NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 17, 2018
5:30 PM

AGENDA

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

II. WORKSESSION 5:30 P.M.:

The Planning and Zoning Commission will close the Regular Meeting and convene in a Worksession to discuss upcoming issues. The meeting is open to the public.

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

IV. PLEDGE OF ALLEGIANCE:

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

A. Minutes Approval

Planning and Zoning Commission - Regular Meeting - Mar 20, 2018 5:30 PM

VI. DIRECTOR'S REPORT:

Alexis Jackson, Development Services Director, will report on the decisions from the previous City Council meetings

VII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.01.007, Definitions, by adding a definition for "Front Facade." (Zoning Ordinance Amendment)

B. Consider and act upon a Final Plat for Light Farms The Brenham Neighborhood, being an ±26.15 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 127 residential lots, and 7 open space lots. (Light Farms Brenham)

C. Consider and act on a final plat for Lilyana Phase 2A-1, being an approximately 21.347 acre tract of land in the Johnathan Westhover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway) and west of CR 84 (Wells Road). (Lilyana Phase 2A-1 Final Plat)

VIII. ADJOURNMENT:

City 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.

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Vicki Faulkner

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

_____
Date Notice Removed

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

MINUTES

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

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	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Chairman	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Mike Terry	City of Celina	Commissioner	Present	

Chairman Hangartner called the Regular Meeting to order at 5:30 p.m. and determined that a quorum was present.

II. WORKSESSION:

Chairman Hangartner adjourned the Regular Meeting at 5:35 p.m. to a Worksession to discuss future planning issues.

III. PLEDGE OF ALLEGIANCE:

Chairman Hangartner reconvened the Regular Meeting at 5:47 p.m and led those present in a salute to the American and Texas flags.

IV. DIRECTOR'S REPORT:

Development Services Director Alexis Jackson reported on the March 13, 2018 City Council meeting.
She added that a Special Called Meeting of City Council will be conducted on Friday, March 23, 2018 at 3:00 p.m. to discuss, among other things, a new Downtown Celina Plan.

V. CONSENT AGENDA:

1. Planning and Zoning Commission - Regular Meeting - Feb 20, 2018 5:30 PM

The Minutes of the February 20, 2018 Regular Meeting of the Planning and Zoning Commission were considered.

Minutes Acceptance: Minutes of Mar 20, 2018 5:30 PM (CONSENT AGENDA)

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

VI. PUBLIC HEARING/ACTION:

1. Conduct a public hearing to consider testimony and act upon a Planned Development amendment for PD-65, Bluewood Planned Development zoning district; being an approximately 244.136 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas; the property is generally located on the north side of Ownsby Parkway at Bluewood Way. (Bluewood PD-65)

Development Services Director Alexis Jackson presented the staff report. Ms. Jackson introduced Elaine Ford, Vice President of Hillwood Communities, 3000 Turtle Creek Boulevard, Dallas, Texas.
Ms. Ford presented a slide show indicating the proposed changes in lot sizes. Patrick Cowden, also a Vice President of Hillwood Communities, 3000 Turtle Creek Boulevard, Dallas, Texas, was available to answer questions as needed.
Chairman Hangartner opened the Public Hearing.
Mr. Erik Geiger, 1123 E. Ownsby Parkway, Celina, Texas, stated that he was opposed to the reduction in larger sized lots.
Mr. Raymond Dudley, 3943 Peregrine Point, Celina, Texas stated that he was concerned about the quality of the development and asked the City not be pressured into accepting smaller lots.
Mr. Jim Russell, 4172 Peregrine Point, Celina, Texas stated that he was opposed to the smaller lot sizes.
Mr. Dale Bainum, 3541 Heritage Trail, Celina, Texas, expressed concern on the impact on the PID and TIRZ on the citizens of Celina.
No one spoke in favor of the proposed development standards.
There being no further questions or comments, Chairman Hangartner closed the Public Hearing.

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

2. Conduct a public hearing to consider testimony and act upon a residential replat for Lots 19A & 19B of Preston Park Estates, Phase II being an ±8.64 acre tract of land, situated in the B.E. Blackwell Survey, Abstract No. 1073, Collin County, Texas, City of Celina ETJ. The property is generally located west of CR 132, south and east of CR 106, and north of CR 102 (Preston Park Estates Phase 2 Replat)

Ben Rodriguez, Planning Manager, presented the staff report.
Chairman Hangartner opened the Public Hearing. No one came forward to speak, and the Chairman closed the Public Hearing.

Minutes Acceptance: Minutes of Mar 20, 2018 5:30 PM (CONSENT AGENDA)

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

3. Consider and act upon a Final Plat for Light Farms School #2, Bridgewater Blvd. and Montgomery Lane, being a ±4.27 acre tract of land, and a ±11 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located west of Prairie Crossing, south of Light Farms Way, east of Dallas Parkway and north of Frontier Parkway, and containing 1 school lots. (Light Farms School #2, Bridgewater Blvd. and Montgomery Lane Final Plat)

Ben Rodriguez, Planning Manager, presented the staff report and noted that there were minor revisions left to be completed before the plat will be discussed and approved by City Council.
Commissioner Jace Ousley asked if all the infrastructure would be inspected prior to plat approval.
Mr. Rodriguez answered in the affirmative.
There being no other questions, Chairman Hangartner called for a motion.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jace Ousley, Commissioner
SECONDER:	Charles Haley, Chairman
AYES:	Hangartner, Barley, Freeman, Haley, Ousley, Terry

VII. ADJOURNMENT:

Chairman Hangartner adjourned the Regular Meeting at 6:25 p.m.

_____
Chairman

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

_____
Date Minutes Approved

Minutes Acceptance: Minutes of Mar 20, 2018 5:30 PM (CONSENT AGENDA)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Alexis Jackson, Director of Development Services
CC:	Jason Laumer, City Manager
Date:	April 17, 2018
Re:	Zoning Ordinance Amendment, Section 14.01.007, Definitions, add a definition of "Front Facade."

Action Requested:
Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.01.007, Definitions, by adding a definition for "Front Facade." (Zoning Ordinance Amendment)

Applicant:
City of Celina Staff

Background Information:
The definition of "front façade" is not included in the Zoning Ordinance list of defined words in Section 14.01.007. Due to the confusion and misinterpretation of the intent of the Zoning Ordinance, staff proposes to clarify the wording of this term by adding the following definition into the definition section:

"*Front Façade*. - The front of a building, or any face of a building given special architectural treatment containing an enclosed air conditioned space. Front entry garages may extend up to 6 feet from the front façade of the home provided that a front porch is provided which extends the length of the building front or bay windows are provided which face the street and extend from grade to a substantial portion of the front façade in order to provide for a varying front articulation."

