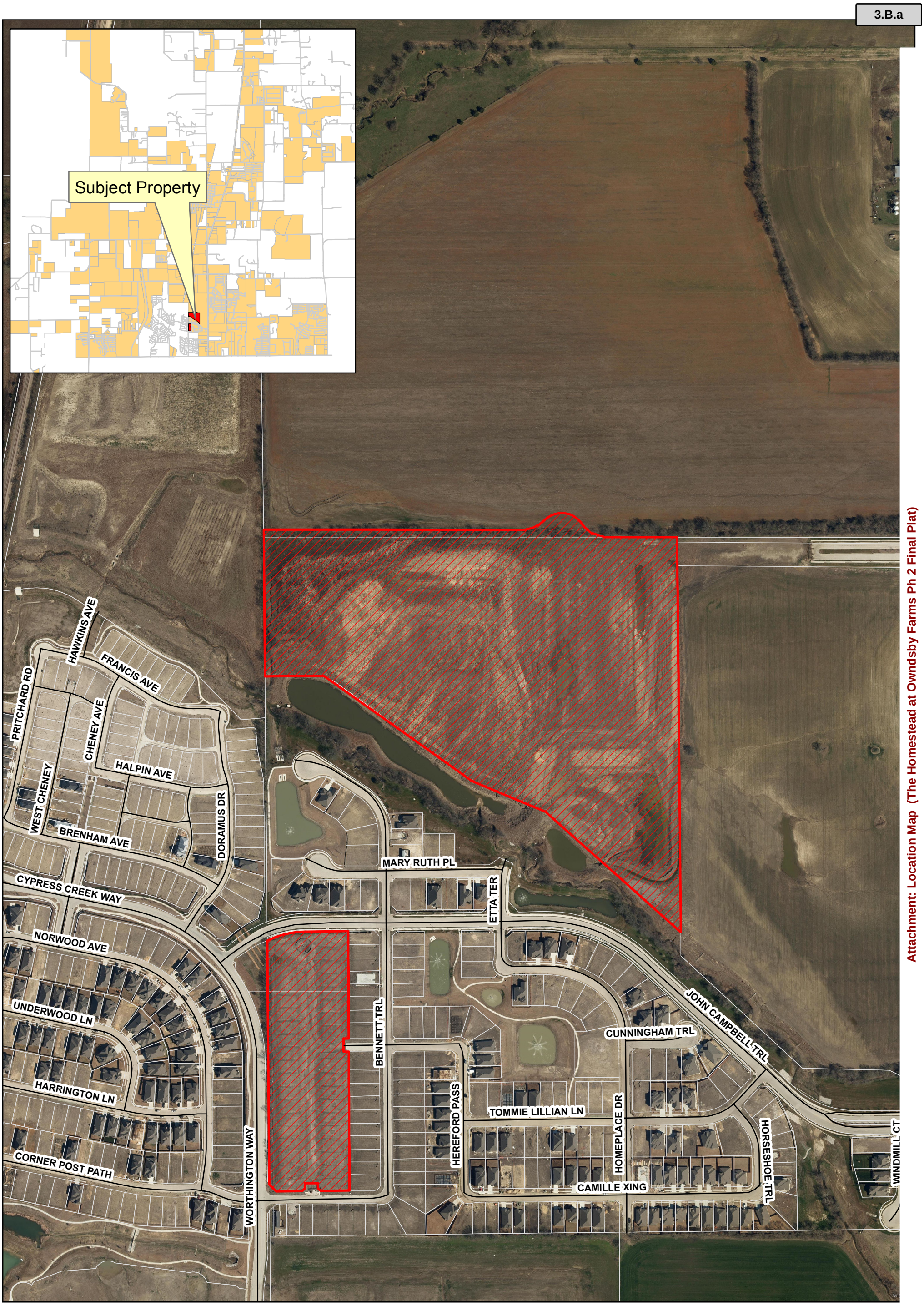
Applicant:
CADG Ownsby Farms LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

Background Information:
The Final Plat is the second phase of the Homestead at Ownsby Farms subdivision. The plat shows 168 single-family lots and seven common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

The Final Plat is in conformance with Celina's subdivision and zoning regulations. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Proposed Final Plat

Staff Recommendation:
Staff recommends approval on the condition that all staff comments are addressed, and that the project is inspected and accepted by the City prior to the plat being filed.



Attachment: Location Map (The Homestead at Owndsby Farms Ph 2 Final Plat)

CELINA TEXAS EST. 1876

Location Map
Ownsby Farms
Phase 2

Date: 6/5/2019

Legend

- Roads
- Subject Property
- Parcels

N W E S

0 325 650 Feet

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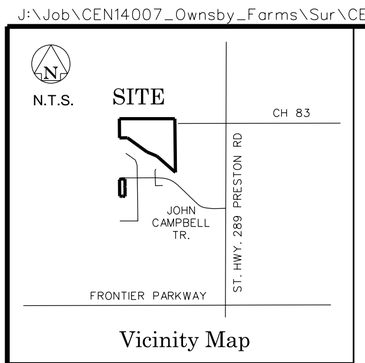
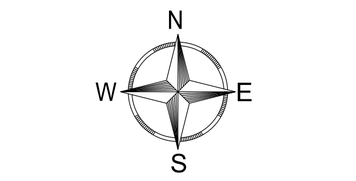
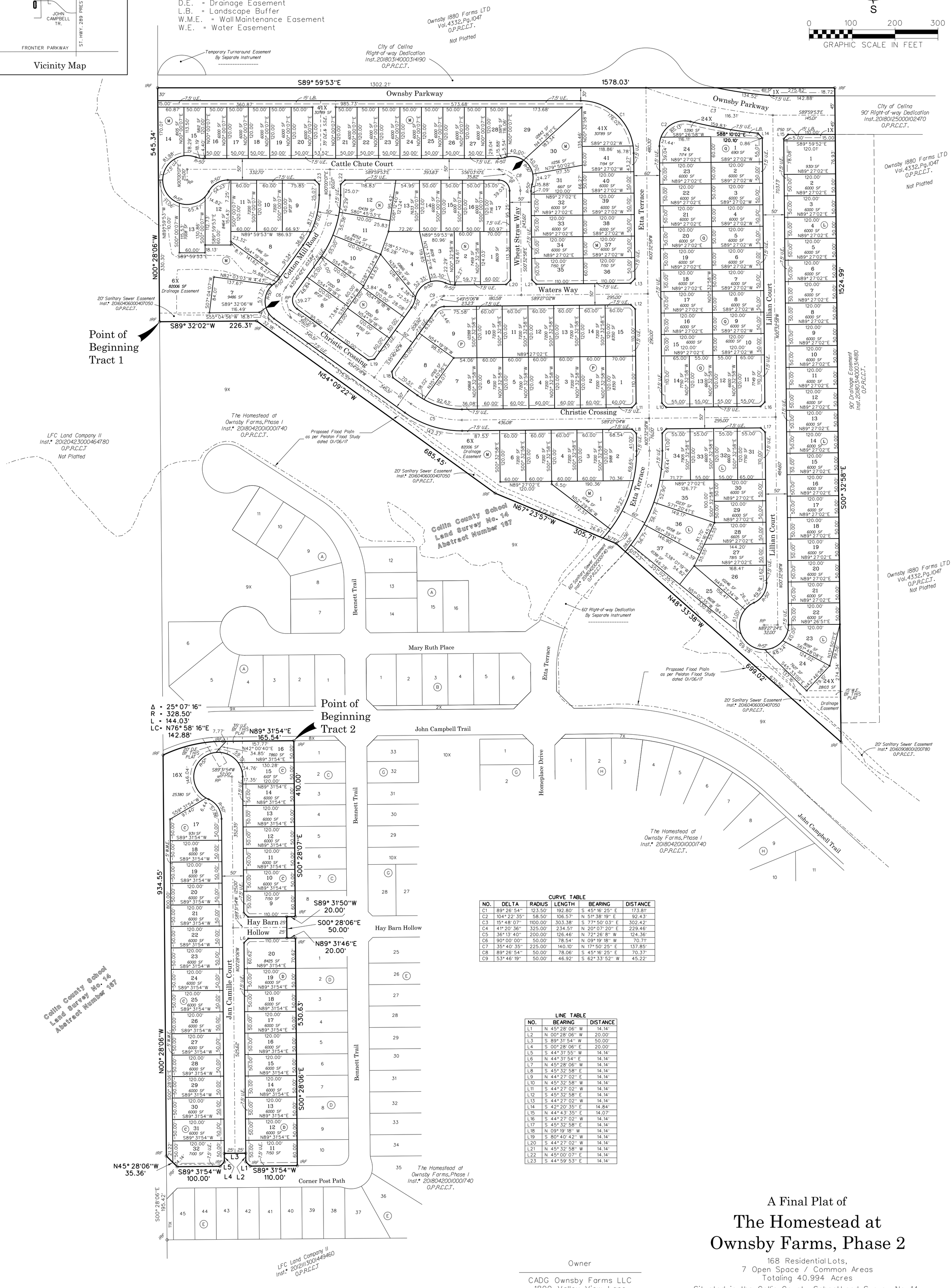


Vicinity Map

Legend

IRF = Iron Rod Found
IRS = Iron Rod Set
B.L. = Building Line
U.E. = Utility Easement
D.E. = Drainage Easement
L.B. = Landscape Buffer
W.M.E. = Wall Maintenance Easement
W.E. = Water Easement





Δ = 25° 07' 16"
R = 328.50'
L = 144.03'
LC= N76° 58' 16"E 142.88'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	89° 26' 54"	123.50'	192.80'	S 45° 16' 25" E	173.81'
C2	104° 22' 35"	58.50'	106.57'	N 51° 38' 19" E	92.43'
C3	15° 48' 07"	1100.00'	303.38'	S 77° 50' 03" E	302.42'
C4	41° 20' 36"	325.00'	234.51'	N 20° 07' 20" E	229.46'
C5	36° 13' 40"	200.00'	126.46'	N 72° 26' 8" W	124.36'
C6	90° 00' 00"	50.00'	78.54'	N 09° 19' 18" W	70.71'
C7	35° 40' 35"	225.00'	140.10'	N 17° 50' 25" E	137.85'
C8	89° 26' 54"	50.00'	78.06'	S 45° 16' 25" E	70.37'
C9	53° 46' 19"	50.00'	46.92'	S 62° 33' 52" W	45.22'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 45° 28' 06" W	14.14'
L2	N 00° 28' 06" W	20.00'
L3	S 89° 31' 54" W	50.00'
L4	S 00° 28' 06" E	20.00'
L5	S 44° 31' 55" W	14.14'
L6	N 44° 31' 54" E	14.14'
L7	N 45° 28' 06" W	14.14'
L8	S 45° 32' 58" E	14.14'
L9	N 44° 27' 02" E	14.14'
L10	N 45° 32' 58" W	14.14'
L11	S 44° 27' 02" W	14.14'
L12	S 45° 32' 58" E	14.14'
L13	S 44° 27' 02" W	14.14'
L14	S 42° 20' 35" E	14.84'
L15	N 44° 43' 35" E	14.07'
L16	S 44° 27' 02" W	14.14'
L17	S 45° 32' 58" E	14.14'
L18	N 09° 19' 18" W	14.14'
L19	S 80° 40' 42" W	14.14'
L20	S 44° 27' 02" W	14.14'
L21	N 45° 32' 58" W	14.14'
L22	N 45° 00' 07" E	14.14'
L23	S 44° 59' 53" E	14.14'

Owner

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

A Final Plat of

The Homestead at Ownsby Farms, Phase 2

168 Residential Lots,
7 Open Space / Common Areas
Totaling 40.994 Acres

Situated in the Collin County School Land Survey No. 14,
Abstract Number 167, City of Celina, Collin County, Texas

Date of Preparation: February 2019

SHEET 1 OF 2 SHEETS

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

A Final Plat of
The Homestead at Ownsby Farms, Phase 2
Situated in the Collin County School Land Survey No. 14, Abstract Number 167, City of Celina, Collin County, Texas

