NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 15, 2018
5:30 PM

AGENDA

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

II. WORKSESSION 5:30 P.M.:

A. The Planning and Zoning Commission will close the Regular Meeting and convene in a Worksession to discuss upcoming issues and any and/or all agenda items.The meeting is open to the public.

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

IV. PLEDGE OF ALLEGIANCE:

V. DIRECTOR'S REPORT:

1. Report of City Council Meeting

2. Introduction of New Planning Staff Member, Raha Pouladi

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

1. Planning and Zoning Commission - Regular Meeting - Apr 17, 2018 5:30 PM

VII. PUBLIC HEARING/ACTION:

1. Consider and act upon a Construction Plat for Mustang Lakes Phase 3A and an Amended Plat of Lot 3X, Block J of Mustang Lakes Phase 2B being an approximately 108.700 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). The plat is comprised of 251 residential lots and thirteen (13) open space lots. (Mustang Lakes Phase 3A)

2. Consider and act upon a Construction Plat for Mustang Lakes Phase 3B being an approximately 25.679 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road), north of FM 1461 (Frontier Parkway), south of County Road 88, and east of County Road 84. The plat is comprised of 109 residential lots, and seven (7) open space lots. (Mustang Lakes Phase 3B)

3. Consider and act upon a Final Plat for Buffalo Ridge Phase 2 being an approximately 29.661 acre tract of land situated in the L. M. Boyd Survey, Abstract No. 48, Collin County, Texas, generally located north of County Road 100, east of Preston Road, west of County Road 99, and south of County Road 134. The plat is comprised of 98 residential lots, and four (4) open space lots. (Buffalo Ridge Phase 2)

4. Consider and act on a Construction Plat for Phase 1 of Greenway 63, being an approximately 35.900 acre tract of land in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas. The property is generally located east of County Road 52 west of BNSF Rail Road and north of County Road 51, south of FM 428. The plat is comprised of 130 residential lots and twenty-four (24) common area/HOA lots. (Greenway 63 Phase 1 Construction Plat)

5. Consider and act upon a Final Plat for Creeks of Legacy West Phase 1 being an approximately 54.260 acre tract of land situated in the J McKinn Survey, Abstract No. 889, the W. Phillips Survey, Abstract No. 1029 and the A. Thomasson Survey, Abstract No. 1265, Collin County, Texas, and generally located at the northwest corner of Frontier Parkway and Legacy Drive. The plat is comprised of 188 residential lots, and nine (9) open space lots. (Creeks of Legacy West Phase 1 Final Plat)

6. Consider and act upon a Final Plat for Light Farms The Sweetwater Neighborhood, being an approximately 38.40 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of County Road 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 179 residential lots, and five (5) open space lots. (Sweetwater Final Plat)

7. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request from an AG, Agricultural zoning district to a PD #92, Planned Development zoning district #92 with a base zoning designation of RO, Retail Office; being an approximately 4.70 acre tract of land situated in the M.E.P. and P. Ry Co. Survey, Abstract No. 653, Tract 12, Collin County, Texas; the property is generally located on the west side of Preston Road (SH 289) approximately 300 feet north of Mark Alexander Court. (GG&S)

8. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 3: Building Regulations, Article 3.09, Driveways and Parking Lots, to modify the requirements for parking lots for non-profit organizations.

VIII. ADJOURNMENT:

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

_____ _____

Ben Rodriguez
Planning Manager
City of Celina, Texas

Date Notice Removed

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

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

MINUTES

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

Acting Chairman Barley called the Regular Meeting to order and determined that a quorum was present.

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

II. WORKSESSION 5:30 P.M.:

Acting Chairman Barley adjourned the Regular Meeting at 5:30 PM and convened a Worksession to discuss planning matters.

III. REGULAR MEETING RECONVENED:

Acting Chairman Barley reconvened the Regular Meeting at 6:01 PM.

IV. PLEDGE OF ALLEGIANCE:

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

V. CONSENT AGENDA:

Commissioner Haley moved that the Minutes of the previous meeting be approved as written. Commissioner Ousley seconded the motion. The motion passed unanimously.

VI. DIRECTOR'S REPORT:

Alexis Jackson, Director of Development Services, gave an overview of the recent 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)

Alexis Jackson, Director of Development Services, presented the case and showed pictures of examples of front facades to illustrate the points in the presentation.
Acting Chairman Barley opened the Public Hearing. No one came forward to speak and the Public Meeting was closed.
Staff recommended approval.

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

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)

Ben Rodriguez, Planning Manager, presented the case.
Staff recommended approval.

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

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)

Ben Rodriguez, Planning Manager, presented the case.
Staff recommended approval.

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

VIII. ADJOURNMENT:

Acting Chairman Barley adjourned the meeting at 6:15 PM.

_____
Chairman

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

_____
Date Minutes Approved

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Raha Pouladi, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	Mustang Lakes Phase 3A Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Mustang Lakes Phase 3A and an Amended Plat of Lot 3X, Block J of Mustang Lakes Phase 2B being an approximately 108.700 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). The plat is comprised of 251 residential lots and thirteen (13) open space lots. (Mustang Lakes Phase 3A)

Owner:
Celina 682 Partners, LP
8750 N. Central Expressway, Suite 1735
Dallas, TX 75231

Background Information:
Staff has reviewed the proposed Construction Plat for Mustang Lakes Phase 3A and determined that the outstanding comments are minor in nature and can be addressed prior to City Council June 12, 2018.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

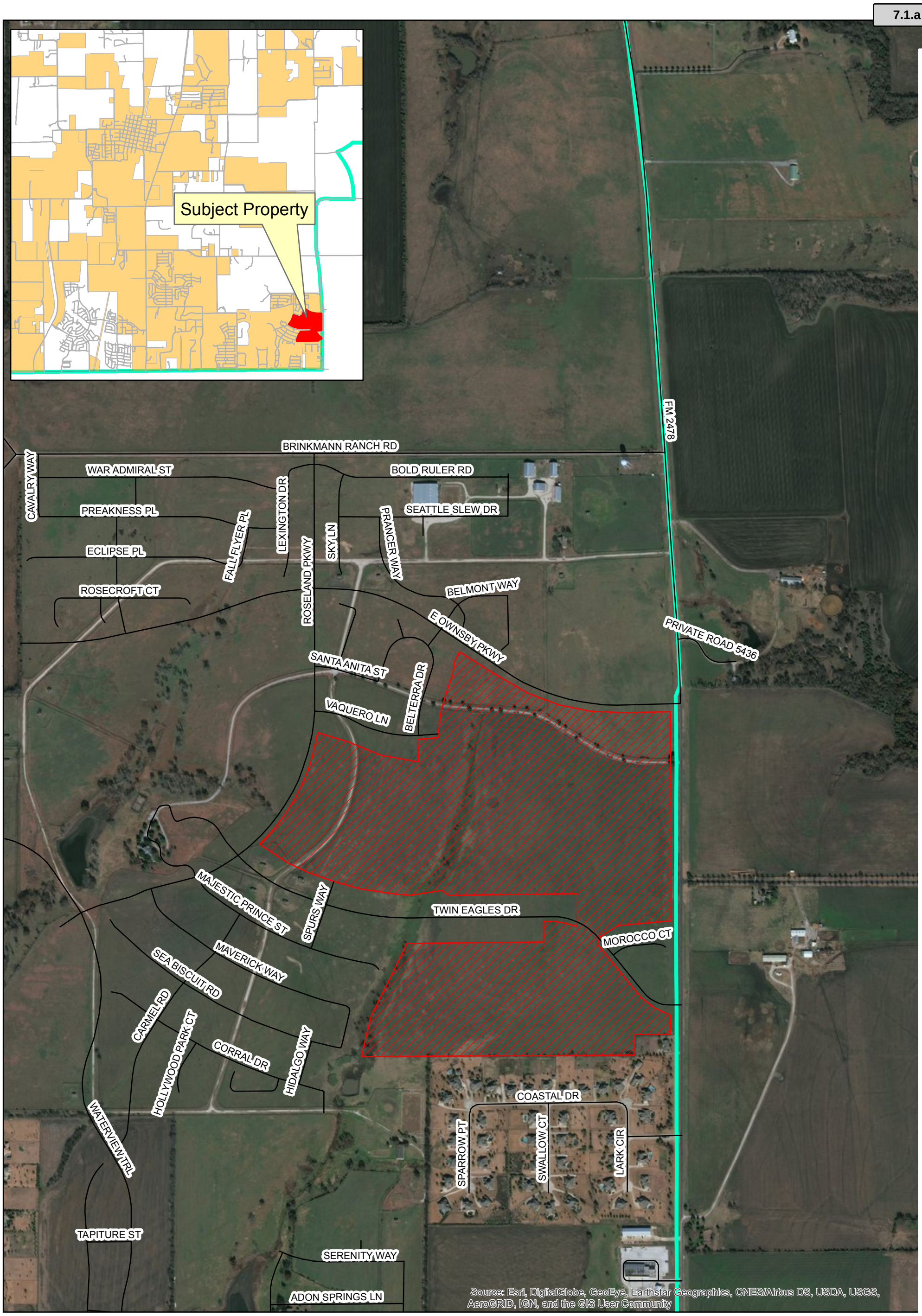
Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Location Map
Proposed Construction Plat