See Attachment 1 for more information.

Board Review/Citizen Input:
A notice of the public hearing was published in *The Celina Record* on April 6, 2018.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Attachment 1 - Explanation of Proposed Zoning Ordinance Amendment

Staff Recommendation:
Staff recommends approval.

ATTACHMENT 1
Explanation of Proposed Zoning Ordinance Amendment
Definition of "Front Façade"

The current Zoning Ordinance establishes that garages must be placed behind the front façade line: Sections 14.03.011, SF-15, Single-Family Residential 15 District, 14.03.012, SF-10, Single-Family Residential 10 District, 14.03.013, SF-9, Single-Family Residential 9 District, 14.03.014, SF-7.5, Single-Family Residential 7.5 District all include specific requirements for front building lines and front garage setbacks.

Single Family Setbacks, per Zoning Ordinance				
	SF-15	SF-10	SF-9	SF-7.5
Front Building Line	30	25	25	25
Front Garage Setback	45	40	40	40
J-Swing Garage Setback	30	30	30	30

Planned Development regulations are based on the single family setbacks and must adhere to the policy that front-facing garages must be located behind the front façade. J-swing garages may still be placed in front of the front façade, but must be located at or behind the front building line, unless otherwise spelled out in the PD language.

Developers are now questioning the definition of "front façade" in order to place the garage at the front-most line of the residential design. By using porches with masonry columns (see example below) or by enclosing an open front area with a half-wall or fence, developers are requesting that this line be considered the "front façade."

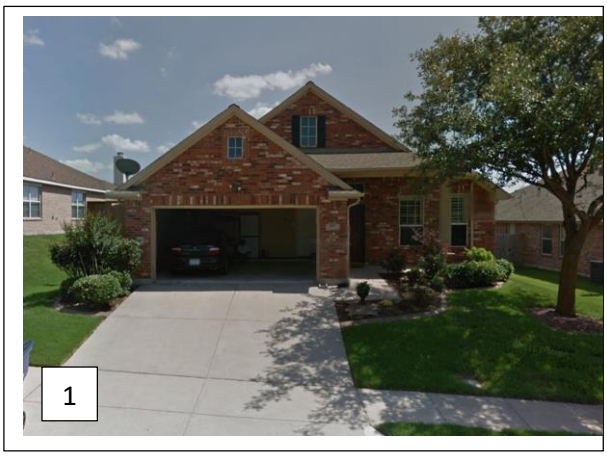
In the early days of Celina the front façade of a residence was easy to determine. Architecture was simpler, with fewer architectural "ells," gables, wall articulation, varied roof lines, etc. Homes could have a footprint of a simple rectangle, as shown in the home to the right, with an added front porch to afford cover as one enters the home. The front façade of this home would be the front wall of the home that faces the street, or the front most wall of the air-conditioned, habitable space.

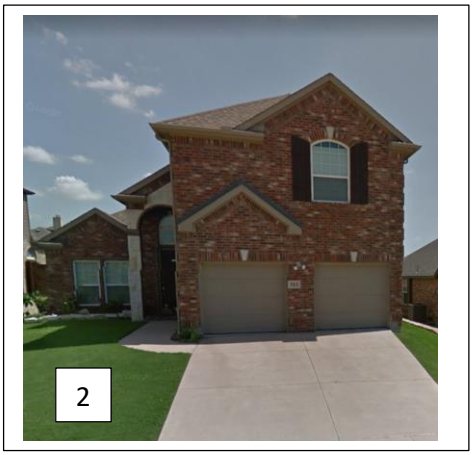
As time passed, architecture of homes became more complicated, using elements of many different architectural styles (sometimes within one design) and determining the front façade became more complicated with room bump-outs, turrets, exterior fireplaces, bricked entry features and car park areas, as in this example to the left.

Most homes that are currently being built fall between these two extremes, but the quest to define the "front façade" is still up for debate. In recent years, snub-nosed design has fallen out of favor and felt to be detrimental to the aesthetics of a community. Planned Developments submitted in recent years were expected to design homes where the garage face was at least one foot behind the front façade and eliminate the use of "snub nose" garages (see three examples of snub-nosed design on the next page). It

Attachment: Attachment #1 (Zoning Ordinance Amendment - Definitions)

was felt that these and similar designs were not conducive to an attractive streetscape, since in many cases the only things seen while driving the residential street was garages and parked vehicles.

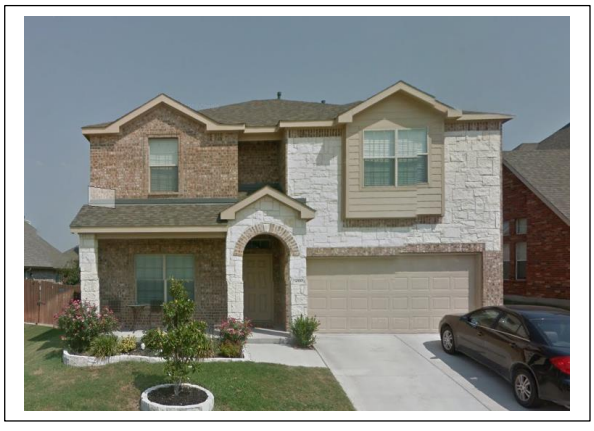




Examples of snub nosed residential design

Some snub nosed residences are quite attractive, as shown with this home to the left (example #3). The architecture, accented with gables, flows from the front garage back to the entrance, then to the next room with the tall window feature, then to the next façade. In this case, the "front façade" would be defined as the wall with the tall windows and the highest gable (outlined in red), as this is the "front-most" air conditioned space. In the example #2, above, it could be argued that the front façade is actually the second floor room above the garage. That interpretation could make that snub-nose home legal, according to the Zoning Ordinance.

The residence at the right, with the garage only about three or four feet in front of the front façade (defined as the wall with the window) would also not be allowed under the current ordinance. This residence design establishes a porch feature using stone columns surrounding the entryway and at the left end of the porch area. These columns are not considered the "front façade" as they do not contain an air conditioned space, but are added on, similar to shutters or dormers.



In order to clarify the City's position, staff proposes to add a definition of "front façade" within Section 14.01.007, Definitions, of the Zoning Ordinance as follows: "*Front Façade*. Front Façade shall be the front of a building, or any face of a building given special architectural treatment containing an enclosed air conditioned space. Front entry garages may extend up to 6 feet from the front façade of the home provided that a front porch is provided which extends the length of the building front or bay windows

Attachment: Attachment #1 (Zoning Ordinance Amendment - Definitions)

are provided which face the street and extend from grade up to a substantial portion of the front façade in order to provide for a varying front articulation."