Job #:	CEN14007	Revisions:
Drawn By:	D. Freemon	
Checked By:	T. Bridges	
Date:	02-07-19	

Attachment: Final Plat (The Homestead at Ownsby Farms Ph 2 Final Plat)

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OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF _____

WHEREAS CADG OWNSBY FARMS LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS, BEING THOSE REMAINDER TRACTS OF LAND DESCRIBED BY DEED TO CADG OWNSBY FARMS LLC AS RECORDED IN INSTRUMENT NUMBER 20150306000243010 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF LOT 9X, BLOCK A, THE HOMESTEAD AT OWNSBY FARMS, PHASE 1, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20180420010001740, SAID OFFICIAL PUBLIC RECORDS, BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO LFC LAND COMPANY II RECORDED IN INSTRUMENT NUMBER 20120423000464780, SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°28'06"W, 545.34 FEET, WITH THE WEST LINE OF SAID CADG OWNSBY FARMS TRACT AND SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF SAID OWNSBY FARMS TRACT, BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20180314000314190, SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°59'53"E, DEPARTING SAID EAST LINE WITH THE NORTH LINE OF SAID OWNSBY FARMS TRACT AND SAID RIGHT-OF-WAY DEDICATION, AT 1302.21 FEET THE SOUTHEAST CORNER OF SAID DEDICATION, IN ALL 1578.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHEAST CORNER OF SAID CADG OWNSBY FARMS TRACT;

THENCE S 00°32'58"E, 1524.99 FEET, WITH THE EAST LINE OF SAID CADG OWNSBY FARMS TRACT AND THE WEST LINE OF SAID OWNSBY 1880 FARMS TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT AN ELL CORNER IN THE NORTH LINE OF AFOREMENTIONED LOT 9X, BLOCK A;

THENCE DEPARTING THE WEST LINE OF SAID OWNSBY 1880 FARM TRACT WITH THE NORTH LINE OF SAID LOT 9X, BLOCK A THE FOLLOWING BEARINGS AND DISTANCES:

N 48°33'38"W, 699.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 67°23'57"W, 305.71 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 54°09'22"W, 685.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 89°32'02"W, 226.31 FEET, WITH SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1,487,869 SQUARE FEET OR 34.157 ACRES OF LAND MORE OR LESS.

TRACT 2

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK C, THE HOMESTEAD AT OWNSBY FARMS, PHASE 1, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 20180420010001740, SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE SOUTH LINE OF LOT 8X, BLOCK C, SAID PHASE 1;

THENCE WITH THE WEST LINE OF SAID OWNSBY FARMS, PHASE 1 THE FOLLOWING BEARINGS AND DISTANCES:

S 00°28'07"E, 410.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF LOT 8, BLOCK C AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF HAY BARN HOLLOW (A 50 FOOT RIGHT-OF-WAY);

S 89°31'50"W, 20.00 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°28'06"E, 50.00 FEET, DEPARTING SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF SAID HAY BARN HOLLOW;

N 89°31'46"E, 20.00 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK D, SAID PHASE 1;

S 00°28'06"E, 530.63 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF LOT 10, BLOCK D AND BEING IN THE NORTH RIGHT-OF-WAY OF CORNER POST PATH (A 50 FOOT RIGHT-OF-WAY);

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:

S 89°31'54"W, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 45°28'06"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°28'06"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 89°31'54"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°28'06"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 44°31'55"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 89°31'54"W, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 45°28'06"W, 35.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE WEST LINE OF SAID CADG OWNSBY FARMS TRACT, BEING THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO LFC LAND COMPANY II RECORDED IN INSTRUMENT NUMBER 20120423000464780, SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID CADG OWNSBY FARMS TRACT BEARS S 00°28'06"E. 195.42 FEET;

THENCE N 00°28'06"W, 934.55 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 8X, BLOCK C, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE DEPARTING SAID COMMON LINE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.03 FEET, THROUGH A CENTRAL ANGLE OF 25°07'16", HAVING A RADIUS OF 328.50 FEET, THE LONG CHORD WHICH BEARS N 76°58'16"E, 142.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 89°31'54"E, 165.54 FEET, CONTINUING WITH SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 297,812 SQUARE FEET OR 6.837 ACRES OF LAND MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS _____(LOT/BLOCK/SUBDIVISION), AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THROUGH FARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKING SPACES, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES AND FACILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF CELINA. AT NO POINT SHALL ANY OVERHEAD UTILITIES BE INSTALLED ON THE SUBJECT PROPERTY. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

CADG OWNSBY FARMS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY:CADG HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY:MMM VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY:2M VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY:_____
AUTHORIZED SIGNATURE OF OWNER

OWNER:_____

TITLE:_____

DATE:_____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 20____

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:_____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

_____COUNTY, TEXAS

BLOCK C	SQUARE FEET
LOT 9	7150
LOT 10	6000
LOT 11	6000
LOT 12	6000
LOT 13	6000
LOT 14	6000
LOT 15	6107
LOT 16	7860
LOT 17	9311
LOT 18	6000
LOT 19	6000
LOT 20	6000
LOT 21	6000
LOT 22	6000
LOT 23	6000
LOT 24	6000
LOT 25	6000
LOT 26	6000
LOT 27	6000
LOT 28	6000
LOT 29	6000
LOT 30	6000
LOT 31	6000
LOT 32	7100

BLOCK D	SQUARE FEET
LOT 11	7150
LOT 12	6000
LOT 13	6000
LOT 14	6000
LOT 15	6000
LOT 16	6000
LOT 17	6000
LOT 18	6000
LOT 19	6000
LOT 20	8425

BLOCK L	SQUARE FEET
LOT 1	9301
LOT 2	6000
LOT 3	6000
LOT 4	6000
LOT 5	6000
LOT 6	6000
LOT 7	6000
LOT 8	6000
LOT 9	6000
LOT 10	6000
LOT 11	6000
LOT 12	6000
LOT 13	6000
LOT 14	6000
LOT 15	6000
LOT 16	6000
LOT 17	6000
LOT 18	6000
LOT 19	6000
LOT 20	6000
LOT 21	6000
LOT 22	6000
LOT 23	8097
LOT 24	7627
LOT 25	8608
LOT 26	10246
LOT 27	7815
LOT 28	6605
LOT 29	6000
LOT 30	6000
LOT 31	7750
LOT 32	6600
LOT 33	6600
LOT 34	7905
LOT 35	10237
LOT 36	10158
LOT 37	10381

BLOCK M	SQUARE FEET
LOT 1	11744
LOT 2	9188
LOT 3	7200
LOT 4	7200
LOT 5	7200
LOT 6	7200
LOT 7	9486
LOT 8	11416
LOT 9	9727
LOT 10	7200
LOT 11	7200
LOT 12	8464
LOT 13	7008
LOT 14	8105
LOT 15	5812
LOT 16	6000
LOT 17	6000
LOT 18	6000
LOT 19	6000
LOT 20	6000
LOT 21	6000
LOT 22	6000
LOT 23	6000
LOT 24	6000
LOT 25	6000
LOT 26	6000
LOT 27	6000
LOT 28	5970
LOT 29	12843
LOT 30	11256
LOT 31	6617
LOT 32	6000
LOT 33	6000
LOT 34	6000
LOT 35	7150
LOT 36	7150
LOT 37	6000
LOT 38	6000
LOT 39	6000
LOT 40	6000
LOT 41	7194

BLOCK N	SQUARE FEET
LOT 1	8609
LOT 2	7459
LOT 3	8109
LOT 4	10866
LOT 5	8536
LOT 6	7200
LOT 7	8350
LOT 8	8727
LOT 9	7200
LOT 10	8197
LOT 11	8252
LOT 12	10439
LOT 13	7633
LOT 14	6000
LOT 15	6000
LOT 16	6000
LOT 17	7116

BLOCK P	SQUARE FEET
LOT 1	8350
LOT 2	7200
LOT 3	7200
LOT 4	7200
LOT 5	7200
LOT 6	7200
LOT 7	10868
LOT 8	11765
LOT 9	12288
LOT 10	7200
LOT 11	7200
LOT 12	7200
LOT 13	7200
LOT 14	7200
LOT 15	8350

BLOCK Q	SQUARE FEET
LOT 1	6901
LOT 2	6000
LOT 3	6000
LOT 4	6000
LOT 5	6000
LOT 6	6000
LOT 7	6000
LOT 8	6000
LOT 9	6000
LOT 10	6000
LOT 11	7749
LOT 12	6600
LOT 13	6600
LOT 14	7750
LOT 15	6000
LOT 16	6000
LOT 17	6000
LOT 18	6000
LOT 19	6000
LOT 20	6000
LOT 21	6000
LOT 22	6000
LOT 23	6000
LOT 24	7174

NOTES

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

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

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

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

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.

7. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

8. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

9. ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.

10. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

12. NO SINGLE FAMILY LOTS LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0120J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON OR COLLIN COUNTY, TEXAS.

13. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)".

14. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, XXXX X. XXXXXXX 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. XXXX

"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: 5/24/2019

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 XXXX X. XXXXXXXX, 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 _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF _____

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

_____
CHARLES STEPHEN RAMSEY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF PLAT APPROVAL

APPROVED

_____ _____
City Development Official Date
City of Celina, Texas

Witness by hand this _____ day of _____, 20__

_____
City Secretary
City of Celina, Texas

Owner

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

A Final Plat of

The Homestead at Ownsby Farms, Phase 2

168 Residential Lots,
7 Open Space / Common Areas
Totaling 40.994 Acres

Situated in the Collin County School Land Survey No. 14,
Abstract Number 167, City of Celina, Collin County, Texas

Date of Preparation: February 2019

SHEET 2 OF 2 SHEETS

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

The Homestead at Ownsby Farms, Phase 2
Situated in the Collin County School Land Survey No. 14,
Abstract Number 167, City of Celina, Collin County, Texas

Job #:	CEN14007	Revisions:
Drawn By:	D. Freemon	
Checked By:	T. Bridges	
Date:	02-07-19	

Attachment: Final Plat (The Homestead at Ownsby Farms Ph 2 Final Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Dusty McAfee AICP, Director of Development Services
Date:	June 18, 2019
Re:	Creeks of Legacy West Phase 2 Final Plat

Action Requested:
Consider and act upon a Final Plat for Creeks of Legacy West Phase 2, being approximately 51 acres situated in the J. McKim Survey, Abstract No. 889 and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas; generally located northwest of Frontier Parkway and Legacy Drive. (Creeks of Legacy West Phase 2)