Staff Recommendation:

Staff recommends approval on the condition that all remaining comments have been addressed prior to the City Council meeting on June 12, 2018.



CELINA TEXAS EST. 1876

Location Map Mustang Lakes Phase 3A

Date: 5/3/2018

Legend

- Roads
- Mustang Lakes Phase 3A
- ETJ Limits

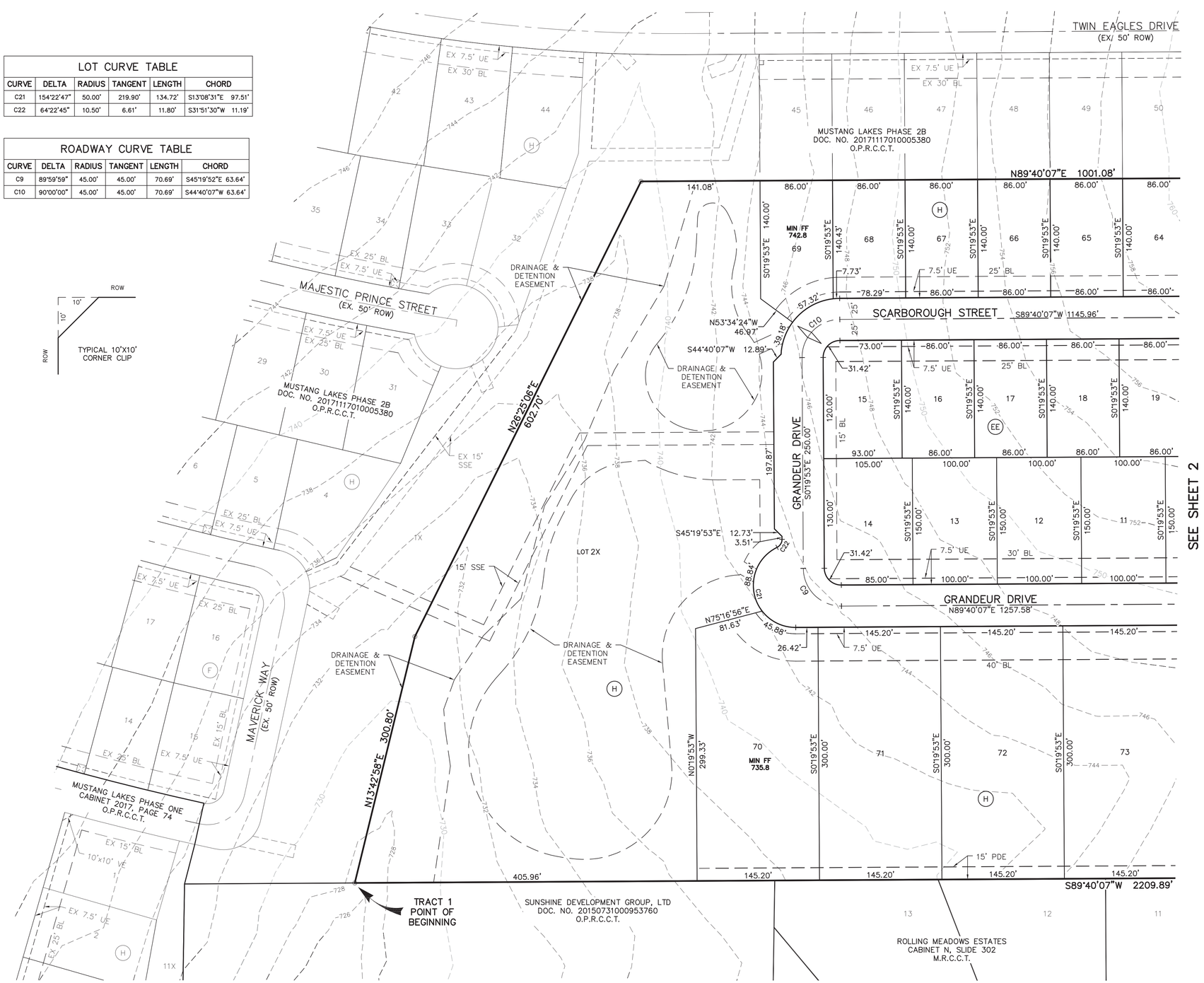
N W E S

0 480 960 Feet

Attachment: MustangLakesPhase3A_LocationMap_532018 (Mustang Lakes Phase 3A Construction Plat)

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	154°22'47"	50.00'	219.90'	134.72'	S13°08'31"E 97.51'
C22	64°22'45"	10.50'	6.61'	11.80'	S31°51'30"W 11.19'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C9	89°59'59"	45.00'	45.00'	70.69'	S45°19'52"E 63.64'
C10	90°00'00"	45.00'	45.00'	70.69'	S44°40'07"W 63.64'



GRAPHIC SCALE

60 30 0 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
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⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
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NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. 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.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
6. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
8. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
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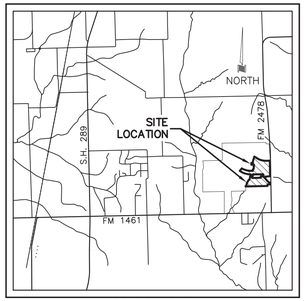

LOCATION MAP
NOT TO SCALE

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS

CONSTRUCTION PLAT
MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B FINAL PLAT

3 HOA LOTS
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
1755 N COLLINS BLVD
SUITE 201
RICHARDSON, TX 75080

DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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Attachment: Mustang 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)