This definition reflects the current intent of the Zoning Ordinance in eliminating new residential designs that incorporate any form of snub-nosed garages.

Attachment: Attachment #1 (Zoning Ordinance Amendment - Definitions)

Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Planning Manager
CC: Jason Laumer, City Manager
Date: April 17, 2018
Re: Consider and act upon a Final Plat for Light Farms The Brenham Neighborhood, being an ±26.15 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 127 residential lots, and 7 open space lots. (Light Farms Brenham)

Action Requested:
Consider and act upon a Final Plat for Light Farms The Brenham Neighborhood, being an ±26.15 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 127 residential lots, and 7 open space lots. (Light Farms Brenham)

Applicant:
Huitt Zollars Engineering
1717 McKinney Ave Suite 1400
Dallas TX 75202

Owner:
Republic Property Group
8401 N. Central Expwy, Suite 350
Dallas, TX 75225

Background Information:
Staff has reviewed the proposed Final Plat for Light Farms The Brenham Neighborhood and determined that the outstanding comments are minor in nature and can be addressed prior to City Council May 8, 2018.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

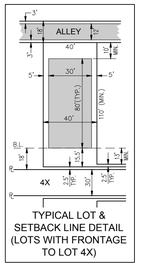
Financial Considerations:
N/A

Legal Review:
N/A

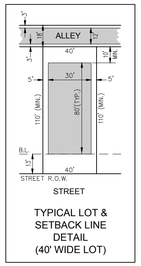
Supporting Documents:
- Proposed Plat

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

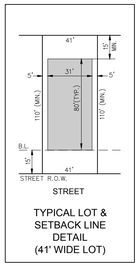
CURVE TABLE					
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C45	11°17'12"	500.50'	N 72°44'37" W	98.43'	98.59'
C46	82°41'31"	40.00'	S 29°43'59" E	52.85'	57.73'
C47	95°14'56"	40.00'	N 59°14'15" E	59.10'	66.50'
C48	90°00'00"	40.00'	S 33°23'14" E	56.57'	62.83'
C49	90°00'00"	40.00'	N 56°36'46" E	56.57'	62.83'
C50	8°06'51"	650.00'	N 50°20'15" W	91.98'	92.05'



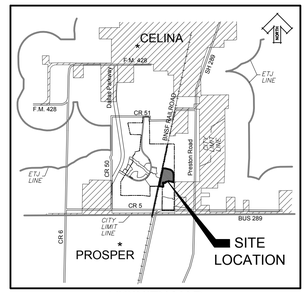
TYPICAL LOT & SETBACK LINE DETAIL (LOTS WITH FRONTAGE TO LOT 4X)



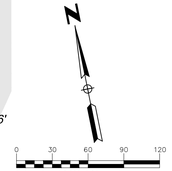
TYPICAL LOT & SETBACK LINE DETAIL (40' WIDE LOT)



TYPICAL LOT & SETBACK LINE DETAIL (41' WIDE LOT)



VICINITY MAP



BASIS OF BEARING: BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (4202) NORTH AMERICAN DATUM 1983 (2011).

LEGEND

- IRF — IRON ROD FOUND
- IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET WITH "HUITT-ZOLLARS" CAP
- MIN. F.F — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- B.L. — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- EASEMENT TO BE ABANDONED BY THIS PLAT

NOTE:

1. COMMON AREA LOT 1-X IS DESIGNATED AS A DRAINAGE & FLOODWAY EASEMENT.

2. BUILDING PERMITS WILL NOT BE ISSUED FOR LOTS LOCATED WITHIN THE 100-YEAR FLOODPLAIN UNTIL THE LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED. THIS APPLIES TO LOTS:
13 THROUGH 17 (BLOCK A)
1 THROUGH 7, 9 THROUGH 19 (BLOCK B)
8 THROUGH 28 (BLOCK C)

3. LOTS 30 THROUGH 34 AND 5X (BLOCK A) WILL HAVE AN EAST CHENEY ADDRESS; LOTS 24 THROUGH 29 (BLOCK A) WILL HAVE A WEST CHENEY ADDRESS.

LINE TABLE		
LINE	BEARING	LENGTH
L46	S 89°59'37" E	15.65'
L47	S 31°11'00" E	13.44'
L48	N 30°02'52" E	15.81'
L49	S 06°49'19" E	15.81'
L50	S 57°47'51" W	13.68'
L51	N 27°00'40" W	12.99'
L52	N 59°57'08" W	15.92'
L53	N 78°45'17" E	16.12'
L54	S 86°43'32" E	15.91'
L55	S 47°47'47" E	15.91'
L56	N 85°43'15" W	28.45'
L57	N 32°26'42" E	21.46'
L58	S 59°57'08" E	15.81'
L59	N 16°38'02" E	45.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 52°18'16" W	52.95'
L2	N 85°43'15" W	44.61'
L3	S 32°26'42" W	5.45'
L4	S 32°02'25" E	14.45'
L5	S 85°00'08" W	10.00'
L6	N 79°50'18" E	54.42'
L7	N 32°32'13" E	35.90'
L8	S 78°23'14" E	1.84'
L9	N 32°26'42" E	21.46'
L10	S 78°23'14" E	37.37'
L11	S 71°04'45" E	43.12'
L12	S 78°23'14" E	96.37'
L13	N 85°00'08" E	78.09'
L14	N 79°35'15" E	47.36'
L16	N 10°24'45" W	56.81'
L17	N 22°44'21" E	52.08'
L18	N 10°28'00" E	48.69'
L19	S 56°36'46" W	14.14'
L20	N 14°26'02" W	13.56'
L21	S 74°50'17" W	14.62'
L22	N 47°29'52" W	16.82'
L23	S 13°26'14" W	15.81'
L24	S 23°25'58" E	15.81'
L25	N 31°00'44" E	14.88'
L26	N 50°18'57" W	15.38'
L27	N 71°15'00" E	19.08'
L28	S 07°45'07" E	20.35'
L29	S 75°50'33" W	36.46'
L30	S 10°46'24" E	36.31'
L31	N 33°23'14" W	35.36'
L32	N 56°36'46" E	17.54'
L33	S 56°36'46" W	35.36'
L34	S 33°23'14" E	17.54'
L35	N 39°07'13" W	16.10'
L36	N 76°56'46" W	15.57'
L37	N 83°10'41" E	15.81'
L38	N 59°57'08" W	15.81'
L39	S 33°23'14" E	14.00'
L40	S 83°10'41" W	15.81'
L41	N 59°57'08" W	15.81'
L42	S 30°25'26" W	15.85'
L43	S 06°49'19" E	15.81'
L44	S 83°10'41" W	15.81'
L45	N 56°44'20" W	15.65'