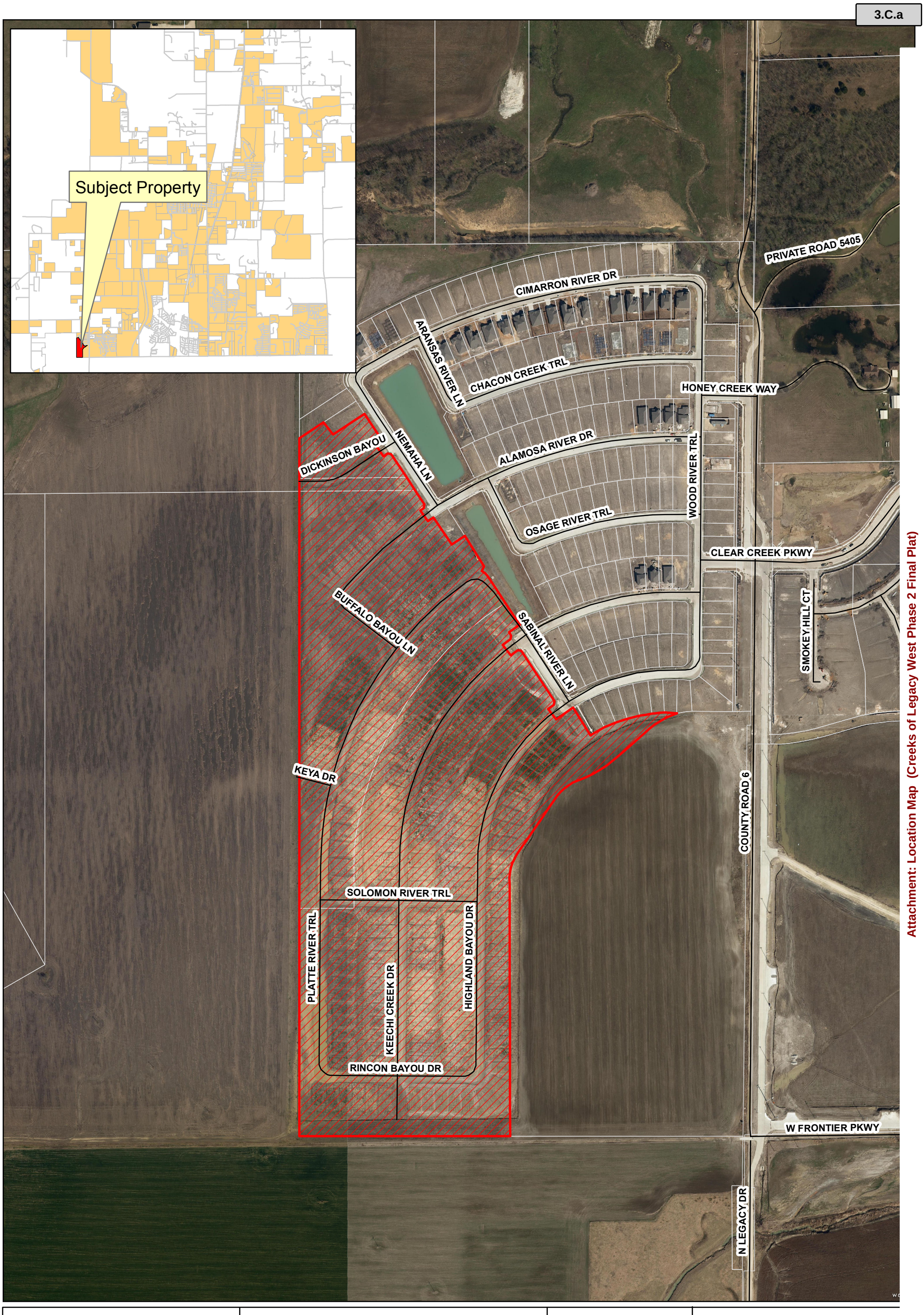
Applicant:
CADG Creeks of Legacy Stonegate, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234

Background Information:
The Final Plat is the second phase of the Creeks of Legacy West subdivision. The plat shows 211 single-family lots and four common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

The Final Plat is in conformance with Celina's Subdivision Regulations and the zoning. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Proposed Final Plat

Staff Recommendation:
Staff recommends approval on the condition that all staff comments are addressed, and that the project is inspected and accepted by the City prior to the plat being filed.



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

CELINA TEXAS EST. 1876

Location Map
Creeks of Legacy West
Phase 2

Date: 6/5/2019

Legend

- Roads
- Subject Property
- Parcels

N W E S

0 325 650 Feet

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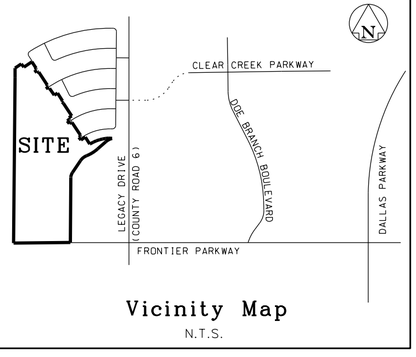
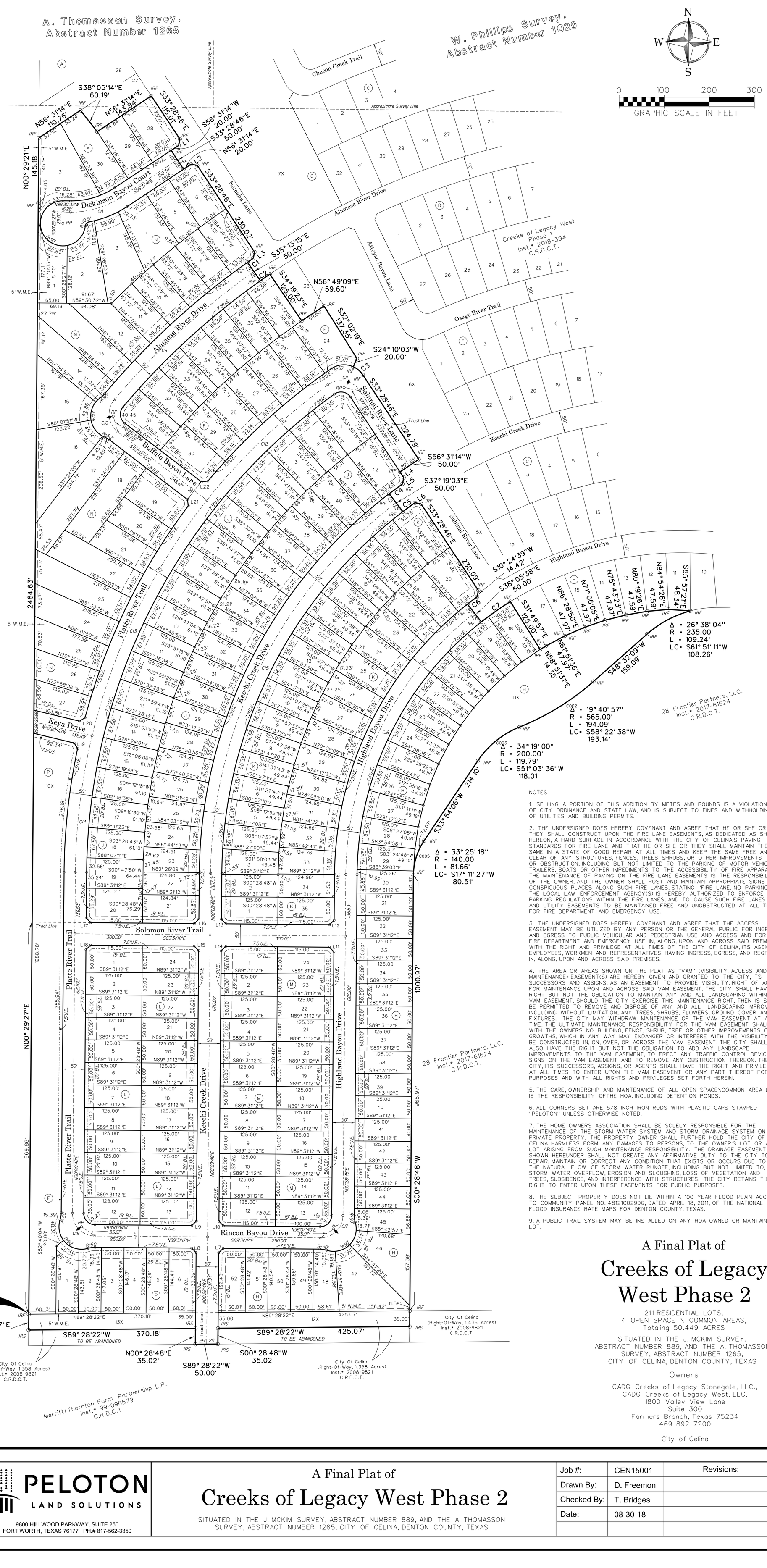


Vicinity Map
N.T.S.

LEGEND

UE	=	Utility Easement
B.L.	=	Building Line
IRF	=	Iron Rod Found
IRS	=	Iron Rod Set
♦	=	Denotes Street Name Change



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 11° 03' 35" W	14.26'
L2	S 78° 55' 51" E	14.03'
L3	S 11° 00' 27" W	14.27'
L4	S 33° 28' 46" E	15.27'
L5	S 10° 43' 15" W	14.34'
L6	S 79° 19' 33" E	13.94'
L7	N 45° 28' 48" E	14.14'
L8	S 44° 31' 12" E	14.14'
L9	S 45° 28' 48" W	14.14'
L10	N 44° 31' 12" W	14.14'
L11	S 44° 31' 12" E	14.14'
L12	S 45° 28' 48" W	14.14'
L13	N 44° 31' 12" W	14.14'
L14	N 45° 28' 48" E	14.14'
L15	S 44° 31' 12" E	14.14'
L16	S 45° 28' 48" W	14.14'
L17	N 44° 31' 12" W	14.14'
L18	N 45° 28' 48" E	14.14'
L19	S 32° 07' 17" E	14.30'
L20	S 59° 07' 45" W	14.30'
L21	S 07° 42' 11" E	14.17'
L22	S 83° 32' 52" W	14.43'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	00° 32' 26"	1670.00'	15.76'	S 55° 02' 58" W	15.76'
C2	00° 53' 52"	1620.00'	25.38'	N 55° 13' 41" E	25.38'
C3	32° 21' 11"	50.00'	28.23'	S 49° 39' 21" E	27.86'
C4	01° 57' 49"	1070.00'	36.67'	S 53° 39' 52" W	36.67'
C5	01° 52' 18"	1020.00'	33.32'	N 53° 37' 06" E	33.32'
C6	02° 00' 34"	770.00'	27.00'	S 52° 54' 39" W	27.00'
C7	06° 15' 41"	720.00'	78.68'	N 55° 02' 12" E	78.64'
C8	33° 58' 13"	200.00'	118.58'	S 73° 30' 21" W	116.85'
C9	14° 40' 58"	1645.00'	421.55'	S 47° 26' 16" W	420.40'
C10	92° 41' 43"	50.00'	80.89'	S 06° 15' 04" E	72.35'
C11	92° 12' 44"	50.00'	80.47'	S 79° 35' 09" E	72.06'
C12	15° 50' 30"	1345.00'	371.88'	N 46° 23' 14" E	370.69'
C13	24° 57' 45"	1345.00'	585.99'	N 25° 59' 06" E	581.36'
C14	13° 01' 25"	1345.00'	305.73'	N 06° 59' 31" E	305.07'
C15	52° 12' 09"	1045.00'	952.11'	N 26° 34' 53" E	919.51'
C16	51° 25' 33"	745.00'	668.68'	N 26° 11' 35" E	646.46'
C17	90° 00' 00"	50.00'	78.54'	N 45° 28' 48" E	70.71'
C18	90° 00' 00"	50.00'	78.54'	N 44° 31' 12" W	70.71'

NOTES

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

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

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

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

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

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

7. THE HOME OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. THE PROPERTY OWNER SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FORM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0290G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.