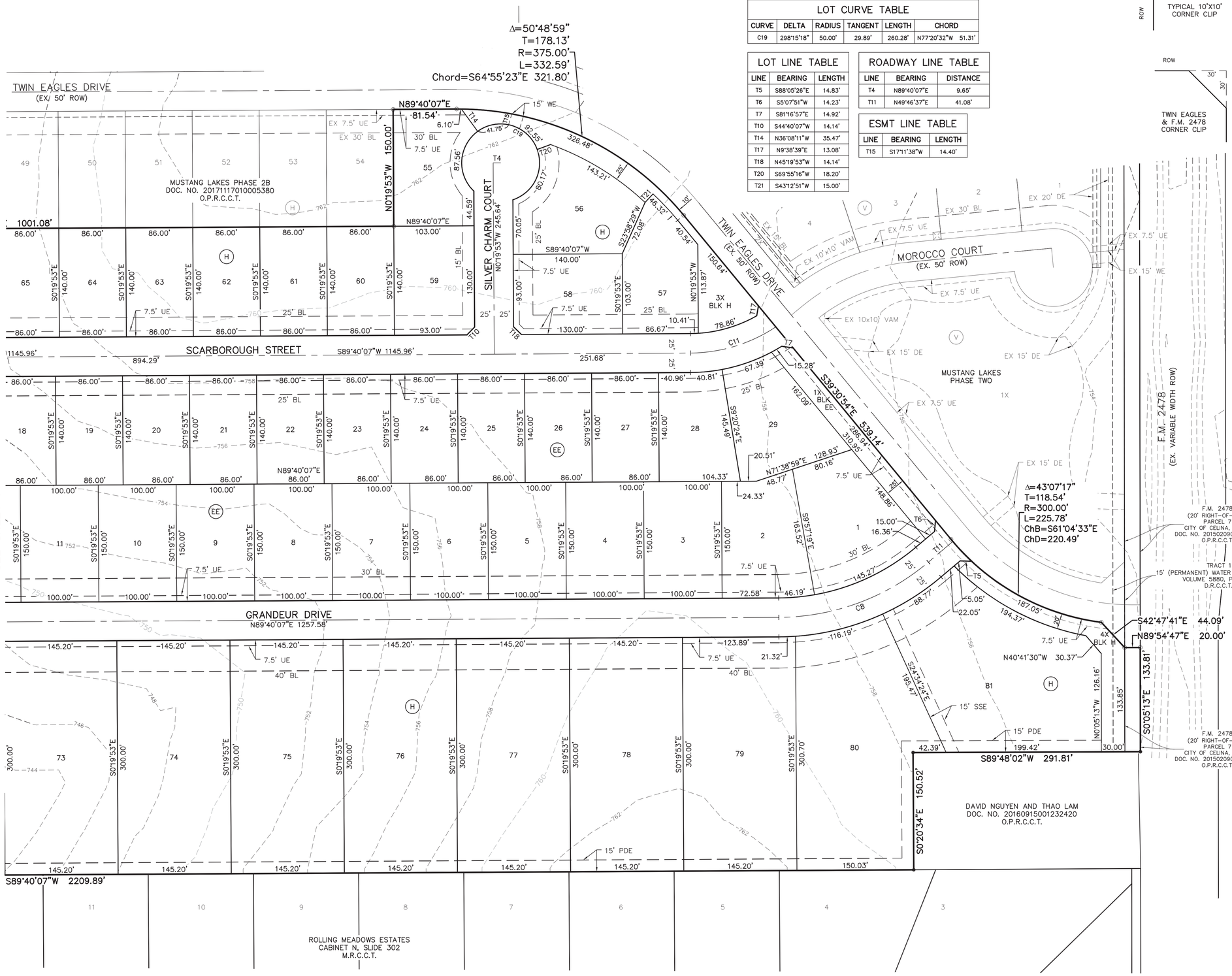
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	39°53'30"	300.00'	108.87'	208.87'	N69°43'22"E 204.68'
C11	33°20'27"	200.00'	59.89'	116.38'	S72°59'54"W 114.75'

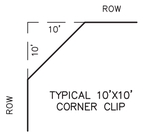
LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C19	298°15'18"	50.00'	29.89'	260.28'	N77°20'32"W 51.31'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T5	S88°05'26"E	14.83'
T6	S5°07'51"W	14.23'
T7	S81°16'57"E	14.92'
T10	S44°40'07"W	14.14'
T14	N36°08'11"W	35.47'
T17	N9°38'39"E	13.08'
T18	N45°19'53"W	14.14'
T20	S69°55'16"W	18.20'
T21	S43°12'51"W	15.00'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T4	N89°40'07"E	9.65'
T11	N49°46'37"E	41.08'

ESMT LINE TABLE		
LINE	BEARING	LENGTH
T15	S17°11'38"W	14.40'





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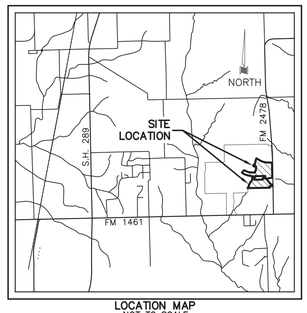

LOCATION MAP
NOT TO SCALE

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OCTOBER 2017 SCALE: 1"=60'

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REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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Attachment: Mustang 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)

GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
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TYPICAL 10'X10' CORNER CLIP

NOTES:
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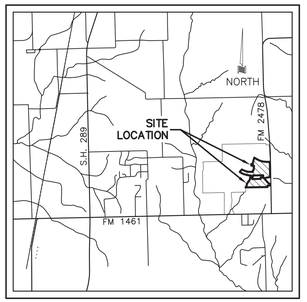

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NOT TO SCALE

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AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
1755 N COLLINS BLVD
SUITE 201
RICHARDSON, TX 75080

DEVELOPER
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DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY MCCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

DOCUMENT NO.

(PLAN # P-201710-05)

REVISED:

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C5	56°50'51"	350.00'	189.43'	347.26'	N61°29'22"E 333.19'
C6	90°00'00"	45.00'	45.00'	70.69'	N44°54'47"E 63.64'
C7	20°02'23"	1000.00'	176.68'	349.76'	N79°38'56"E 347.98'
C8	20°17'03"	800.00'	143.11'	283.22'	N79°46'16"E 281.74'
C9	90°00'00"	45.00'	45.00'	70.69'	S45°05'13"E 63.64'
C11	34°53'45"	600.00'	188.58'	365.43'	N01°56'15"E 359.81'
C12	15°10'45"	750.00'	99.93'	198.69'	N07°55'15"W 198.11'
C13	20°06'42"	695.00'	123.25'	243.96'	N79°36'46"E 242.71'
C14	20°21'22"	1105.00'	198.39'	392.59'	N79°44'06"E 390.53'
C15	16°50'30"	500.00'	74.02'	146.97'	N81°14'52"E 146.44'
C16	13°03'19"	1406.00'	160.88'	320.37'	N79°21'17"E 319.68'
C44	4°01'51"	500.00'	17.59'	35.18'	N87°53'52"E 35.17'
C45	90°00'00"	45.00'	45.00'	70.69'	N44°54'47"E 63.64'
C53	90°00'00"	45.00'	45.00'	70.69'	S45°05'13"E 63.64'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T3	N33°03'56"E	18.90'
T42	N89°54'47"E	62.12'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	27°45'21"	425.00'	105.00'	205.88'	N53°23'35"W 203.88'