CURVE TABLE					
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C1	16°43'22"	398.50'	S 60°39'57" W	115.90'	116.31'
C2	11°52'57"	350.00'	N 72°26'45" W	72.46'	72.59'
C3	11°52'57"	350.00'	N 72°26'45" W	72.46'	72.59'
C4	18°27'46"	275.00'	N 23°12'48" E	88.23'	88.62'
C5	20°49'55"	250.00'	N 67°58'16" W	90.40'	90.90'
C6	32°26'34"	275.00'	S 73°46'35" E	153.64'	155.71'
C7	21°56'25"	250.00'	S 67°25'01" E	95.15'	95.73'
C8	21°56'25"	79.00'	S 67°25'01" E	30.07'	30.25'
C9	7°18'29"	300.00'	S 74°43'59" E	38.24'	38.26'
C10	16°36'38"	200.00'	S 86°41'33" E	57.78'	57.98'
C11	20°49'55"	106.00'	N 22°01'44" E	38.33'	38.54'
C12	21°46'26"	250.00'	S 89°16'28" E	94.44'	95.01'
C13	22°01'31"	49.00'	S 89°23'59" E	18.72'	18.84'
C14	10°13'52"	517.00'	S 73°00'43" E	92.20'	92.32'
C15	10°29'27"	500.00'	S 73°08'30" E	91.42'	91.55'
C16	21°56'25"	800.00'	S 67°25'01" E	304.48'	306.34'
C17	5°01'15"	500.00'	N 14°07'24" E	43.80'	43.82'
C18	20°49'55"	250.00'	N 22°01'44" E	90.40'	90.90'
C19	33°09'06"	175.00'	N 6°09'48" E	99.85'	101.26'
C20	20°52'45"	150.00'	N 0°01'38" E	54.36'	54.66'
C21	12°14'31"	350.00'	S 38°39'28" W	74.64'	74.78'
C22	45°14'55"	275.00'	N 22°09'16" E	211.58'	217.18'
C23	18°35'13"	250.00'	N 9°45'48" W	80.75'	81.10'
C24	14°03'32"	250.00'	N 12°01'38" W	61.19'	61.34'
C25	134°16'42"	50.00'	S 10°48'19" E	92.15'	117.18'
C26	44°43'16"	30.00'	N 33°58'24" E	22.83'	23.42'
C27	38°14'41"	20.00'	N 7°30'34" W	13.10'	13.35'
C28	165°50'58"	50.00'	S 56°17'35" W	99.24'	144.73'
C29	37°36'17"	20.00'	S 59°35'05" E	12.89'	13.13'
C30	120°39'33"	50.00'	N 29°40'06" W	86.89'	105.29'
C31	35°39'33"	30.00'	S 12°49'54" W	18.37'	18.67'
C32	90°00'00"	40.00'	N 33°23'14" W	56.57'	62.83'
C33	108°39'24"	40.00'	S 65°56'28" W	64.99'	75.86'
C34	104°39'48"	40.00'	N 49°16'53" E	63.32'	73.07'
C35	78°00'52"	40.00'	N 39°22'48" W	50.35'	54.46'
C36	90°00'00"	15.00'	S 77°26'42" W	21.21'	23.56'
C37	90°00'00"	15.00'	N 12°33'18" W	21.21'	23.56'
C38	90°00'00"	15.00'	S 49°59'52" E	21.21'	23.56'
C39	88°52'02"	15.00'	S 73°38'52" W	21.00'	23.27'
C40	90°00'00"	15.00'	N 33°23'14" W	21.21'	23.56'
C41	90°00'00"	15.00'	N 56°36'46" E	21.21'	23.56'
C42	89°43'42"	60.00'	N 33°31'23" W	84.65'	93.96'
C43	90°00'00"	15.00'	N 56°36'46" E	21.21'	23.56'
C44	11°17'12"	378.50'	N 72°44'37" W	74.44'	74.56'

FINAL PLAT

LIGHT FARMS

THE BRENHAM NEIGHBORHOOD

CONTAINING

127 RESIDENTIAL LOTS, 7 OPEN SPACES

TOTALING 26.15 ACRES

SITUATED IN THE

COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

OWNER

LFC DEVCO BRENHAM, LLC

8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225

TEL. 214-292-3410 FAX. 214-292-3411

CONTACT: TONY RUGGERI

PREPARED BY:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas

1717 McKinney Avenue, Suite 1400, Dallas, TX 75202

Phone (214) 871-3311 Fax (214) 871-0757

MARCH, 2018 SHEET 1 OF 2

CITY PROJECT NUMBER: P-201703-03 PROJECT NUMBER: R013905.65

COUNTY RECORDING INFORMATION

CAD FILE PATH: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\FINAL PLAT\LF-BRENHAM_FINAL PLAT.dwg

Attachment: LF-BRENHAM_FINAL PLAT (Light Farms Brenham Final Plat)

DWG: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\FINAL PLAT\LF-BRENHAM_FINAL PLAT.dwg USER: tam
DATE: Mar 26, 2018 10:27am XREFS: BRENHAM_FP BORDER LF-BRENHAM-BASE

STATE OF TEXAS

COUNTY OF COLLIN

OWNER'S CERTIFICATE

WHEREAS, LFC DEVCO BRENHAM, LLC ("Company") is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas and being all of that tract of land as described in instrument to LFC DEVCO BRENHAM, LLC (BRENHAM) as recorded in Document No. 20170426000530030 of the Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the north right-of-way line of Worthington Way, (a variable width right-of-way as shown on plat recorded under County Clerk's File No. 2016-600 of the Plat Records of Collin County, Texas), at the intersection with the easterly right-of-way line (100' right-of-way) of the Burlington Northern Santa Fe Railway Company (formerly Red River Texas & Southern Railway Co.) as recorded in Volume 121, Page 20, O.P.R.C.C.T.;

THENCE, North 11 degree 20 minutes 28 seconds East along easterly right-of-way line of Burlington Northern Santa Fe Railway Company, a distance of 1,037.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE, North 84 degrees 14 minutes 18 seconds East departing said easterly right-of-way line of Burlington Northern Santa Fe Railway Company, a distance of 116.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the beginning of a curve to the right having a central angle of 38 degrees 12 minutes 23 seconds, a radius of 276.40 feet and being subtended by a 180.92 foot chord which bears South 76 degrees 39 minutes 30 seconds East;