9. A PUBLIC TRAIL SYSTEM MAY BE INSTALLED ON ANY HOA OWNED OR MAINTAINED LOT.

A Final Plat of

Creeks of Legacy West Phase 2

211 RESIDENTIAL LOTS,
4 OPEN SPACE \ COMMON AREAS,
Totaling 50.449 ACRES

SITUATED IN THE J. MCKIM SURVEY, ABSTRACT NUMBER 889, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, CITY OF CELINA, DENTON COUNTY, TEXAS

Owners

CADG Creeks of Legacy Stonegate, LLC.,
CADG Creeks of Legacy West, LLC,
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

City of Celina

City Project #

SHEET 1 OF 2 SHEETS

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

A Final Plat of
Creeks of Legacy West Phase 2
SITUATED IN THE J. MCKIM SURVEY, ABSTRACT NUMBER 889, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, CITY OF CELINA, DENTON COUNTY, TEXAS

Job #:	CEN15001	Revisions:
Drawn By:	D. Freemon	
Checked By:	T. Bridges	
Date:	08-30-18	

Attachment: Final Plat (Creeks of Legacy West Phase 2 Final Plat)

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STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, CADG CREEKS OF LEGACY STONEGATE, LLC., CADG CREEKS OF LEGACY WEST, LLC., AND THE CITY OF CELINA, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. MCKIM SURVEY, ABSTRACT NUMBER 889 AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, DENTON COUNTY, TEXAS AND BEING OUT OF A 56.448 ACRE TRACT AND A 46.050 ACRE TRACT CONVEYED TO THEM BY CTMG FRONTIER 80, LLC. AND A 1.358 ACRE TRACT CONVEYED TO THEM BY COUNTY CORNERS PARTNERS, L.P. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J. MCKINN SURVEY, ABSTRACT NUMBER 889 AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, DENTON COUNTY, TEXAS, CITY OF CELINA, DENTON COUNTY, TEXAS AND BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG CREEKS OF LEGACY STONEGATE, LLC. (HEREIN AFTER KNOWN AS STONEGATE) RECORDED IN INSTRUMENT NUMBER 2017-89840, COUNTY RECORDS, DENTON COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG CREEKS OF LEGACY WEST, LLC. (HEREIN AFTER KNOWN AS WEST) RECORDED IN INSTRUMENT NUMBER 2017-89907, SAID COUNTY RECORDS, AND BEING A PORTION OF THAT (1.358 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2008-9821, SAID COUNTY RECORDS 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 SOUTHWEST CORNER OF SAID STONEGATE TRACT, BEING THE NORTHWEST CORNER OF SAID CITY OF CELINA TRACT, AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO MERRITT / THORNTON FARM PARTNERSHIP, L.P. RECORDED IN INSTRUMENT NUMBER 99-096579, SAID COUNTY RECORDS;

THENCE N 00°29'27"E, WITH THE WEST LINES OF SAID STONEGATE TRACT AND SAID WEST TRACT AND THE EAST LINE OF SAID MERRITT / THORNTON FARM PARTNERSHIP TRACT, AT 869.86 FEET THE NORTHWEST CORNER OF SAID STONEGATE TRACT, BEING THE SOUTHWEST CORNER OF SAID WEST TRACT, IN ALL 2464.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 00°29'21"E, 145.18 FEET, CONTINUING WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF LOT 26, BLOCK A, CREEKS OF LEGACY WEST, PHASE 1, AN ADDITION TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2018-394, SAID COUNTY RECORDS;

THENCE DEPARTING SAID COMMON LINE WITH THE WEST LINE OF SAID PHASE 1 THE FOLLOWING COURSES AND DISTANCES:

N 56°31'14"E, 110.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 38°05'14"E, 60.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 56°31'14"E, 143.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°28'46"E, 115.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 11°03'35"W, 14.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 56°31'14"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°28'46"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 56°31'14"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 78°55'51"E, 14.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°28'46"E, 230.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 11°00'27"W, 14.27 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 15.76 FEET, THROUGH A CENTRAL ANGLE OF 00°32'26", HAVING A RADIUS OF 1670.00 FEET, THE LONG CHORD WHICH BEARS S 55°02'58"W, 15.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 35°13'15"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 25.38 FEET, THROUGH A CENTRAL ANGLE OF 00°53'52", HAVING A RADIUS OF 1620.00 FEET, THE LONG CHORD WHICH BEARS N 55°13'41"E, 25.38 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 34°19'23"E, 125.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 56°49'09"E, 59.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 32°02'19"E, 137.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 24°10'03"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 28.23 FEET, THROUGH A CENTRAL ANGLE OF 32°21'11", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 49°39'21"E, 27.86 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°28'46"E, 224.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 56°31'14"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°28'46"E, 15.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 10°43'15"W, 14.34 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 36.67 FEET, THROUGH A CENTRAL ANGLE OF 01°57'49", HAVING A RADIUS OF 1070.00 FEET, THE LONG CHORD WHICH BEARS S 53°39'52"W, 36.67 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 37°19'03"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.32 FEET, THROUGH A CENTRAL ANGLE OF 01°52'18", HAVING A RADIUS OF 1020.00 FEET, THE LONG CHORD WHICH BEARS N 53°37'06"E, 33.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 79°19'33"E, 13.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°28'46"E, 230.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 10°24'39"W, 14.42 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 27.00 FEET, THROUGH A CENTRAL ANGLE OF 02°00'34", HAVING A RADIUS OF 770.00 FEET, THE LONG CHORD WHICH BEARS S 52°54'39"W, 27.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 38°05'38"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 78.68 FEET, THROUGH A CENTRAL ANGLE OF 06°15'41", HAVING A RADIUS OF 720.00 FEET, THE LONG CHORD WHICH BEARS N 55°02'12"E, 78.64 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 31°49'57"E, 125.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF AFOREMENTIONED PHASE 1;

THENCE WITH THE SOUTH LINE OF SAID PHASE 1 THE FOLLOWING BEARINGS AND DISTANCES:

N 58°51'31"E, 14.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 61°51'36"E, 47.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 66°28'50"E, 47.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°06'05"E, 47.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 75°43'23"E, 47.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 80°19'26"E, 47.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 84°54'26"E, 47.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 85°57'21"E, 48.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST LINE OF AFOREMENTIONED STONEGATE TRACT, BEING THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO 28 FRONTIER PARTNERS, LLC., RECORDED IN INSTRUMENT NUMBER 2017-61624, SAID OFFICIAL PUBLIC RECORDS, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE EAST LINE OF SAID STONEGATE TRACT AND THE WEST LINE OF SAID 28 FRONTIER PARTNERS TRACT THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 109.24 FEET, THROUGH A CENTRAL ANGLE OF 26°38'04", HAVING A RADIUS OF 235.00 FEET, THE LONG CHORD WHICH BEARS S 61°51'11"W, 108.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 48°32'09"W, 159.09 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 194.09 FEET, THROUGH A CENTRAL ANGLE OF 19°40'57", HAVING A RADIUS OF 565.00 FEET, THE LONG CHORD WHICH BEARS S 58°22'38"W, 193.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 119.79 FEET, THROUGH A CENTRAL ANGLE OF 34°19'00", HAVING A RADIUS OF 200.00 FEET, THE LONG CHORD WHICH BEARS S 51°03'36"W, 118.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 33°54'06"W, 214.10 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 81.66 FEET, THROUGH A CENTRAL ANGLE OF 33°25'18", HAVING A RADIUS OF 140.00 FEET, THE LONG CHORD WHICH BEARS S 17°11'27"W, 81.66 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 00°28'48"W, AT 965.97 FEET A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID STONEGATE TRACT, BEING THE SOUTHWEST CORNER OF SAID 28 FRONTIER PARTNERS TRACT AND THE NORTHEAST CORNER OF AFOREMENTIONED CITY OF CELINA TRACT, IN ALL 1000.97 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE EAST LINE OF SAID CITY OF CELINA TRACT;

THENCE S 89°28'22"W, 425.07 FEET, DEPARTING SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 00°28'48"W, 35.02 FEET, TO THE SOUTH LINE OF SAID CITY OF CELINA TRACT, BEING THE NORTH LINE OF AFOREMENTIONED MERRITT/THORNTON TRACT;

THENCE S 89°28'22"W, 50.00 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 00°28'48"E, 35.02 FEET, DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89°28'22"W, 370.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF SAID CITY OF CELINA TRACT, BEING THE AFOREMENTIONED EAST LINE OF SAID MERRITT/THORNTON TRACT;

THENCE N 00°29'27"E, 35.00 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 2,197,572 SQUARE FEET OR 50.449 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, MY HAND THIS THE ____ DAY OF _____ ,2019.

BY: CADG CREEKS OF LEGACY STONEGATE, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: CADG HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: MMM VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: 2M VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

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 _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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 _____ ,2019.

BY: THE CITY OF CELINA, TEXAS

BY:_____

NAME:_____

TITLE:_____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____I, 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 _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

_____
SIGNATURE OF THE REGISTERED PROFESSIONAL
TODD A BRIDGES

TEXAS REGISTRATION NO. 4940

"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: 6/7/2019

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

_____ _____
City Development Official Date
City of Celina, Texas

Witness by hand this _____ day of _____, 20__.

_____
City Secretary
City of Celina, Texas

BLOCK A	SQ. FT.
LOT 28	9838
LOT 29	8116
LOT 30	11793
LOT 31	16286

BLOCK F	SQ. FT.
LOT 24	10731
LOT 25	7716
LOT 26	7717
LOT 27	7717
LOT 28	7717
LOT 29	7717
LOT 30	9139
LOT 31	9146
LOT 32	7760
LOT 33	7774
LOT 34	7774
LOT 35	7774
LOT 36	7774
LOT 37	7774

BLOCK L	SQ. FT.
LOT 1	7450
LOT 2	6250
LOT 3	6250
LOT 4	6250
LOT 5	6250
LOT 6	6250
LOT 7	6250
LOT 8	6250
LOT 9	6250
LOT 10	6250
LOT 11	6250
LOT 12	7366
LOT 13	7450
LOT 14	6250
LOT 15	6250
LOT 16	6250
LOT 17	6250
LOT 18	6250
LOT 19	6250
LOT 20	6250
LOT 21	6250
LOT 22	6250
LOT 23	6250
LOT 24	7450

BLOCK H	SQ. FT.
LOT 18	6809
LOT 19	6809
LOT 20	6809
LOT 21	6809
LOT 22	6809
LOT 23	6809
LOT 24	6809
LOT 25	6809
LOT 26	6809
LOT 27	6809
LOT 28	6809
LOT 29	6815
LOT 30	6357
LOT 31	6250
LOT 32	6250
LOT 33	6250
LOT 34	6250
LOT 35	6250
LOT 36	6250
LOT 37	6250
LOT 38	6250
LOT 39	6250
LOT 40	6250
LOT 41	6250
LOT 42	6250
LOT 43	6250
LOT 44	6250
LOT 45	6480
LOT 46	12508
LOT 47	14428
LOT 48	7294
LOT 49	6961
LOT 50	7005
LOT 51	7049
LOT 52	8467
LOT 11X	64940
LOT12X	14877

BLOCK J	SQ. FT.
LOT 1	10017
LOT 2	8054
LOT 3	8054
LOT 4	8054
LOT 5	8034
LOT 6	8054
LOT 7	8054
LOT 8	8054
LOT 9	8054
LOT 10	8054
LOT 11	8054
LOT 12	8054
LOT 13	8054
LOT 14	8054
LOT 15	8054
LOT 16	8054
LOT 17	8054
LOT 18	8054
LOT 19	8254
LOT 20	9487
LOT 21	7804
LOT 22	6285
LOT 23	6637
LOT 24	6634
LOT 25	6634
LOT 26	6634
LOT 27	6633
LOT 28	6633
LOT 29	6632
LOT 30	6633
LOT 31	6633
LOT 32	6634
LOT 33	6634
LOT 34	6634
LOT 35	6634
LOT 36	6634
LOT 37	6634
LOT 38	6634
LOT 39	6634
LOT 40	6633
LOT 41	6633
LOT 42	8733

BLOCK K	SQ. FT.
LOT 1	7450
LOT 2	6250
LOT 3	6615
LOT 4	6623
LOT 5	6623
LOT 6	6623
LOT 7	6623
LOT 8	6623
LOT 9	6623
LOT 10	6623
LOT 11	6623
LOT 12	6623
LOT 13	6623
LOT 14	6623
LOT 15	6623
LOT 16	6623
LOT 17	6623
LOT 18	6623
LOT 19	8316
LOT 20	8700
LOT 21	6900
LOT 22	6900
LOT 23	6901
LOT 24	6902
LOT 25	6900
LOT 26	6899
LOT 27	6900
LOT 28	6901
LOT 29	6902
LOT 30	6900
LOT 31	6899
LOT 32	6900
LOT 33	6901
LOT 34	6442
LOT 35	7450