BOUNDARY LINE TABLE

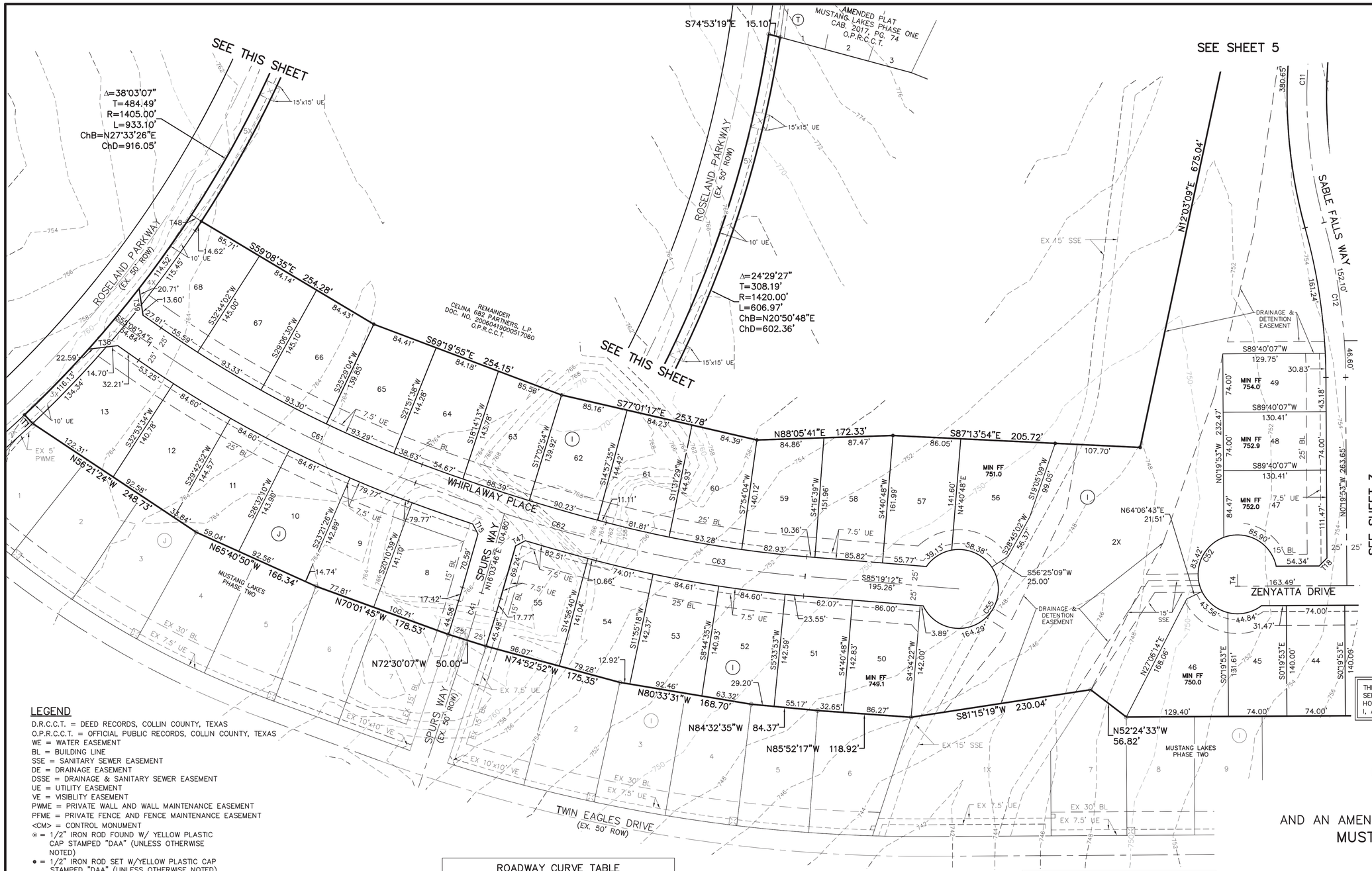
LINE	BEARING	LENGTH
T1	N39°30'54"W	9.44'

LOT LINE TABLE

LINE	BEARING	LENGTH
T11	N10°03'43"W	14.60'
T13	S49°54'35"E	21.62'
T14	S75°53'29"W	14.67'
T24	N45°19'53"W	14.14'
T25	N44°03'22"E	13.99'
T31	N45°19'53"W	14.14'
T33	S44°40'07"W	14.14'
T34	N48°09'56"W	14.82'
T44	S44°23'13"W	28.10'
T49	S41°21'22"E	20.00'
T50	S34°49'14"W	25.00'

Y:\050520\05052-03FP-B.dwg, 05052-03FP-B - 1B, 3/2/2018 8:42:46 AM, dking, Dowdey, Anderson & Associates, Inc., CEK

Attachment: Mustang 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)



THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
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PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
<CM> = CONTROL MONUMENT
⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
◊ = DENOTES STREET NAME CHANGE

NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. 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.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
6. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
8. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
9. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	34°53'45"	600.00'	188.58'	365.43'	N01°56'15"E 359.81'
C12	15°10'45"	750.00'	99.93'	198.69'	N07°55'15"W 198.11'
C41	1°26'07"	2500.00'	31.31'	62.63'	N16°46'50"E 62.62'
C61	14°31'59"	1500.00'	191.27'	380.48'	S62°22'23"E 379.46'
C62	5°39'28"	2500.00'	123.53'	246.87'	S72°28'07"E 246.77'
C63	10°01'21"	1500.00'	131.53'	262.39'	S80°18'32"E 262.06'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C52	95°35'30"	50.00'	55.13'	83.42'	S21°54'28"W 74.08'
C55	300°00'00"	50.00'	28.87'	261.80'	N4°40'48"E 50.00'

BOUNDARY LINE TABLE

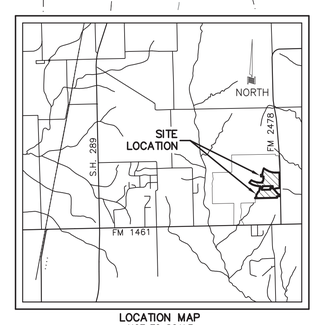
LINE	BEARING	LENGTH
T1	N43°25'00"W	15.00'

LOT LINE TABLE

LINE	BEARING	LENGTH
T15	S27°49'21"E	14.41'
T18	S44°40'07"W	14.14'
T38	N83°06'57"E	37.29'
T39	N8°25'02"W	34.30'
T47	N61°29'48"E	14.03'
T48	S56°54'29"E	15.00'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T4	S00°19'53"E	15.01'



LOCATION MAP
NOT TO SCALE

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS

CONSTRUCTION PLAT
MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF
MUSTANG LAKES PHASE 2B FINAL PLAT
3 HOA LOTS
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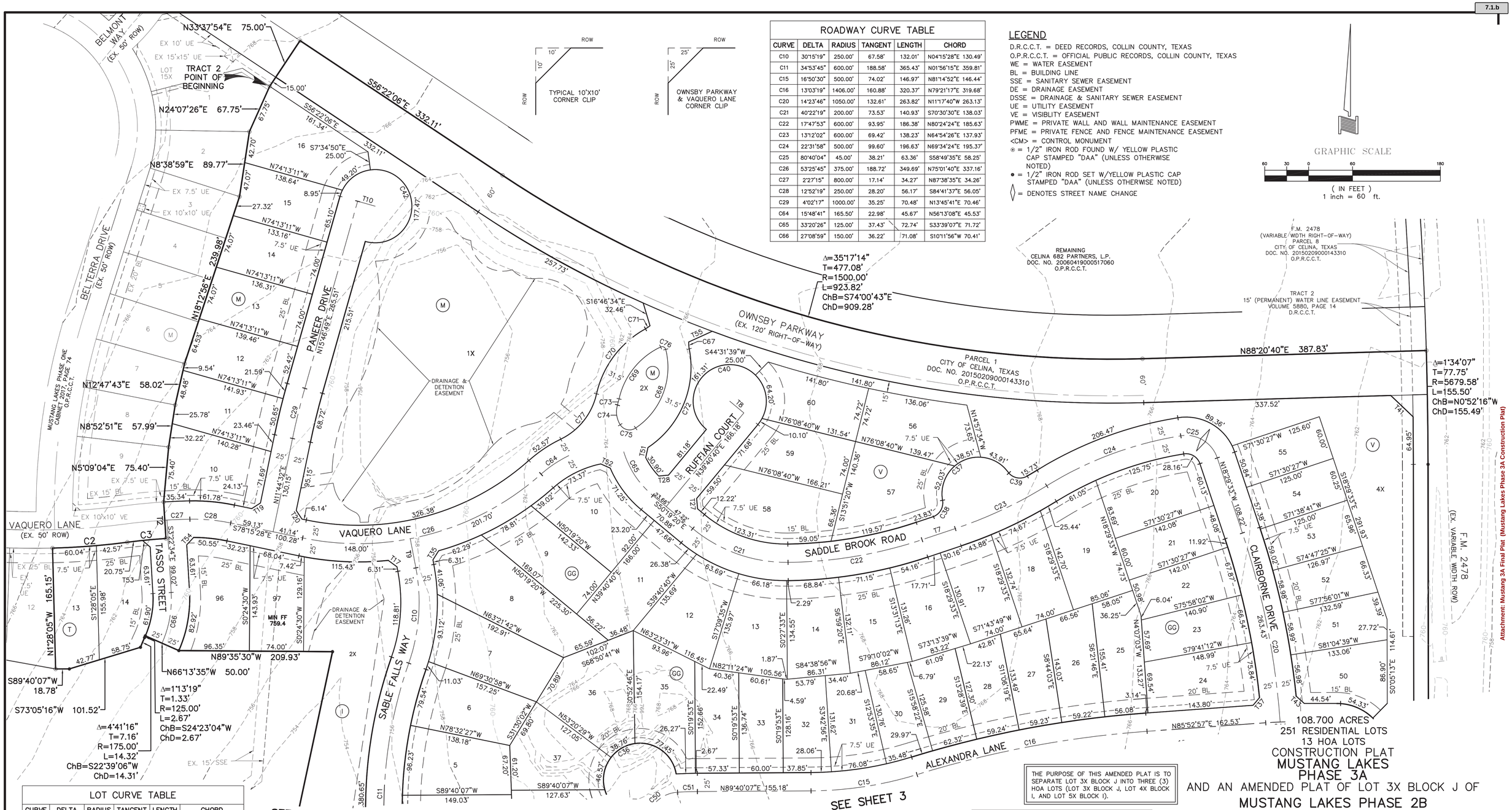
Attachment: Mustang 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)



ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C10	30°15'19"	250.00'	67.58'	132.01'	N04°15'28"E 130.49'
C11	34°53'45"	600.00'	188.58'	365.43'	N01°56'15"E 359.81'
C15	16°50'30"	500.00'	74.02'	146.97'	N81°14'52"E 146.44'
C16	13°03'19"	1406.00'	160.88'	320.37'	N79°21'17"E 319.68'
C20	14°23'46"	1050.00'	132.61'	263.82'	N11°17'40"W 263.13'
C21	40°22'19"	200.00'	73.53'	140.93'	S70°30'30"E 138.03'
C22	17°47'53"	600.00'	93.95'	186.38'	N80°24'24"E 185.63'
C23	13°12'02"	600.00'	69.42'	138.23'	N64°54'26"E 137.93'
C24	22°31'58"	500.00'	99.60'	196.63'	N69°34'24"E 195.37'
C25	80°40'04"	45.00'	38.21'	63.36'	S58°49'35"E 58.25'
C26	53°25'45"	375.00'	188.72'	349.69'	N75°01'40"E 337.16'
C27	2°27'15"	800.00'	17.14'	34.27'	N87°38'35"E 34.26'
C28	12°52'19"	250.00'	28.20'	56.17'	S84°41'37"E 56.05'
C29	4°02'17"	1000.00'	35.25'	70.48'	N13°45'41"E 70.46'
C64	15°48'41"	165.50'	22.98'	45.67'	N56°13'08"E 45.53'
C65	33°20'26"	125.00'	37.43'	72.74'	S33°39'07"E 71.72'
C66	27°08'59"	150.00'	36.22'	71.08'	S10°11'56"W 70.41'

TYPICAL 10'X10' CORNER CLIP (ROW 10' × 10')

OWNSBY PARKWAY & VAQUERO LANE CORNER CLIP (ROW 25' × 25')

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GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C36	243°52'26"	50.00'	80.21'	212.82'	S48°51'42"W 84.86'
C37	154°04'01"	50.00'	217.15'	134.45'	S66°42'52"W 97.45'
C38	81°49'36"	20.00'	17.33'	28.56'	N30°35'39"E 26.20'
C39	83°52'24"	20.00'	17.97'	29.28'	N78°11'20"W 26.73'
C40	270°00'00"	50.00'	50.00'	235.62'	S84°40'40"W 70.71'
C42	270°00'00"	50.00'	50.00'	235.62'	N29°13'11"W 70.71'
C67	13°30'29"	40.50'	4.80'	9.55'	N4°15'36"W 9.53'
C68	70°11'18"	100.00'	70.27'	122.50'	S20°57'41"W 114.98'
C69	52°18'09"	103.00'	50.57'	94.02'	N38°41'09"E 90.79'
C70	48°48'56"	134.50'	61.03'	114.59'	S36°56'33"W 111.16'
C71	10°38'01"	40.50'	3.77'	7.52'	S56°02'00"W 7.51'
C72	67°26'30"	131.50'	87.77'	154.79'	N22°42'25"E 146.00'
C73	4°03'29"	122.00'	4.32'	8.64'	N14°33'49"E 8.64'
C74	48°44'49"	33.00'	14.95'	28.08'	N7°46'51"W 27.24'
C75	91°47'24"	15.00'	15.48'	24.03'	N78°02'58"W 21.54'
C76	101°01'49"	5.00'	6.07'	8.82'	S64°38'52"E 7.72'
C77	51°35'24"	90.50'	43.74'	81.49'	S38°19'47"W 78.76'

LOT LINE TABLE

LINE	BEARING	LENGTH
T17	S53°43'12"E	14.66'
T19	S56°44'32"W	14.14'
T20	N33°15'28"W	14.14'
T27	N5°19'20"W	14.14'
T28	S84°40'40"W	13.32'
T35	N31°58'49"E	14.66'
T37	S40°02'38"W	13.93'
T41	S46°16'33"E	42.14'
T51	N12°30'55"E	14.17'
T52	S66°08'05"E	14.44'
T53	N49°29'06"W	13.87'
T54	N42°49'47"E	13.84'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T7	N71°30'27"E	47.87'
T8	N50°19'20"W	25.00'
T9	N10°52'11"W	40.53'
T10	S74°13'11"E	25.00'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T2	N3°35'02"W	50.00'

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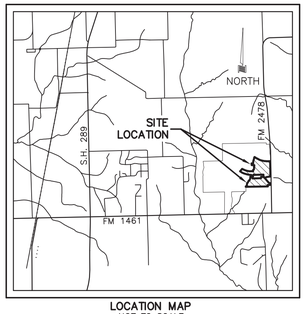
THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).



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REVISED: PLATREVDATE

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Attachment: Mustang 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)

OWNER'S CERTIFICATE AND DEDICATION

TRACT 1

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, L.P., a Texas limited partnership, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC., are the owners of a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document filed of record in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the northwest corner of that tract of land conveyed in Deed to Sunshine Development Group, LTD, according to the document filed of record in Document Number 20150731000953760, Official Public Records, Collin County, Texas, same being common with an interior ell corner of Lot 11X, Block H of MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat filed of record in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas;

THENCE N 14° 27' 02" E, with the east line of said Lot 11X, a distance of 48.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Seabiscuit Road, a 50 foot right-of-way, for the northeast corner of said Lot 11X;

THENCE Over and across the above mentioned Celina 682 Partners, L.P. tract, the following courses and distances:

S 77° 46' 11" E, a distance of 25.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 89° 54' 47", a radius of 45.00 feet and a chord bearing and distance of N 57° 03' 17" E, 63.59 feet;

With said curve to the left, an arc distance of 70.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 12° 05' 54" E, a distance of 272.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 36° 52' 14", a radius of 45.00 feet and a chord bearing and distance of N 06° 20' 13" W, 28.46 feet;

With said curve to the left, an arc distance of 28.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 65° 13' 40" E, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 34° 08' 05" E, a distance of 134.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 22° 33' 20" E, a distance of 125.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left, having a central angle of 110° 08' 24", a radius of 50.00 feet and a chord bearing and distance of N 55° 40' 48" E, 81.99 feet;

With said curve to the left, an arc distance of 96.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 83° 16' 21" E, a distance of 23.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 19° 28' 13" E, a distance of 215.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 03° 04' 59" E, a distance of 120.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left, having a central angle of 03° 24' 52", a radius of 2,025.00 feet and a chord bearing and distance of S 88° 37' 27" E, 120.66 feet;