THENCE easterly along said curve to the right, an arc distance of 184.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE, South 57 degrees 33 minutes 18 seconds East a distance of 418.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, South 74 degrees 41 minutes 43 seconds East a distance of 41.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, South 57 degrees 33 minutes 18 seconds East a distance of 70.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, South 44 degrees 12 minutes 31 seconds East a distance of 257.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at an angle point;

THENCE, North 85 degrees 00 minutes 08 seconds East a distance of 96.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the east line of the aforementioned Brenham tract, also being on the west line of a 113.548 acre tract of land described in instrument to CADG Ownsby Farms, LLC. (Ownsby) as recorded under the Document No. 20150306000243010, O.P.R.C.C.T.;

THENCE, South 0 degrees 28 minutes 05 seconds East along the east line of said Brenham tract and west line of said 113.548 acre tract (Ownsby), a distance of 788.29 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of John Campbell Trail (60 foot right-of-way as shown on the aforementioned plat of Worthington Way), said point also being on a non-tangent curve to the left having central angle of 16 degrees 43 minutes 22 seconds, a radius of 398.50 feet and being subtended by a 115.90 foot chord which bears South 60 degrees 39 minutes 57 seconds West;

THENCE southwesterly along said northerly right-of-way line of John Campbell Trail and curve to the left, an arc distance of 116.31 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE, South 52 degrees 18 minutes 16 seconds West continuing along the northerly line of said John Campbell Trail, a distance of 52.95 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE, North 85 degrees 43 minutes 15 seconds West continuing along a northerly right-of-way corner clip at the intersection with the aforementioned Worthington Way, a distance of 44.61 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for a corner, said point being on the northerly right-of-way line of Worthington Way (70 foot right-of-way at this point) and the beginning of a non-tangent curve to the left having a central angle of 33 degrees 17 minutes 14 seconds, a radius of 635.00 feet and being subtended by a 363.75 foot chord which bears North 61 degrees 44 minutes 37 seconds West;

THENCE continuing westerly along the northerly right-of-way line of Worthington Way the following:

Along said curve to the left, an arc distance of 368.92 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

North 78 degrees 23 minutes 14 seconds West a distance of 397.12 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 11 degrees 52 minutes 57 seconds, a radius of 350.00 feet and being subtended by a 72.46 foot chord which bears North 72 degrees 26 minutes 45 seconds West;

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

Along said curve to the left, an arc distance of 72.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve (a 100 foot right-of-way at this point);

North 78 degrees 23 minutes 14 seconds West a distance of 199.91 feet to the POINT OF BEGINNING and containing 26.15 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO BRENHAM, LLC ("Company"), acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **LIGHT FARMS**, **THE BRENHAM NEIGHBORHOOD**, an addition to Collin County, Texas within the extra-territorial jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. 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. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District 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 rights-of- way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ..... day of ..... , 2018.

LFC DEVCO BRENHAM, LLC, a Texas limited liability company

By: RJM/Celina III, L.P., a Texas limited partnerhip, Manager

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

Authorized Signature of LFC Devco, LLC, Owner

.....
Tony Ruggeri, Co-CEO

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ..... day of ....., 2018.

Notary Public in and for the State of Texas

My Commission Expires On: .....

CERTIFICATE OF APPROVAL

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

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

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ..... day of ....., 2018.

Notary Public in and for the State of Texas .....

My Commission Expires On: .....

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

.....
Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025600

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ..... day of ....., 2018.

Notary Public in and for the State of Texas .....

My Commission Expires On: .....

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

....
Signature of Mayor Date of approval

ATTEST:

....
City Secretary Date

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

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

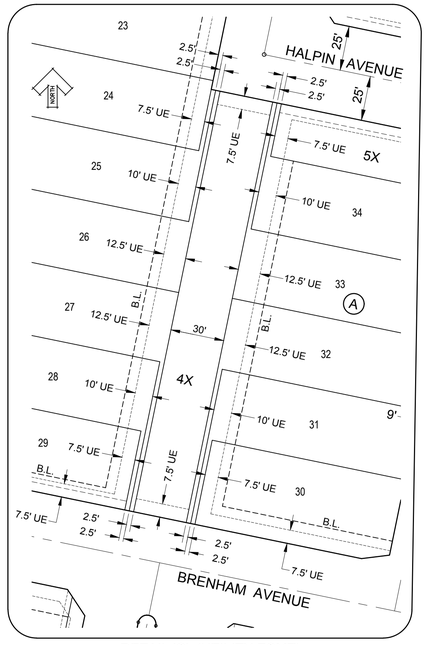
....
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council, City of Celina, Texas

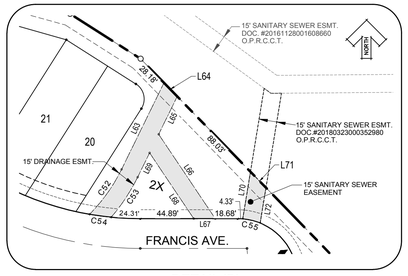
....
Signature of Mayor Date of Approval

ATTEST:

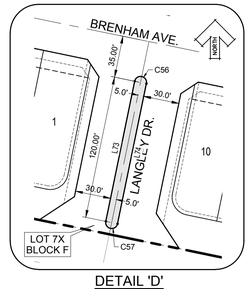
.....
City Secretary



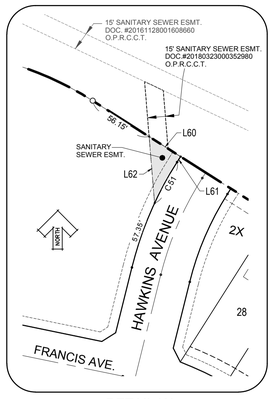
DETAIL 'C' (UTILITY ESMT)
SCALE: 1"=40'



DETAIL 'B'
SCALE: 1"=60'



DETAIL 'D'
SCALE: 1"=60'



DETAIL 'A'
SCALE: 1"=60'