BLOCK L	SQ. FT.
LOT 1	7450
LOT 2	6250
LOT 3	6250
LOT 4	6250
LOT 5	6250
LOT 6	6250
LOT 7	6250
LOT 8	6250
LOT 9	6250
LOT 10	6250
LOT 11	6250
LOT 12	7366
LOT 13	7450
LOT 14	6250
LOT 15	6250
LOT 16	6250
LOT 17	6250
LOT 18	6250
LOT 19	6250
LOT 20	6250
LOT 21	6250
LOT 22	6250
LOT 23	6250
LOT 24	7450

BLOCK M	SQ. FT.
LOT 1	7450
LOT 2	6250
LOT 3	6250
LOT 4	6250
LOT 5	6250
LOT 6	6250
LOT 7	6250
LOT 8	6250
LOT 9	6250
LOT 10	6250
LOT 11	6250
LOT 12	7450
LOT 13	7366
LOT 14	6250
LOT 15	6250
LOT 16	6250
LOT 17	6250
LOT 18	6250
LOT 19	6250
LOT 20	6250
LOT 21	6250
LOT 22	6250
LOT 23	6250
LOT 24	7450

BLOCK N	SQ. FT.
LOT 1	9051
LOT 2	12097
LOT 3	12898
LOT 4	11528
LOT 5	7759
LOT 6	8777
LOT 7	9007
LOT 8	7677
LOT 9	7677
LOT 10	7677
LOT 11	7677
LOT 12	9846
LOT 13	14159
LOT 14	12428
LOT 15	13188
LOT 16	17597
LOT 17	16711
LOT 18	12893
LOT 19	9670
LOT 20	7985
LOT 21	8391
LOT 22	13027
LOT 23	14155
LOT 24	12096
LOT 25	10338
LOT 26	8847
LOT 27	7667

BLOCK P	SQ. FT.
LOT 1	7623
LOT 2	7279
LOT 3	7330
LOT 4	7286
LOT 5	7242
LOT 6	8583
LOT 10X	90822
LOT 13X	12956

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	337	187	764
PHASE 2A	16	50	0	66
WEST PHASE 2	146	65	0	211
TOTAL	402	452	187	1041
PERCENTAGE	38.6%	43.4%	18.0%	100.0%

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	0	84	31	115
PHASE 1C	0	52	39	91
PHASE 2B	0	83	0	83
PHASE 2C	0	33	33	66
MODEL HOME PARK	2	3	4	9
WEST PHASE 1	114	74	0	188
TOTAL	240	337	187	764
PERCENTAGE	31.4%	44.1%	24.5%	100.0%

A Final Plat of

Creeks of Legacy West Phase 2

211 RESIDENTIAL LOTS,
4 OPEN SPACE \ COMMON AREAS,
Totaling 50.449 ACRES

SITUATED IN THE J. MCKIM SURVEY, ABSTRACT NUMBER 889, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, CITY OF CELINA, DENTON COUNTY, TEXAS

Owners

CADG Creeks of Legacy Stonegate, LLC.,
CADG Creeks of Legacy West, LLC,
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

City of Celina

City Project #

SHEET 2 OF 2 SHEETS

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

A Final Plat of
Creeks of Legacy West Phase 2
SITUATED IN THE J. MCKIM SURVEY, ABSTRACT NUMBER 889, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, CITY OF CELINA, DENTON COUNTY, TEXAS

Job #:	CEN15001	Revisions:
Drawn By:	D. Freemon	
Checked By:	T. Bridges	
Date:	08-30-18	

Attachment: Final Plat (Creeks of Legacy West Phase 2 Final Plat)

Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: June 18, 2019
Re: Crosswood Creek Final Plat

Action Requested:
Consider and act upon a Final Plat for Crosswood Creek Estates, being approximately 26 acres situated in the H. Routh Survey, Abstract No. 765, the J. Rice Survey, Abstract No. 767, and the Collin County School Land Survey, Abstract No. 170, Collin County, Texas; generally located north of FM 455 and approximately 2,000 feet east of Preston Road. (Crosswood Creek Estates)

Applicant:
Kirkman Engineering
4821 Merlot Avenue, Suite 201
Grapevine, Texas 76051

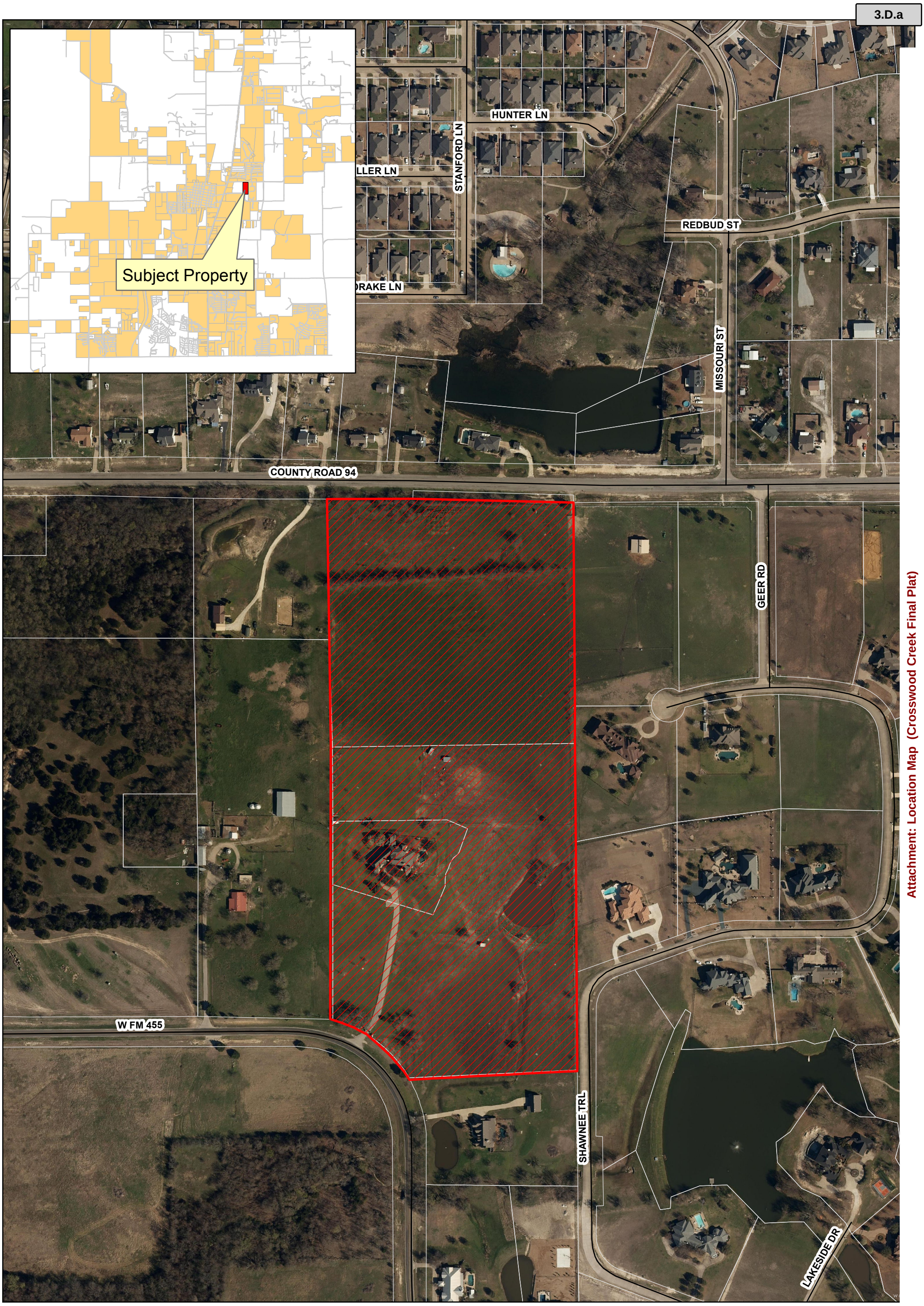
Owner:
Craig and Marilyn James
12714 W. FM 455
Celina, Texas 75009

Background Information:
The Final Plat for Crosswood Creek Estates shows 20 single-family lots and three common area/HOA lots. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

The Final Plat is in conformance with Celina's Subdivision Regulations and the zoning. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:
- Location Map
- Proposed Final Plat

Staff Recommendation:
Staff recommends approval on the condition that all staff comments are addressed, and that the project is inspected and accepted by the City prior to the plat being filed.



Location Map
Crosswood Creek

Date: 6/5/2019

Legend

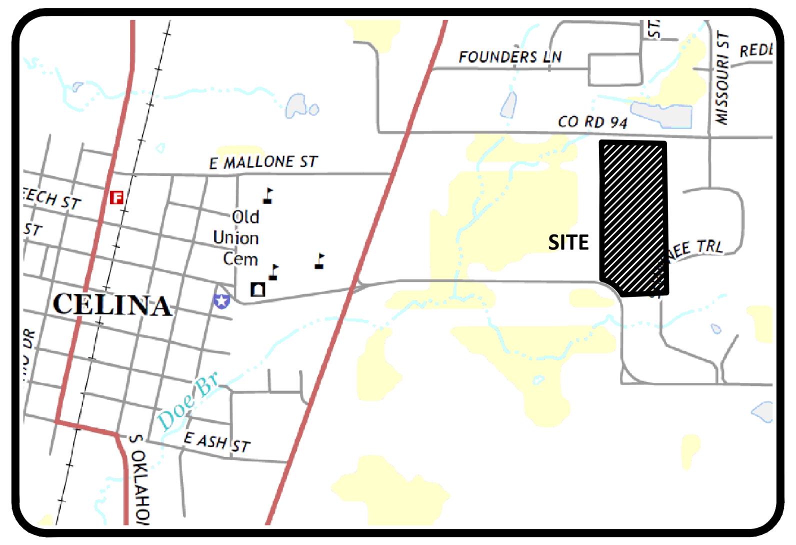
- Roads
- Subject Property
- Parcels

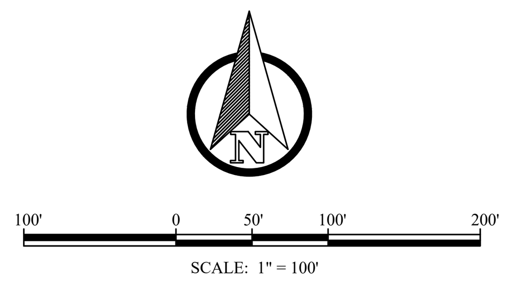
N W E S

0 245 490 Feet

Attachment: Location Map (Crosswood Creek Final Plat)