With said curve to the left, an arc distance of 120.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 40' 07" E, a distance of 87.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 00° 19' 53" E, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 40' 07" E, a distance of 860.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 00° 19' 53" W, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 40' 07" E, a distance of 81.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right, having a central angle of 50° 48' 59", a radius of 375.00 feet and a chord bearing and distance of S 64° 55' 23" E, 321.80 feet;

With said curve to the right, an arc distance of 332.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 39° 30' 54" E, a distance of 539.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 43° 07' 17", a radius of 300.00 feet and a chord bearing and distance of S 61° 04' 33" E, 220.49;

With said curve to the left, an arc distance of 225.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 42° 47' 41" E, a distance of 44.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 54' 47" E, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of the above mentioned Celina 682 Partners, L.P. tract, same being common with the west line of Farm to Market Road 2478, a variable width right-of-way;

THENCE S 00° 05' 13" E, with said common line, a distance of 133.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the most easterly southeast corner of said Celina 682 Partners, L.P. tract, same being common with the northeast corner of that tract of land conveyed in Deed to David Nguyen and Thao Lam, according to the document filed of record in Document Number 20160915001232420, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found bears N 43° 41' 54"E, 0.16 feet;

THENCE S 89° 48' 02" W, with the north line of said David Nguyen and Thao Lam tract, a distance of 291.81 feet to a 1/2 inch iron rod found for an interior ell corner of said Celina 682 Partners, L.P. tract, same being common with the northwest corner of said David Nguyen and Thao Lam tract;

THENCE S 00° 20' 34" E, a distance of 150.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of Lot 4 of ROLLING MEADOWS ESTATES, an Addition to the City of Celina, Collin County, Texas, according to the Plat filed of record in Cabinet N, Slide 302, Map Records, Collin County, Texas, for the most southern southeast corner of said Celina 682 Partners, L.P. tract, same being common with the southwest corner of said David Nguyen and Thao Lam tract, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found bears S 64° 45' 14"E, 0.47 feet;

THENCE S 89° 40' 07" W, with the south line of said Celina 682 Partners, L.P. tract, a distance of 2,209.89 feet to the POINT OF BEGINNING, and containing 39.803 acres of land, more or less.

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	EE	7618	0.17
2X	H	260151	5.97
4X	H	8763	0.20
3X	H	12688	0.29
2X	I	177868	4.08
4X	I	1835	0.04
5X	I	9069	0.21
3X	I	3688	0.08
3X	J	1870	0.04
2X	M	4983	0.11
1X	M	139579	3.20
4X	V	110394	2.53
3X	V	1131	0.03

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	EE	19275	0.44
2	EE	16282	0.37
3	EE	15000	0.34
4	EE	15000	0.34
5	EE	15000	0.34
6	EE	15000	0.34
7	EE	15000	0.34
8	EE	15000	0.34
9	EE	15000	0.34
10	EE	15000	0.34
11	EE	15000	0.34
12	EE	15000	0.34
13	EE	15000	0.34
14	EE	15664	0.36
15	EE	12934	0.30
16	EE	12040	0.28
17	EE	12040	0.28
18	EE	12040	0.28
19	EE	12040	0.28
20	EE	12040	0.28

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	EE	12040	0.28
22	EE	12040	0.28
23	EE	12040	0.28
24	EE	12040	0.28
25	EE	12040	0.28
26	EE	12040	0.28
27	EE	12040	0.28
28	EE	13104	0.30
29	EE	16138	0.37

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
5	V	12581	0.29
6	V	13134	0.30
7	V	12708	0.29
8	V	11437	0.26
9	V	10911	0.25
10	V	10385	0.24
11	V	10947	0.25
12	V	10550	0.24
13	V	10034	0.23
14	V	10034	0.23
15	V	10378	0.24
16	V	10475	0.24
17	V	10292	0.24
18	V	10293	0.24
19	V	10412	0.24
20	V	10330	0.24
21	V	10286	0.24
22	V	10379	0.24
23	V	9693	0.22
24	V	9694	0.22

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
25	V	9694	0.22
26	V	9694	0.22
27	V	9694	0.22
28	V	11165	0.26
29	V	9465	0.22
30	V	7753	0.18
31	V	7753	0.18
32	V	7753	0.18
33	V	7753	0.18
34	V	7753	0.18
35	V	7753	0.18
36	V	8150	0.19
37	V	8063	0.19
38	V	8134	0.19
39	V	7978	0.18
40	V	7794	0.18
41	V	8003	0.18
42	V	7995	0.18
43	V	7903	0.18
44	V	7861	0.18

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
45	V	7946	0.18
46	V	7524	0.17
47	V	7524	0.17
48	V	7524	0.17
49	V	7907	0.18
50	V	10240	0.24
51	V	8471	0.19
52	V	8096	0.19
53	V	7851	0.18
54	V	7513	0.17
55	V	7502	0.17
56	V	12130	0.28
57	V	14501	0.33
58	V	14882	0.34
59	V	10979	0.25
60	V	10390	0.24

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	FF	10739	0.25
2	FF	7500	0.17
3	FF	7501	0.17
4	FF	9521	0.22
5	FF	8618	0.20
6	FF	8645	0.20
7	FF	8761	0.20
8	FF	8011	0.18
9	FF	7789	0.18
10	FF	7813	0.18
11	FF	7844	0.18
12	FF	7862	0.18
13	FF	8138	0.19
14	FF	7766	0.18
15	FF	8054	0.18
16	FF	8242	0.19
17	FF	9574	0.22
18	FF	8664	0.20
19	FF	7500	0.17
20	FF	7531	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	FF	7533	0.17
22	FF	8581	0.20
23	FF	7793	0.18
24	FF	7797	0.18
25	FF	7796	0.18
26	FF	7803	0.18
27	FF	7747	0.18
28	FF	8292	0.19
29	FF	8776	0.20
30	FF	9170	0.21

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	GG	12136	0.28
2	GG	11272	0.26
3	GG	10934	0.25
4	GG	11100	0.25
5	GG	11752	0.27
6	GG	11716	0.27
7	GG	13668	0.31
8	GG	17892	0.41
9	GG	11420	0.26
10	GG	12726	0.29
11	GG	12014	0.28
12	GG	11877	0.27
13	GG	11498	0.26
14	GG	10426	0.24
15	GG	10287	0.24
16	GG	10111	0.23
17	GG	9721	0.22
18	GG	10136	0.23
19	GG	12878	0.30
20	GG	11854	0.27

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	GG	8524	0.20
22	GG	8800	0.20
23	GG	8981	0.21
24	GG	11736	0.27
25	GG	9991	0.23
26	GG	9282	0.21
27	GG	8569	0.20
28	GG	8050	0.18
29	GG	8190	0.19
30	GG	7961	0.18
31	GG	8609	0.20
32	GG	8048	0.18
33	GG	7947	0.18
34	GG	8536	0.20
35	GG	12589	0.29
36	GG	14615	0.34
37	GG	11279	0.26
38	GG	8803	0.20
39	GG	9598	0.22
40	GG	9041	0.21

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
41	GG	7924	0.18
42	GG	8770	0.20

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
55	H	14553	0.33
56	H	17033	0.39
58	H	14370	0.33
59	H	14370	0.33
60	H	12040	0.28
61	H	12040	0.28
62	H	12040	0.28
63	H	12040	0.28
64	H	12040	0.28
65	H	12040	0.28
66	H	12040	0.28
67	H	12040	0.28
68	H	12041	0.28
69	H	13042	0.30
70	H	44544	1.02
71	H	43560	1.00
72	H	43560	1.00
73	H	43560	1.00
74	H	43560	1.00
75	H	43560	1.00

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
76	H	43560	1.00
77	H	43560	1.00
78	H	43560	1.00
79	H	43565	1.00
80	H	47735	1.10
81	H	45294	1.04