LINE TABLE		
LINE	BEARING	LENGTH
L60	S 57°33'18" E	31.24'
L61	S 32°26'42" W	5.45'
L62	N 04°41'19" W	56.02'
L63	N 26°07'04" E	80.72'
L64	S 44°12'31" E	15.93'
L65	S 26°07'04" W	35.33'
L66	S 33°52'56" E	85.12'
L67	N 89°59'52" W	18.07'
L68	N 33°52'56" W	66.39'
L69	S 26°07'04" W	22.71'
L70	N 09°19'06" E	40.01'
L71	S 44°12'31" E	18.65'
L72	S 09°19'06" W	30.05'
L73	N 11°36'46" E	120.00'
L74	S 11°36'46" W	120.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	LENGTH
C51	7°30'35"	300.00'	S 28°41'24" W	39.29'	39.32'
C52	18°41'36"	142.50'	N 35°27'52" E	46.29'	46.49'
C53	14°39'53"	157.50'	S 33°27'00" W	40.20'	40.31'
C54	4°12'05"	250.00'	N 82°19'31" W	18.33'	18.33'
C55	17°18'10"	50.00'	N 76°23'19" W	15.04'	15.10'
C56	180°00'00"	5.00'	S 78°23'14" E	10.00'	15.71'
C57	180°00'00"	5.00'	N 78°23'13" W	10.00'	15.71'

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 OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1X, 2X, 3X, 4X, 5X, 6X & 7X IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

3. FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.

4. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.

5. THE HOMEOWNER'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. HOMEOWNER'S 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 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.

FINAL PLAT

LIGHT FARMS

THE BRENHAM NEIGHBORHOOD

CONTAINING
127 RESIDENTIAL LOTS, 7 OPEN SPACES
TOTALING 26.15 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO BRENHAM, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
CONTACT: TONY RUGGERI

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

MARCH, 2018 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201703-03 PROJECT NUMBER: R013905.65

DWG: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\FINAL PLAT\LF-BRENHAM_FINAL PLAT.dwg USER: tam
DATE: Mar 26, 2018 10:28am XREFS: BRENHAM_FP BORDER LF-BRENHAM-BASE

COUNTY RECORDING INFORMATION
CAD FILE PATH: I:\proj\R013905.65 - Light Farms - Brenham Residential Dev\10 CADD & BIM\10.1 AutoCAD\FINAL PLAT\LF-BRENHAM_FINAL PLAT.dwg

Attachment: LF-BRENHAM_FINAL PLAT (Light Farms Brenham Final Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Ben Rodriguez, Planning Manager
CC:	Jason Laumer, City Manager
Date:	April 17, 2018
Re:	Lilyana Phase 2A-1 Final Plat

Action Requested:
Consider and act on a final plat for Lilyana Phase 2A-1, being an approximately 21.347 acre tract of land in the Johnathan Westhover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway) and west of CR 84 (Wells Road). (Lilyana Phase 2A-1 Final Plat)

Applicant:
Spiars Engineering
765 Custer Road, Suite 100
Plano, TX 75075

Owner:
Hillwood Communities
3090 Olive Street, Suite 300
Dallas, TX 75219

Background Information:
Lilyana is a residential community that is being developed in phases. This phase is 2A-1 and is comprised of 99 residential lots and seven (7) HOA or common area lots. Staff has reviewed the plat and determined that it meets all the requirements of the Subdivision Ordinance.

Board Review/Citizen Input:
N/A

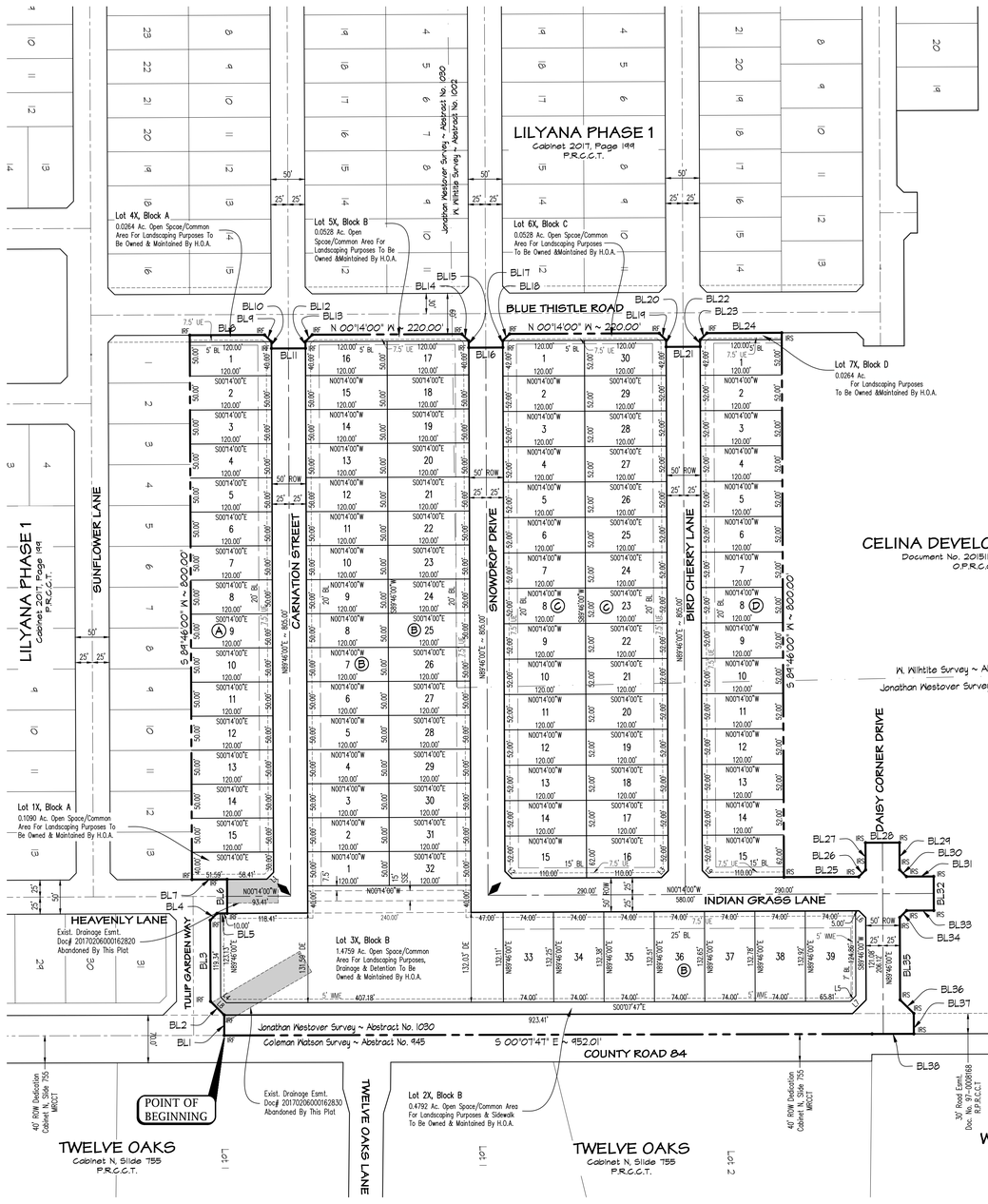
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Document:
Proposed Final Plat

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



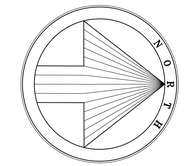
CELINA DEVELOPMENT, LLC.