VICINITY MAP - NOT TO SCALE





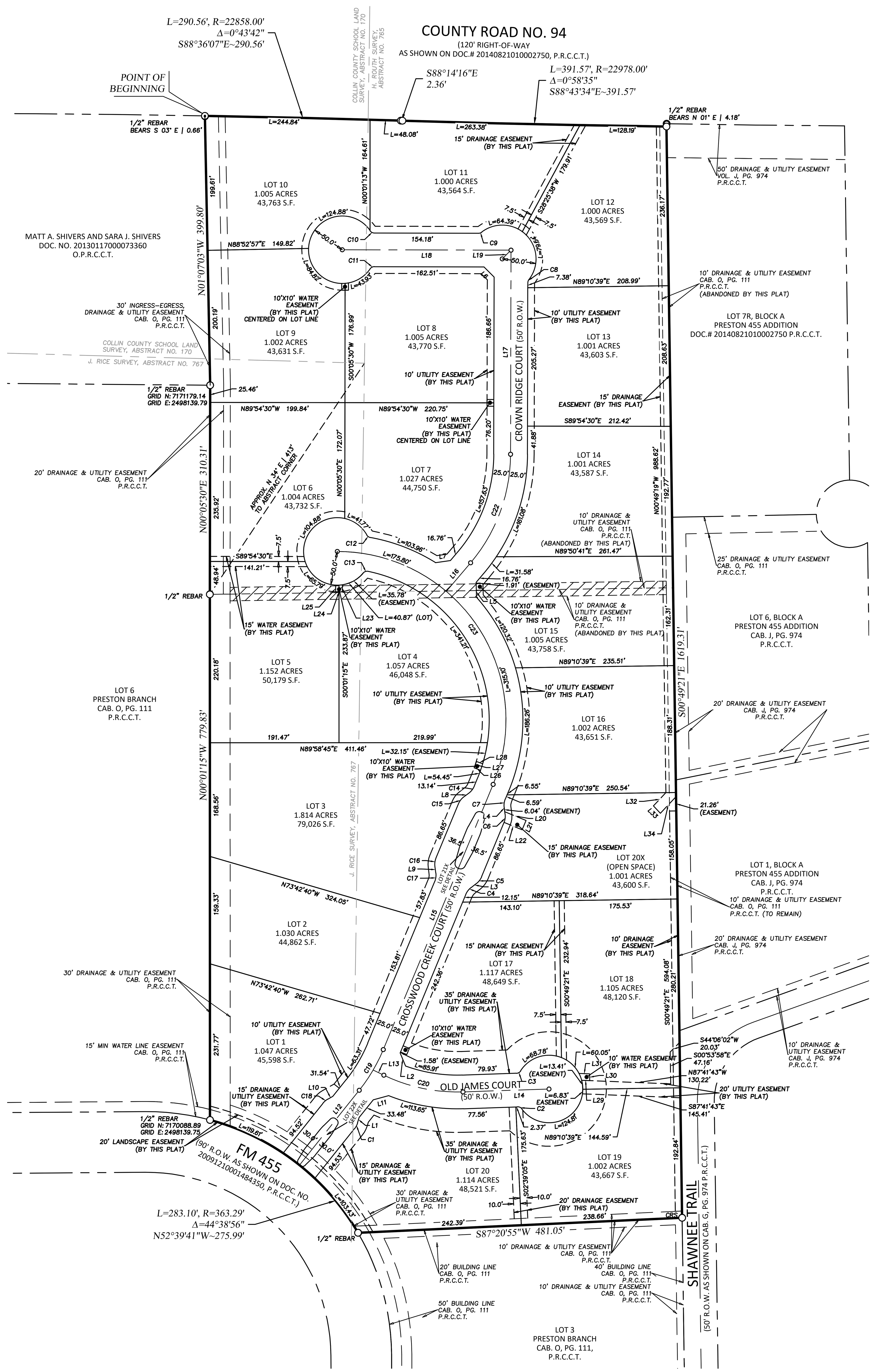
Line Data Table		
Line #	Distance	Bearing
L1	8.65'	S16°48'14"W
L2	20.96'	S22°28'22"E
L3	9.72'	S52°23'01"W
L4	9.72'	S07°24'51"E
L5	22.43'	S01°20'28"E
L6	21.21'	N44°52'18"W
L7	22.43'	N81°52'49"E
L8	9.72'	S52°23'01"W
L9	9.72'	S07°24'51"E
L10	8.65'	N60°24'25"E
L11	23.52'	S74°58'32"W
L12	142.14'	N38°36'20"E
L13	17.60'	S64°10'39"E
L14	127.63'	N88°04'08"E
L15	425.86'	N22°29'05"E
L16	55.62'	N40°16'10"E
L17	302.86'	N00°07'42"E
L18	250.21'	N89°52'18"W
L19	18.38'	N45°07'42"E
L20	34.16'	S67°30'55"E

Line Data Table		
Line #	Distance	Bearing
L21	15.00'	S22°29'05"W
L22	29.01'	N67°30'55"W
L23	10.54'	S00°21'37"W
L24	10.00'	N89°38'23"W
L25	10.00'	N00°21'37"E
L26	10.15'	S69°22'16"E
L27	10.00'	S20°37'44"W
L28	9.70'	N69°22'16"W
L29	12.00'	S87°41'43"E
L30	10.01'	N00°00'00"E
L31	15.96'	N87°41'43"W
L32	27.06'	N43°20'10"E
L33	15.02'	N43°33'13"W
L34	33.96'	S43°20'10"W
L35	0.77'	N67°30'55"W
L36	20.48'	N15°49'49"E
L37	23.03'	N22°29'05"E
L38	20.48'	N29°08'21"E
L39	1.54'	S67°30'55"E
L40	20.48'	S15°49'49"W

Line Data Table		
Line #	Distance	Bearing
L41	23.03'	S22°29'05"W
L42	20.48'	S29°08'21"W
L43	0.77'	N67°30'55"W
L44	0.73'	N51°23'40"W
L45	14.03'	N31°10'28"E
L46	33.40'	N38°36'20"E
L47	14.12'	N45°55'06"E
L48	13.84'	S30°55'17"W
L49	33.21'	S38°36'20"W
L50	14.03'	S46°02'14"W
L51	0.73'	N51°23'40"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	9.51'	25.00'	021°48'05"	S27°42'17"W	9.46'
C2	7.72'	8.00'	055°19'19"	N64°16'13"W	7.43'
C3	7.72'	8.00'	055°19'19"	N60°24'28"E	7.43'
C4	13.05'	25.00'	029°53'56"	S37°26'03"W	12.90'
C5	13.05'	25.00'	029°53'56"	S37°26'03"W	12.90'
C6	13.05'	25.00'	029°53'56"	S07°32'07"W	12.90'
C7	13.05'	25.00'	029°53'56"	S07°32'07"W	12.90'
C8	5.24'	8.00'	037°31'25"	S18°53'24"W	5.15'
C9	5.24'	8.00'	037°31'25"	S71°21'59"W	5.15'
C10	7.72'	8.00'	055°19'19"	N62°12'39"W	7.43'
C11	7.72'	8.00'	055°19'19"	S62°28'02"W	7.43'
C12	7.03'	8.00'	050°20'14"	S54°33'51"E	6.80'
C13	8.57'	8.00'	061°24'25"	S71°01'46"W	8.17'
C14	13.05'	25.00'	029°53'56"	S37°26'03"W	12.90'
C15	13.05'	25.00'	029°53'56"	S37°26'03"W	12.90'
C16	13.05'	25.00'	029°53'56"	S07°32'07"W	12.90'
C17	13.05'	25.00'	029°53'56"	S07°32'07"W	12.90'
C18	9.51'	25.00'	021°48'05"	N49°30'22"E	9.46'
C19	70.34'	250.00'	016°07'14"	N30°32'42"E	70.11'
C20	121.10'	250.00'	027°45'14"	S78°03'15"E	119.92'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C22	175.15'	250.00'	040°08'29"	N20°11'56"E	171.59'
C23	490.90'	250.00'	112°30'20"	N33°46'05"W	415.75'
C24	10.18'	7.00'	083°20'44"	N25°50'33"W	9.31'
C25	6.97'	60.00'	006°39'16"	N19°09'27"E	6.96'
C26	6.97'	60.00'	006°39'16"	N25°48'43"E	6.96'
C27	10.18'	7.00'	083°20'44"	N70°48'43"E	9.31'
C28	10.18'	7.00'	083°20'44"	S25°50'33"E	9.31'
C29	6.97'	60.00'	006°39'16"	S19°09'27"W	6.96'
C30	6.97'	60.00'	006°39'16"	S25°48'43"W	6.96'
C31	10.18'	7.00'	083°20'44"	S70°48'43"W	9.31'
C32	8.65'	6.00'	082°34'08"	N10°06'36"W	7.92'
C33	7.78'	60.00'	007°25'52"	N34°53'24"E	7.78'
C34	7.66'	60.00'	007°18'46"	N42°15'43"E	7.65'
C35	7.93'	6.00'	075°46'21"	N83°48'17"E	7.37'
C36	1.49'	363.29'	000°14'03"	S51°16'05"E	1.49'
C37	1.27'	325.80'	000°13'22"	S45°36'14"E	1.27'
C38	8.02'	6.00'	076°37'30"	S07°23'28"E	7.44'
C39	7.78'	60.00'	007°25'54"	S42°19'17"W	7.78'
C40	8.65'	6.00'	082°34'06"	S87°19'17"W	7.92'



STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Craig James and Marilyn James are the owners of a tract of land situated in the City of Celina, Collin County, Texas, being all of Lots 4 and 5, Preston Branch, an addition in the City of Celina, Collin County, Texas, according to the plat recorded under Document Number 200912100014843560, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at the northwest corner of said Lot 5, from which a 1/2 inch rebar found bears SOUTH 03 degrees EAST, 0.66 feet, being the beginning of a curve, concave to the south, having a radius of 22,858.00 feet, a central angle of 00 degrees 43 minutes 42 seconds, and a chord bearing and distance of SOUTH 88 degrees 36 minutes 07 seconds EAST, 290.56 feet;

THENCE with the perimeter and to the corners of said Lot 5, the following calls:

1. Along the arc of said curve, an arc distance of 290.56 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set") at the end of the curve;
2. SOUTH 88 degrees 14 minutes 16 seconds EAST, a distance of 2.36 feet to a capped rebar set at the beginning of a tangent curve to the left, having a radius of 22,978.00 feet, a central angle of 00 degrees 58 minutes 35 seconds, and a chord bearing of SOUTH 88 degrees 43 minutes 34 seconds EAST, 391.57 feet;
3. Along the arc of the curve, an arc distance of 391.57 feet to the northeast corner of said Lot 5, from which a ½ inch rebar found bears NORTH 01 degree EAST, 4.18 feet;

THENCE along the east line of said Lot 5, SOUTH 00 degrees 49 minutes 21 seconds EAST, passing the southeast corner of said Lot 5, continuing with the east line of said Lot 4 for a total distance of 1619.31 feet to a capped rebar set at the southeast corner of said Lot 4;

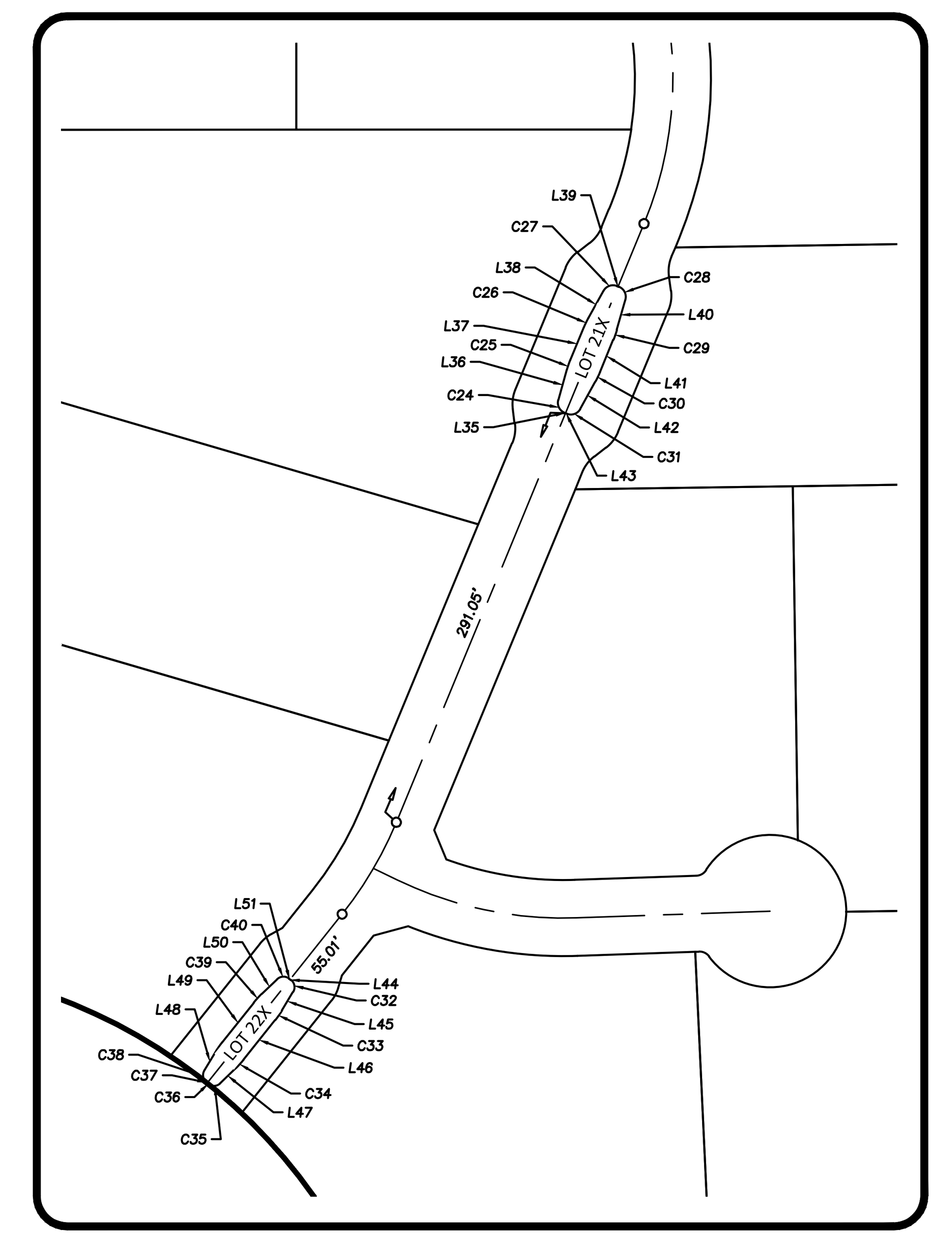
THENCE with the perimeter and to the corners of said Lot 4, the following calls:

1. SOUTH 87 degrees 20 minutes 55 seconds WEST, a distance of 481.05 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the left, having a radius of 363.29 feet, a central angle of 44 degrees 38 minutes 56 seconds, and a chord bearing and distance of NORTH 52 degrees 39 minutes 41 seconds WEST, 275.99 feet;
2. Along the arc of said curve, an arc distance of 283.10 feet to a 1/2 inch rebar found at the southwest corner of said Lot 4;
3. NORTH 00 degrees 01 minute 15 seconds WEST, a distance of 779.83 feet to a 1/2 inch rebar found at the northwest corner of said Lot 4;

THENCE with the west line of said Lot 5, NORTH 00 degrees 05 minutes 30 seconds EAST, a distance of 310.31 feet to a 1/2 inch rebar found;

THENCE with the west line of said Lot 5, NORTH 01 degree 07 minutes 03 seconds WEST, a distance of 399.80 feet, returning to the **POINT OF BEGINNING** and enclosing 25.436 acres (1,107,990 square feet) of land, more or less.

LOTS 21X AND 22X DETAIL - SCALE: 1"=100'



Certificate of Plat Approval

APPROVED

__________ __________ ____________
City Development Official — Date
City of Celina, Texas

Witness my hand this ______ day of ________________, 20____

____
City Secretary
City of Celina, Texas

OWNER
CRAIG AND MARILYN JAMES
12714 W. FM 455
CELINA, TX 75009

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
4821 MERLOT AVE., STE. 210
GRAPEVINE, TX 76051
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER
KIRKMAN ENGINEERING
SHEA KIRKMAN
4821 MERLOT AVE., STE. 210
GRAPEVINE, TX 76051
(817) 488-4960
SHEA.KIRKMAN@TRUSTKE.COM

FINAL PLAT

CROSSWOOD CREEK ESTATES

BEING ALL OF LOTS 4 AND 5, PRESTON BRANCH
25.436 ACRES IN THE
H. ROUTH SURVEY, ABSTRACT NO. 765,
THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170,
AND THE J. RICE SURVEY, ABSTRACT NO. 767
CITY OF CELINA, COLLIN COUNTY, TEXAS
BEING 20 RESIDENTIAL LOTS AND
3 OPEN SPACE LOTS

LEGEND OF ABBREVIATIONS

- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN, COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET (1/2" W/ PINK CAP "BARTON CHAPA")

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC: 4821 MERLOT AVENUE, SUITE 210, GRAPEVINE, TX, TBPLS FIRM# 10194474

kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

JOB NUMBER:	2019.001.027
DRAWN BY:	BCS
CHECKED BY:	JHB
REV:	

CROSSWOOD CREEK ESTATES

CELINA, TEXAS

FINAL PLAT PAGE 1 OF 2

SHEET:

Z:\Project Data\Survey\001 - Kirkman Engineering\2019\027 - Crosswood Creek\Drawings

Attachment: Final Plat (Crosswood Creek Final Plat)

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Craig James and Marilyn James are the owners of a tract of land situated in the City of Celina, Collin County, Texas, being all of Lots 4 and 5, Preston Branch, an addition in the City of Celina, Collin County, Texas, according to the plat recorded under Document Number 20091210001484356O, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at the northwest corner of said Lot 5, from which a 1/2 inch rebar found bears SOUTH 03 degrees EAST, 0.66 feet, being the beginning of a curve, concave to the south, having a radius of 22,858.00 feet, a central angle of 00 degrees 43 minutes 42 seconds, and a chord bearing and distance of SOUTH 88 degrees 36 minutes 07 seconds EAST, 290.56 feet;

THENCE with the perimeter and to the corners of said Lot 5, the following calls:

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2. SOUTH 88 degrees 14 minutes 16 seconds EAST, a distance of 2.36 feet to a capped rebar set at the beginning of a tangent curve to the left, having a radius of 22,978.00 feet, a central angle of 00 degrees 58 minutes 35 seconds, and a chord bearing of SOUTH 88 degrees 43 minutes 34 seconds EAST, 391.57 feet;
3. Along the arc of the curve, an arc distance of 391.57 feet to the northeast corner of said Lot 5, from which a ½ inch rebar found bears NORTH 01 degree EAST, 4.18 feet;

THENCE along the east line of said Lot 5, passing at a distance of 384.38 feet the southeast corner of Lot 5, from which a 1/2 inch rebar found bears SOUTH 45 degrees WEST, 0.35 feet, continuing with the east line of said Lot 4 for a total distance of 1619.31 feet to a capped rebar set at the southeast corner of said Lot 4;

THENCE with the perimeter and to the corners of said Lot 4, the following calls:

1. SOUTH 87 degrees 20 minutes 55 seconds WEST, a distance of 481.05 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the left, having a radius of 363.29 feet, a central angle of 44 degrees 38 minutes 56 seconds, and a chord bearing and distance of NORTH 52 degrees 39 minutes 41 seconds WEST, 275.99 feet;
2. Along the arc of said curve, an arc distance of 283.10 feet to a 1/2 inch rebar found at the southwest corner of said Lot 4;
3. NORTH 00 degrees 01 minute 15 seconds WEST, a distance of 779.83 feet to a 1/2 inch rebar found at the northwest corner of said Lot 4;

THENCE with the west line of said Lot 5, NORTH 00 degrees 05 minutes 30 seconds EAST, a distance of 310.31 feet to a 1/2 inch rebar found;

THENCE with the west line of said Lot 5, NORTH 01 degree 07 minutes 03 seconds WEST, a distance of 399.80 feet, returning to the **POINT OF BEGINNING** and enclosing 25.436 acres (1,107,990 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Craig James and Marilyn James do hereby certify and adopt this plat designating the herein above described property as **CROSSWOOD CREEK ESTATES**, and do 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 AND SEAL OF OFFICE, this _____ day of _____, 20___.

BY:_____
CRAIG JAMES, OWNER

BY:_____
MARILYN JAMES, OWNER

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

I, John H. Barton III, 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 supervision in accordance with the subdivision ordinance of the City of Celina, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT June 5, 2019

_____
John H. Barton III, RPLS No. 6737

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

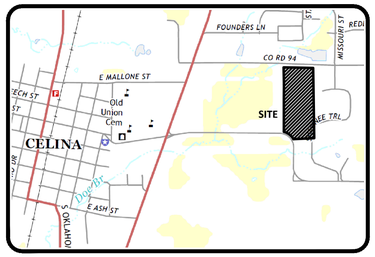
_____
Notary Public in and for
the State of Texas

SURVEY PREPARED BY: BARTON CHAPA SURVEYING, LLC 4821 MERLOT AVENUE, SUITE 210, GRAPEVINE, TX, 76051 PH# 1019474

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
2. Monuments are found unless specifically designated as set.
3. Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
4. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
5. This plat does not alter or remove existing deed restrictions, if any.
6. Abstract lines shown hereon are approximate and scaled from plat of Preston Branch referenced herein.
7. 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.
8. Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
9. The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA 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 any condition 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 trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
10. All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
11. All lots comply with the minimum size requirements of the zoning district.
12. All common areas will be owned and maintained by the HOA/POA.
13. No structures, including pools, accessory structures, or fences, are permitted in the landscape easement.
14. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
15. The purpose of this plat is to subdivide two existing lots into multiple lots.
16. No overhead utilities are permitted on the subject property.
17. This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0110J, with an effective date of 06/02/2009, via scaled map location and graphic plotting.

VICINITY MAP - NOT TO SCALE



OWNER
CRAIG AND MARILYN JAMES
12714 W. FM 455
CELINA, TX 75009

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
4821 MERLOT AVE., STE. 210
GRAPEVINE, TX 76051
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER
KIRKMAN ENGINEERING
SHEA KIRKMAN
4821 MERLOT AVE., STE. 210
GRAPEVINE, TX 76051
(817) 488-4960
SHEA.KIRKMAN@TRUSTKE.COM

FINAL PLAT

CROSSWOOD CREEK ESTATES

BEING ALL OF LOTS 4 AND 5, PRESTON BRANCH
25.436 ACRES IN THE
H. ROUTH SURVEY, ABSTRACT NO. 765,
THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170,
AND THE J. RICE SURVEY, ABSTRACT NO. 767
CITY OF CELINA, COLLIN COUNTY, TEXAS
BEING 20 RESIDENTIAL LOTS AND
3 OPEN SPACE LOTS

kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

JOB NUMBER: 2019.001.027
DRAWN BY: BCS
CHECKED BY: JHB

CROSSWOOD CREEK ESTATES

CELINA, TEXAS

FINAL PLAT
PAGE 2 OF 2

SHEET:

Attachment: Final Plat (Crosswood Creek Final Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Madhuri Mohan AICP, Planning Manager
CC:	Dusty McAfee AICP, Director of Development Services
Date:	June 18, 2019
Re:	Huie Property Zoning

Action Requested:
Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 8.7 acres of land to Agriculture District (AG); generally located south of Choate Parkway and approximately 1,330 feet east of County Road 87. (Huie Property Zoning)