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
8	J	13568	0.31
9	J	12581	0.29
10	J	12663	0.29
11	J	12901	0.30
12	J	12595	0.29
13	J	15138	0.35

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
10	M	12280	0.28
11	M	10459	0.24
12	M	10433	0.24
13	M	10203	0.23
14	M	9970	0.23
15	M	9923	0.23
16	M	13386	0.31

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
13	T	9730	0.22
14	T	10691	0.25

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
19	I	13546	0.31
20	I	10907	0.25
21	I	10957	0.25
22	I	10732	0.25
23	I	10627	0.24
24	I	9689	0.22
25	I	9689	0.22
26	I	10651	0.24
27	I	11317	0.26
28	I	10291	0.24
29	I	10281	0.24
30	I	10821	0.25
31	I	10261	0.24
32	I	10003	0.23
33	I	10116	0.23
34	I	10971	0.25
35	I	11904	0.27
36	I	11178	0.26
37	I	10696	0.25
38	I	10360	0.24

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
39	I	10360	0.24
40	I	10360	0.24
41	I	10360	0.24
42	I	10360	0.24
43	I	10360	0.24
44	I	10360	0.24
45	I	10037	0.23
46	I	13349	0.31
47	I	13657	0.31
48	I	9650	0.22
49	I	9643	0.22
50	I	12267	0.28
51	I	12389	0.28
52	I	12575	0.29
53	I	12501	0.29
54	I	12541	0.29
55	I	13249	0.30
56	I	14549	0.33
57	I	13606	0.31
58	I	13559	0.31

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
59	I	12986	0.30
60	I	12691	0.29
61	I	12852	0.30
62	I	12481	0.29
63	I	12351	0.28
64	I	12808	0.29
65	I	12652	0.29
66	I	12688	0.29
67	I	12910	0.30
68	I	12567	0.29
96	I	12862	0.30
97	I	10102	0.23

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS
CONSTRUCTION PLAT

MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B FINAL PLAT

3 HOA LOTS
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
1755 N COLLINS BLVD
SUITE 201
RICHARDSON, TX 75080

DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

Y:\05052\05052-03FP-B.dwg, 05052-03FP-B - 4B, 3/1/2018 12:08:58 PM, cking, Dowdey, Anderson & Associates, Inc., CEK

Attachment: Mustang 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)

OWNER'S CERTIFICATE AND DEDICATION

TRACT 2

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, L.P., a Texas limited partnership, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC., are the owners of a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document filed of record in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being an Amended Plat of Lot 10X, Block G of MUSTANG LAKES PHASE ONE, according to the Amended Plat filed of record in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the most easterly northeast corner of Lot 1, Block M of said Addition, same being common with the most easterly southeast corner of Lot 15X, Block M of said Addition;

THENCE N 33° 37' 54" E, a distance of 75.00 feet to an "X" cut set in the approximate centerline of Ownsby Parkway, a 120 foot right-of-way;

THENCE With said approximate centerline, the following courses and distances:

S 56° 22' 06" E, a distance of 332.11 feet to an "X" cut set at the beginning of a curve to the left, having a central angle of 35° 17' 14", a radius of 1,500.00 feet and a chord bearing and distance of S 74° 00' 43" E, 909.28 feet;

With said curve to the left, an arc distance 923.82 feet to an "X" cut set for corner;

N 88° 20' 40" E, a distance of 387.83 feet to an "X" cut set in the east line of the above mentioned Celina 682 Partners, L.P. tract, same being common with the west line of Farm to Market Road 2478, a variable width right-of-way, same point being at the beginning of a non-tangent curve to the right, having a central angle of 01° 34' 07", a radius of 5,679.58 feet and a chord bearing and distance of S 00° 52' 16" E, 155.49 feet;

THENCE With said common line and said curve to the right, an arc distance of 155.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a wooden Right-of-Way Marker bears N 88° 58' 24"E, 0.84 feet;

THENCE S 00° 05' 13" E, continuing with said common line, a distance of 1,449.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line, over and across the above mentioned Celina 682 Partners, L.P. tract, the following courses and distances:

S 89° 54' 47" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 84° 25' 13" W, a distance of 360.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 58° 38' 32" W, a distance of 154.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 39° 30' 54" W, a distance of 9.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 27° 45' 21", a radius of 425.00 feet and a chord bearing and distance of N 53° 23' 35"W, 203.88 feet;

With said curve to the left, an arc distance of 205.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 00° 19' 53" W, a distance of 183.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 89° 40' 07" W, a distance of 946.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 52° 24' 33" W, a distance of 56.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 33° 02' 10" W, a distance of 93.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 00° 19' 53" E, a distance of 107.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 89° 40' 07" W, a distance of 153.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right, having a central angle of 02° 06' 48", a radius of 1,975.00 feet and a chord bearing and distance of N 89° 16' 29" W, 72.84 feet;

With said curve to the right, an arc distances of 72.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 18° 03' 51" E, a distance of 157.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 85° 52' 17" W, a distance of 118.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 84° 32' 35" W, a distance of 84.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 80° 33' 31" W, a distance of 168.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 74° 52' 52" W, a distance of 175.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 72° 30' 07" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 70° 01' 45" W, a distance of 178.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 65° 40' 50" W, a distance of 166.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 56° 21' 24" W, a distance of 248.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of the above mentioned Lot 10X;

THENCE N 43° 25' 00" W, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of Roseland Parkway, a variable width right-of-way, same being at the beginning of a non-tangent curve to the left, having a central angle of 38° 03' 07", a radius of 1,405.00 feet and a chord bearing and distance of N 27° 33' 26" E, 916.05 feet;

THENCE With said east line and said curve to the left, an arc distance of 933.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE S 74° 53' 19" E, leaving said east line, a distance of 15.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of the above mentioned Lot 10X, same being at the beginning of a non-tangent curve to the right, having a central angle of 25° 04' 50", a radius of 1,420.00 feet and a chord bearing and distance of S 21° 08' 29" W, 616.64 feet;

THENCE With said curve to the right, and said east line, an arc distance of 621.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said east line, over and across the above mentioned Celina 682 Partners, L.P. tract, the following courses and distances:

S 61° 36' 46" E, a distance of 144.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 66° 28' 36" E, a distance of 146.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 71° 20' 57" E, a distance of 219.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 80° 16' 56" E, a distance of 292.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 36' 09" E, a distance of 146.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 87° 41' 26" E, a distance of 189.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 02° 18' 34" E, a distance of 126.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 87° 41' 26" E, a distance of 8.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 85° 20' 34", a radius of 70.00 feet and a chord bearing and distance of N 49° 38' 17" E, 94.89 feet;

With said curve to the left, an arc distance of 104.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 06° 58' 01" E, a distance of 212.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 42° 06' 35", a radius of 70.10 feet and a chord bearing and distance of N 15° 14' 01" W, 50.37 feet;

With said curve to the left, an arc distance of 51.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 53° 41' 45" E, a distance of 37.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 00° 24' 30" E, a distance of 144.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 35' 30" W, a distance of 263.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Vaquero Lane, a 50 foot right-of-way, for an interior ell corner of the above mentioned Celina 682 Partners, L.P. tract, same being common with the southeast corner of Lot 12, Block T of the above mentioned Addition;

THENCE N 01° 28' 05" W, with the east line of said Lot 12, a distance of 165.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Vaquero Lane, a 50 foot right-of-way, for the northeast corner of said Lot 12, same being at the beginning of a non-tangent curve to the left, having a central angle of 06° 01' 47", a radius of 975.00 feet and a chord bearing and distance of N 85° 31' 02" E, 102.56 feet;

THENCE With said south line and said curve to the left, an arc distance of 102.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a reverse curve to the right, having a central angle of 03° 54' 50", a radius of 775.00 feet and a chord bearing and distance of N 84° 27' 33" E, 52.93 feet;

THENCE Continuing with said south line and said curve to the right, an arc distance of 52.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for an interior ell corner of the above mentioned Celina 682 Partners, L.P. tract;

THENCE N 03° 35' 02" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the north line of the above mentioned Vaquero Lane, for the southeast corner of Lot 9, Block M of the above mentioned Addition;

THENCE With the east line of said Addition, the following courses and distances:

N 05° 09' 04" E, a distance of 75.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 08° 52' 51" E, a distance of 57.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 12° 47' 43" E, a distance of 58.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 18° 12' 56" E, a distance of 239.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 08° 38' 59" E, a distance of 89.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 24° 07' 26" E, a distance of 67.75 feet to the POINT OF BEGINNING, and containing 74.502 acres of land, more or less.