Document No. 20151123001468620
O.P.R.C.C.T.

W. Wilhite Survey ~ Abstract No. 1002
Jonathan Westover Survey ~ Abstract No. 1030

NOTES:

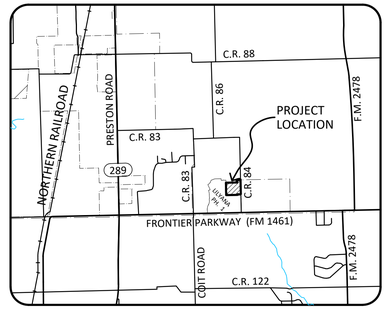
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. No part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0120J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
3. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
4. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network–Texas State Plane Coordinate System, NAD 83, North Central Zone (4204).
5. This 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 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 contact 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.
6. All open space/common areas, Lot 1X & Lot 4X Block A, Lots 2X, 3X, 5X, Block B, Lot 6X, Block C, Lot 7X, Block D are to be owned and maintained by the H.O.A.
7. Sidewalks along open space/common areas are to be built by the developer. A 3rd party inspector will be required for private sidewalks.
8. The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalks).
9. All water and sewer easements to be dedicated to the City of Celina.



100 0 50 100 200

1 inch = 100 ft.

Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network–Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



LOCATION MAP

Not To Scale

LEGEND (Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
LE	LANDSCAPE EDGE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
⟷	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	HOUSE FRONT ORIENATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Type I
Typical Lot & Setback Line Detail
92 Lots
Not To Scale

Type III
Typical Lot & Setback Line Detail
7 Lots
Not To Scale

Boundary Line Table		
Line #	Length	Direction
BL1	30.00'	S 89°52'13" W
BL2	28.31'	S 44°49'07" W
BL3	119.34'	S 89°46'00" W
BL4	14.14'	N 45°14'00" W
BL5	15.00'	N 00°14'00" W
BL6	50.00'	S 89°46'00" W
BL7	51.58'	S 00°14'00" E
BL8	110.00'	N 00°14'00" W
BL9	14.14'	N 44°46'00" E
BL10	10.00'	N 89°46'00" E
BL11	50.00'	N 00°14'00" W
BL12	10.00'	S 89°46'00" W
BL13	14.14'	N 45°14'00" W

Boundary Line Table		
Line #	Length	Direction
BL14	14.14'	N 44°46'00" E
BL15	10.00'	N 89°46'00" E
BL16	50.00'	N 00°14'00" W
BL17	10.00'	S 89°46'00" W
BL18	14.14'	N 45°14'00" W
BL19	14.14'	N 44°46'00" E
BL20	10.00'	N 89°46'00" E
BL21	50.00'	N 00°14'00" W
BL22	10.00'	S 89°46'00" W
BL23	14.14'	N 45°14'00" W
BL24	110.00'	N 00°14'00" W
BL25	110.00'	N 00°14'00" W
BL26	14.14'	S 45°14'00" E

Boundary Line Table		
Line #	Length	Direction
BL27	40.00'	S 89°46'00" W
BL28	50.00'	N 00°14'00" W
BL29	40.00'	N 89°46'00" E
BL30	14.14'	S 44°46'00" W
BL31	40.00'	N 00°14'00" W
BL32	50.00'	N 89°46'00" E
BL33	40.00'	S 00°14'00" E
BL34	14.14'	N 45°14'00" W
BL35	121.16'	S 89°46'00" W
BL36	28.31'	S 44°48'51" W
BL37	30.00'	N 89°51'54" E
BL38	61.40'	S 00°08'06" E

Lot Line Table		
Line #	Length	Direction
L1	14.14'	S 45°14'00" E
L2	14.14'	S 44°46'00" W
L3	14.14'	S 45°14'00" E
L4	11.65'	S 44°49'07" W
L5	11.58'	S 45°10'53" E
L6	14.14'	N 44°46'00" E
L7	28.26'	S 45°10'53" E
L8	28.31'	S 44°49'07" W
L9	14.14'	S 44°46'00" W

EXISTING LILYANA LOTS				
PHASE	LOT TYPE I (50') (MAX 50%)	LOT TYPE II (60') (MIN 30%)	LOT TYPE III (74') (MIN 20%)	TOTAL
PHASE 1	96	113	84	293
TOTAL	96	113	84	293
PERCENTAGE	32.7%	38.6%	28.7%	100%

PROPOSED LILYANA LOTS				
PHASE	LOT TYPE I (50') (MAX 50%)	LOT TYPE II (60') (MIN 30%)	LOT TYPE III (74') (MIN 20%)	TOTAL
EXISTING PHASES	96	113	84	293
PHASE 2A-1	92		7	99
REMAINING PHASES	487	293	179	959
TOTAL	675	406	270	1351
PERCENTAGE	50.0%	30.0%	20.0%	100%

FINAL PLAT

LILYANA PHASE 2A-1

99 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
TOTALING 21.347 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY ~ ABSTARCT NO. 1030
W. WILHITE SURVEY ~ ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
CELINA DEVELOPMENT, LLC
Victory Park
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214) 777-4396
Contact: Patrick Cowden

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

SHEET 1 OF 2

Scale: 1"=100' March 9, 2018 SEI Job No. 17-041 2A-1

Drawing: G:\2017 JOBS\17-041 Lilyana Phase 2A-1\17-041 2A1-plat.dwg Saved By: jroberts Save Time: 3/9/2018 8:23:58 AM
Plotted by: jroberts Plot Date: 3/9/2018 9:29 AM
Attachment: Lilyana Phase 2A-1 Final Plat (Lilyana Phase 2A-1 Final Plat)