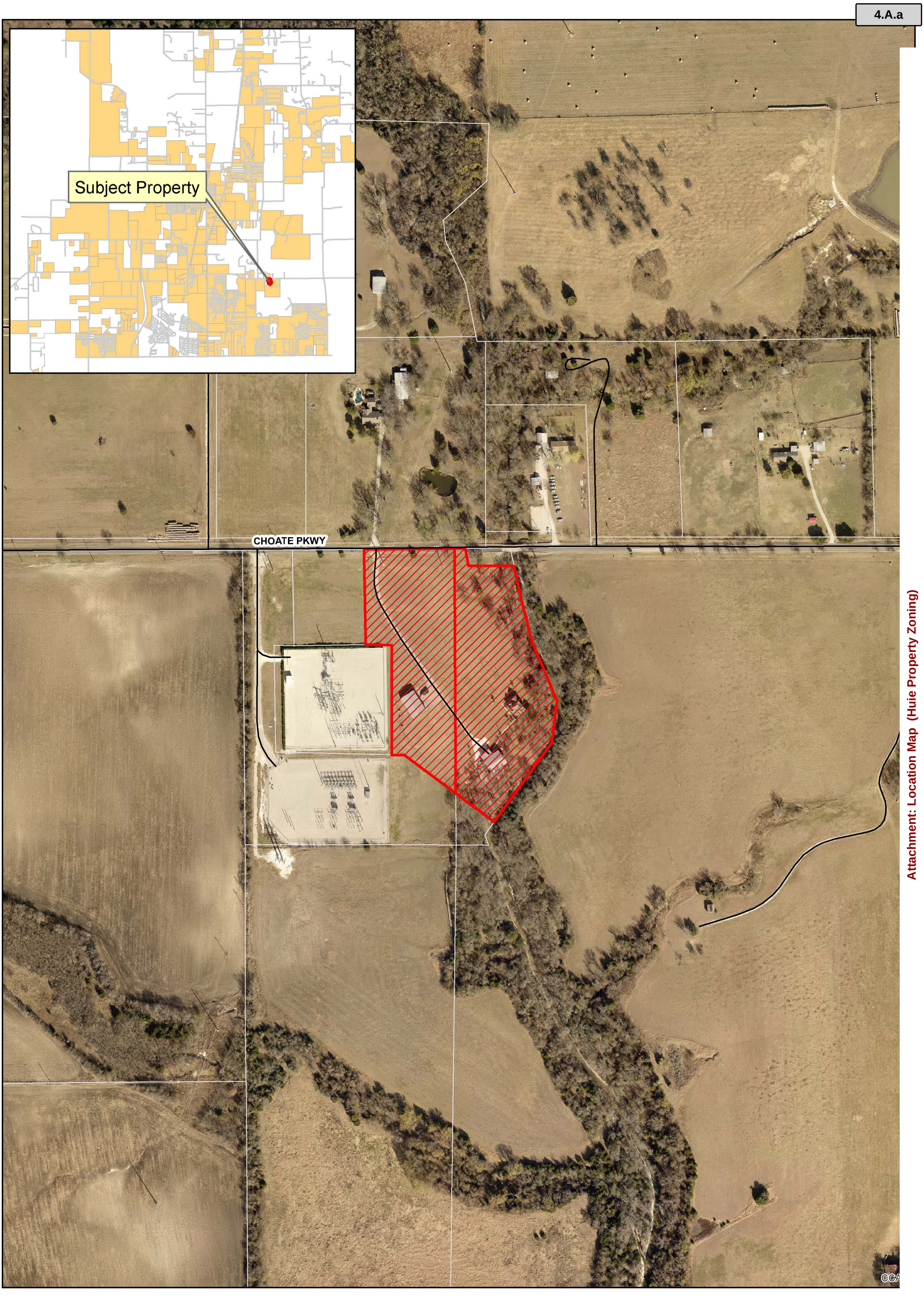
Owner:
Molly Ann Huie
10394 CR 58
Celina, TX 75009

Background Information:
This property is currently in the process of being voluntarily annexed into Celina's City limits. This process is anticipated to be completed at the July 2019 City Council meeting, at which time the Council will also concurrently consider this zoning request.

Board Review/Citizen Input:
Notices of the public hearing have been sent to all owners of property residing within the City limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:
- Location Map
- Staff Presentation

Staff Recommendation:
Staff recommends approval as presented.



Attachment: Location Map (Huie Property Zoning)

CELINA TEXAS EST. 1876

1727 Choate Pkwy Location Map

Date: 4/23/2019

Legend

- Roads
- ProsperLandCompany
- Parcels

N W E S

0 275 550 Feet

Huie Property

Zoning

Planning & Zoning Commission

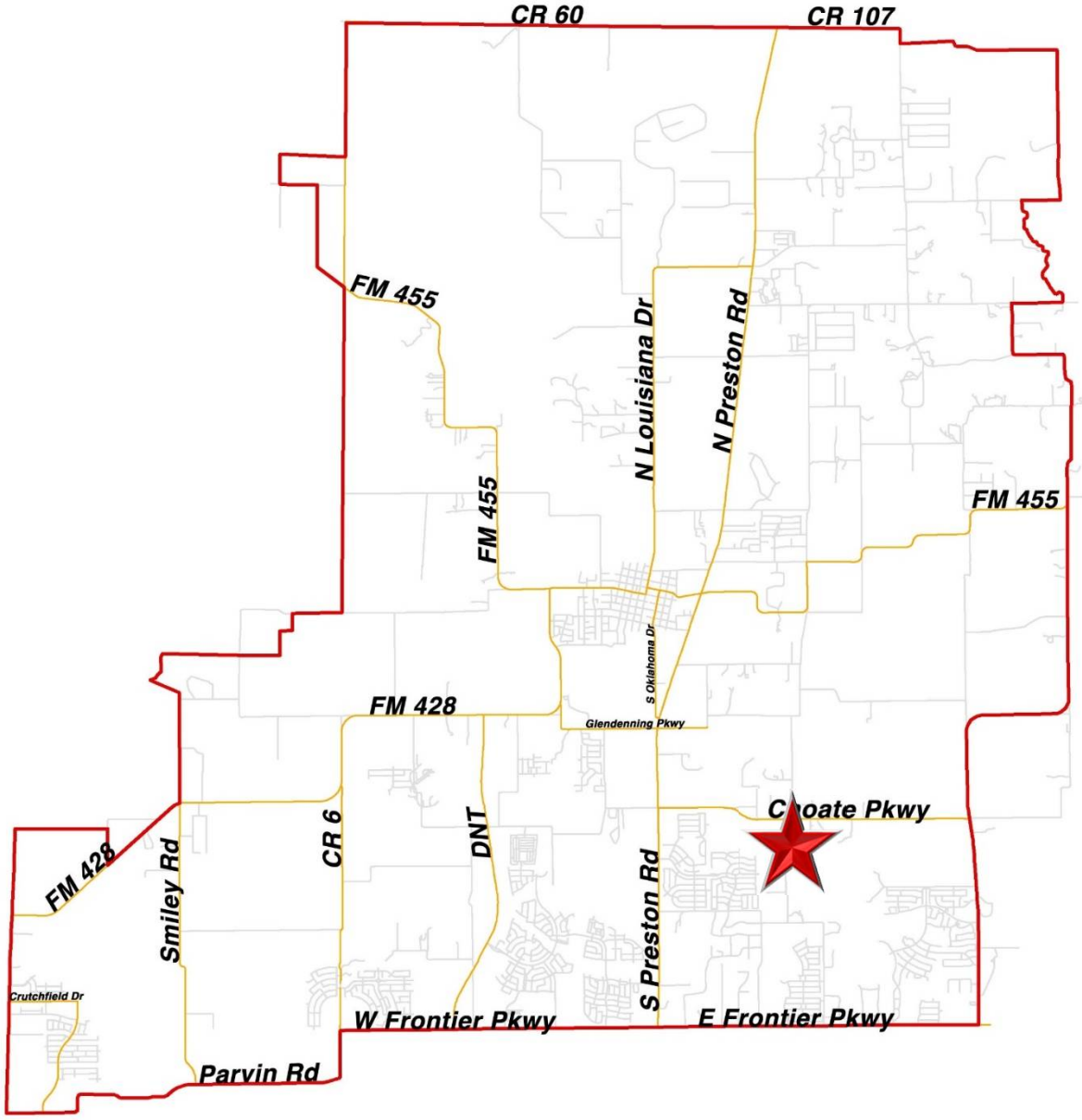
June 18, 2019

Attachment: Staff Presentation (Huie Property Zoning)

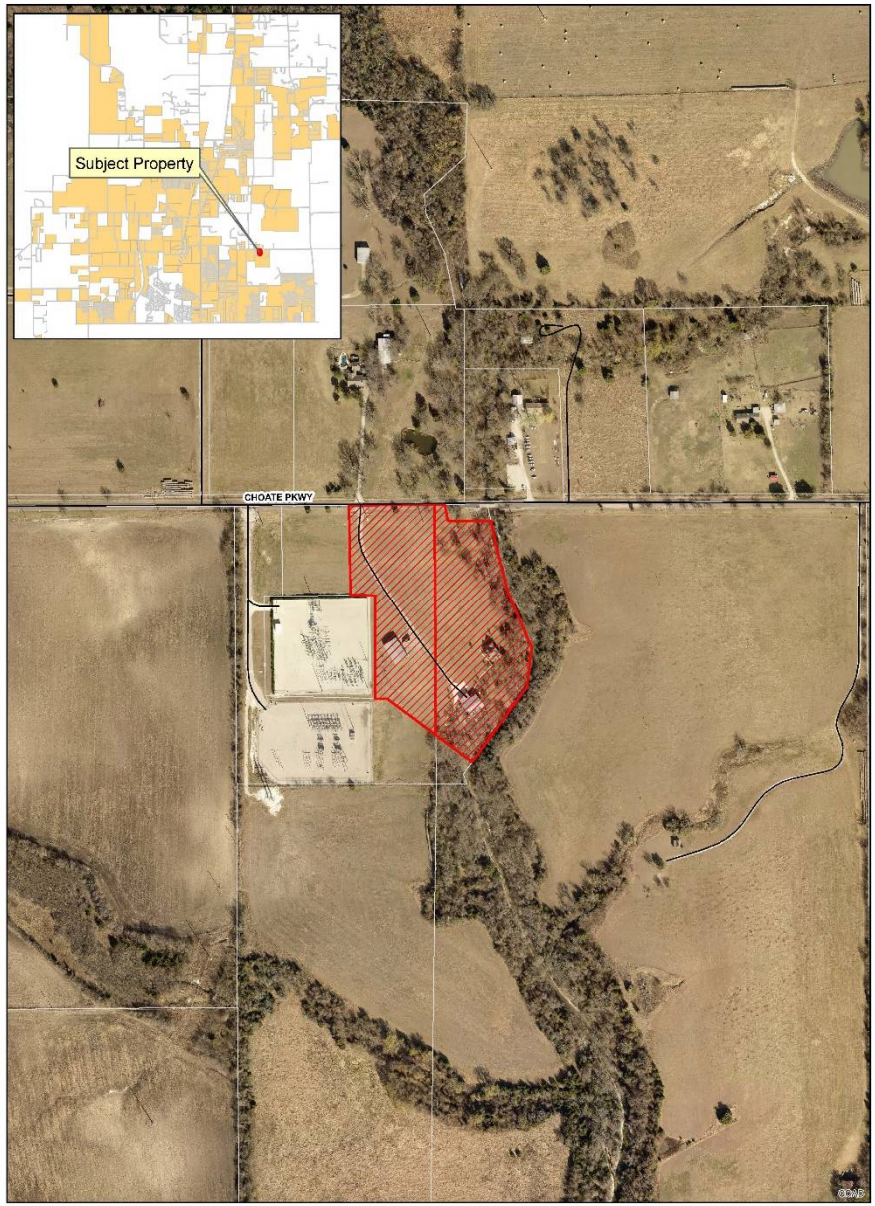
Applicant Request

Conduct a public hearing to consider and make recommendation on a request to zone approximately 8.7 acres to Agriculture District (AG), generally located south of Choate Parkway and approximately 1,300 feet east of County Road 87, within the Extraterritorial Jurisdiction.

Attachment: Staff Presentation (Huie Property Zoning)



Attachment: Staff Presentation (Huie Property Zoning)



Location Map

The subject property is generally located south of Choate Parkway and approximately 1,330 feet east of County Road 87.

Attachment: Staff Presentation (Huie Property Zoning)

Background

- The property is approximately 8.7 acres
- This property is currently in the Extraterritorial Jurisdiction, with a concurrent voluntary annexation request
- The request is to zone the property to Agriculture District (AG)
- AG zoning is an appropriate “holding” district
- At this time, there are no plans to develop the subject property

Attachment: Staff Presentation (Huie Property Zoning)

Policy Considerations

- It is best practice to zone property at time of annexation
- The subject property is voluntarily annexing into City limits with no immediate plans to develop
- The Future Land Use Plan (FLUP) supports AG zoning as a placeholder district until the property is ready for development at a future date

Attachment: Staff Presentation (Huie Property Zoning)

Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in July
- Staff recommends approval as presented

Attachment: Staff Presentation (Huie Property Zoning)