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	6,000	0.138
2	A	6,000	0.138
3	A	6,000	0.138
4	A	6,000	0.138
5	A	6,000	0.138
6	A	6,000	0.138
7	A	6,000	0.138
8	A	6,000	0.138
9	A	6,000	0.138
10	A	6,000	0.138
11	A	6,000	0.138
12	A	6,000	0.138
13	A	6,000	0.138
14	A	6,000	0.138
15	A	6,000	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	6,000	0.138
2	B	6,000	0.138
3	B	6,000	0.138
4	B	6,000	0.138
5	B	6,000	0.138
6	B	6,000	0.138
7	B	6,000	0.138
8	B	6,000	0.138
9	B	6,000	0.138
10	B	6,000	0.138
11	B	6,000	0.138
12	B	6,000	0.138
13	B	6,000	0.138
14	B	6,000	0.138
15	B	6,000	0.138
16	B	6,000	0.138
17	B	6,000	0.138
18	B	6,000	0.138
19	B	6,000	0.138
20	B	6,000	0.138
21	B	6,000	0.138
22	B	6,000	0.138
23	B	6,000	0.138
24	B	6,000	0.138
25	B	6,000	0.138
26	B	6,000	0.138
27	B	6,000	0.138
28	B	6,000	0.138
29	B	6,000	0.138
30	B	6,000	0.138
31	B	6,000	0.138
32	B	6,000	0.138
33	B	9,781	0.225
34	B	9,791	0.225
35	B	9,801	0.225
36	B	9,811	0.225
37	B	9,821	0.225
38	B	9,831	0.226
39	B	9,807	0.225

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	6,240	0.143
2	C	6,240	0.143
3	C	6,240	0.143
4	C	6,240	0.143
5	C	6,240	0.143
6	C	6,240	0.143
7	C	6,240	0.143
8	C	6,240	0.143
9	C	6,240	0.143
10	C	6,240	0.143
11	C	6,240	0.143
12	C	6,240	0.143
13	C	6,240	0.143
14	C	6,240	0.143
15	C	7,390	0.170
16	C	7,390	0.170
17	C	6,240	0.143
18	C	6,240	0.143
19	C	6,240	0.143
20	C	6,240	0.143
21	C	6,240	0.143
22	C	6,240	0.143
23	C	6,240	0.143
24	C	6,240	0.143
25	C	6,240	0.143
26	C	6,240	0.143
27	C	6,240	0.143
28	C	6,240	0.143
29	C	6,240	0.143
30	C	6,240	0.143

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	6,240	0.143
2	D	6,240	0.143
3	D	6,240	0.143
4	D	6,240	0.143
5	D	6,240	0.143
6	D	6,240	0.143
7	D	6,240	0.143
8	D	6,240	0.143
9	D	6,240	0.143
10	D	6,240	0.143
11	D	6,240	0.143
12	D	6,240	0.143
13	D	6,240	0.143
14	D	6,240	0.143
15	D	7,390	0.170

Open Space Area Table			
Lot #	Block #	Square Feet	Acres
1X	X	4,750	0.109
2X	X	20,875	0.479
3X	X	64,292	1.476
4X	X	1,150	0.026
5X	X	2,300	0.053
6X	X	2,300	0.053
7X	X	1,150	0.026

STATE OF TEXAS §
§
COUNTY OF COLLIN §

WHEREAS, Celina Development LLC is the Owner of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod on the east line of said Celina Development LLC tract, and the west line of 40 foot right-of-way dedication for County Road No. 84 as shown on the final plat of Twelve Oaks , an addition to the City of Celina, Texas as recorded in Cabinet N, Slide 755 of the Plat Records, Collin County, Texas also being the northeast corner of Lilyana Phase 1, an addition to City of Celina, Texas as recorded in Cabinet 2017, Page 199, Plat Records, Collin County, Texas;

THENCE along the northerly line of said Lilyana Phase 1, the following:

S 89°52'13" W, 30.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 44°49'07" W, 28.31 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 119.34 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 15.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 00°14'00" E, 51.59 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 800.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 110.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 44°46'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 89°46'00" E, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 220.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 44°46'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 89°46'00" E, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 220.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 44°46'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 89°46'00" E, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 00°89'46" W, 800.00 feet to a 5/8" iron rod with with plastic cap stamped "SPIARSENG" set;

N 00°14'00" W, 110.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 45°14'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 89°46'00" E, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 44°46'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 00°14'00" W, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 89°46'00" E, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 00°14'00" E, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 89°46'00" W, 121.16 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

S 44°48'57" W, 28.31 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

N 89°51'54" E, 30.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

THENCE S 00°08'06" E, 61.40 feet to a point on the east line said Celina Development LLC tract and the west line of 30 foot right-of-way dedication for said County Road No. 84 as shown on the final plat of Wilson Creek Estates, an addition to the City of Celina, Texas as recorded in Cabinet J, Slide 605 of the Plat Records, Collin County, Texas;

THENCE S 00°07'47" E, 952.01 feet continuing along said east line of Celina Development LLC, tract and said Twelve Oaks, to the POINT OF BEGINNING with the subject tract containing 929,889 square feet or 21.347 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina Development, LLC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LILYANA PHASE 2A-1, 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.

Open Spaces 1X thru 7X described in Lilyana Phase 2A-1, an addition to the city of Celina, Texas are hereby dedicated, in fee simple to the Home Owners Association (H.O.A.) for Lilyana Phase 2A-1 forever.

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

WITNESS, my hand this the _____ day of _____ , 2018.

CELINA DEVELOPMENT, LLC

_____
By: Elaine Ford
Senior Vise President

NOTARY CERTIFICATE

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

Given under my and seal of office, this _____ day of _____ , 2018.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Celina, Texas.

_____
Darren K Brown, RPLS 5252

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

NOTARY CERTIFICATE

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 Darren K Brown, 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 and seal of office, this _____ day of _____ , 2018.

_____
Notary Public in and for the State of Texas

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Lot 3X, Block B, as shown on the plat is called "Drainage and Detention Easement." the Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

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

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

_____ _____
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

PROPERTY LOCATION STATEMENT

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

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

FINAL PLAT

LILYANA PHASE 2A-1

99 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
TOTALING 21.347 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY ~ ABSTARCT NO. 1030
W. WILHITE SURVEY ~ ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
CELINA DEVELOPMENT, LLC
Victory Park
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214) 777-4396
Contact: Patrick Cowden

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

SHEET 2 OF 2

Scale: 1"=100' March 9, 2018 SEI Job No. 17-041 2A-1

Drawing: G:\2017 JOBS\17-041 Lilyana Phase 2A\Phase 2A-1\17-041 2A1-plat.dwg Saved By: jroberts Save Time: 3/9/2018 8:57:58 AM
Plotted by: jroberts Plot Date: 3/9/2018 9:29 AM

Attachment: Lilyana Phase 2A-1 Final Plat (Lilyana Phase 2A-1 Final Plat)