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS
CONSTRUCTION PLAT
MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B FINAL PLAT

3 HOA LOTS
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
1755 N COLLINS BLVD
SUITE 201
RICHARDSON, TX 75080

DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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Attachment: Mustang 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)

PRIVATE DRAINAGE EASEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

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 area or areas shown on the plat as "Private Drainage Easement" shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Private Drainage Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Private Drainage Easement or for any damage to private property or person that results from conditions within the Private Drainage Easement. No obstruction to the natural flow of storm water run-off shall be permitted. Each property owner shall keep the portion of the Private Drainage Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Private Drainage Easement. The City shall have the right to enter upon the Private Drainage Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE 3A addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right 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.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show 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 maintenanace 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 enfore parking regulations within the fire lanes, and to cause such fire lanes and utility easments to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and priviliage 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.

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 2X Block I and Lot 1X Block M 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.

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 682 PARTNERS, L.P.

By: Celina 682 GP Partners, LLC,
its General Partner

By: LLC Manager, Inc.,
its Manager

By: ___________________
James J. Melino,
President

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 James J. Melino, President of LLC Manager, Inc., Manager of Celina 682 GP Partners, LLC, General Partner of Celina 682 Partners, L.P., 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 me and seal of office, this ___ day of ____________, 2018.

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

REVISED:

MUSTANG LAKES OWNERS ASSOCIATION, INC.

By: ___________________
James J. Melino,
President

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 James J. Melino, the President of Mustang Lakes Owners Association, Inc., 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 me and seal of office, this ___ day of ____________, 2018.

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

THE CITY OF CELINA

By: ___________________

Name: ___________________
City 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 ____________________, the City Manager of The City of Celina, 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 me and seal of office, this ___ day of ____________, 2018.

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, John Melton, 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

____
Texas Registration No.

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 John Melton, 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 me and seal of office, this ___ day of ____________, 2018.

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

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

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS
CONSTRUCTION PLAT
MUSTANG LAKES
PHASE 3A
AND AN AMENDED PLAT OF LOT 3X BLOCK J OF
MUSTANG LAKES PHASE 2B
FINAL PLAT
3 HOA LOTS
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
1755 N COLLINS BLVD
SUITE 201
RICHARDSON, TX 75080

DEVELOPER
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

DOCUMENT NO.

8 of 8

(PLAN # P-201710-05)

Attachment: Mustang Lakes Phase 3A Final Plat (Mustang Lakes Phase 3A Construction Plat)

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Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Raha Pouladi, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	Mustang Lakes Phase 3B Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Mustang Lakes Phase 3B being an approximately 25.679 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road), north of FM 1461 (Frontier Parkway), south of County Road 88, and east of County Road 84. The plat is comprised of 109 residential lots, and seven (7) open space lots. (Mustang Lakes Phase 3B)

Owner:
Celina 682 Partners, LP
8750 N. Central Expressway, Suite 1735
Dallas, TX 75231

Background Information:
Staff has reviewed the proposed Construction Plat for Mustang Lakes Phase 3B and determined that the outstanding comments are minor in nature and can be addressed prior to City Council June 12, 2018.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

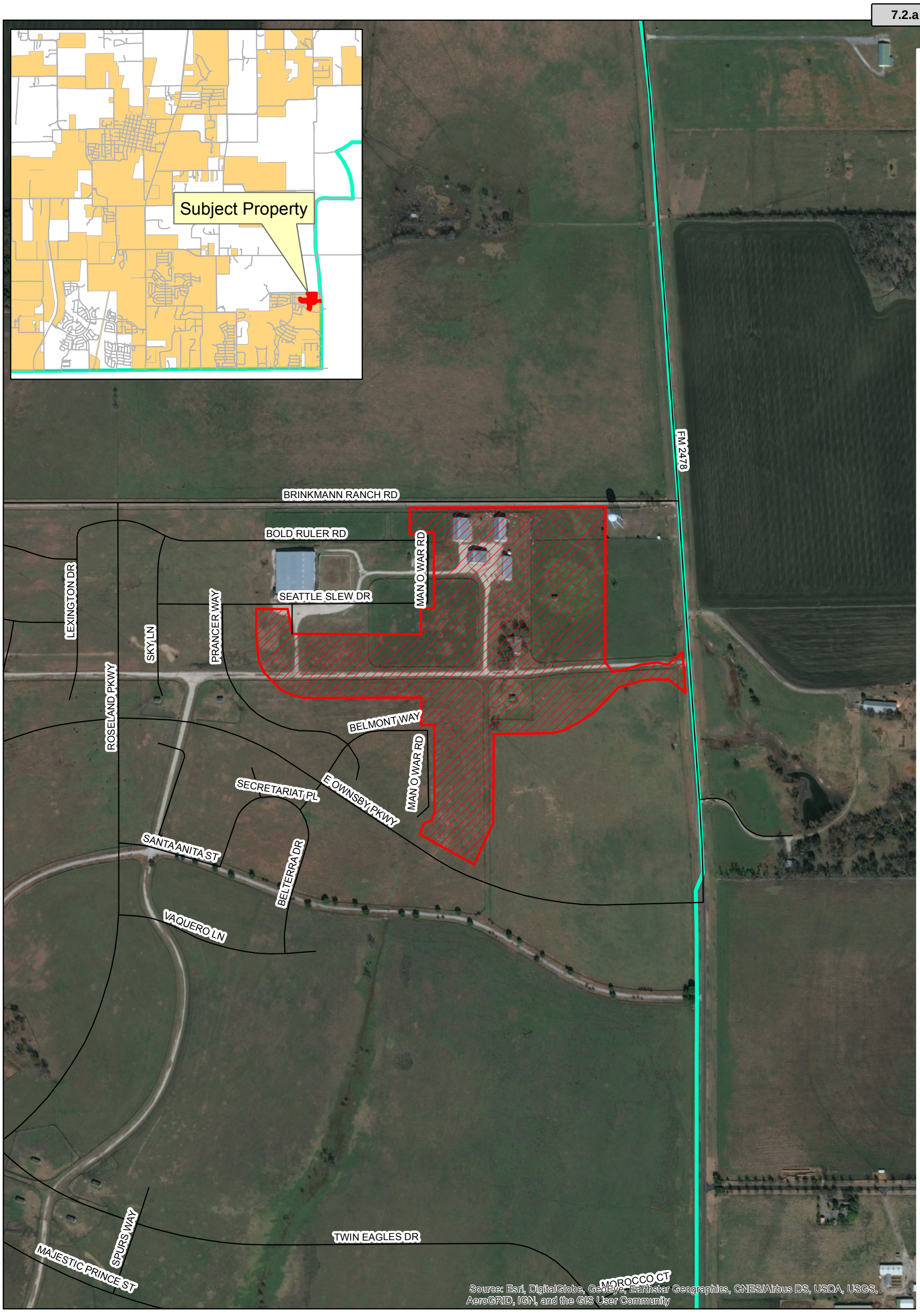
Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Location Map
Proposed Construction Plat

Staff Recommendation:

Staff recommends approval on the condition that all remaining comments have been addressed prior to the City Council meeting on June 12, 2018.



CELINA TEXAS EST. 1876

Location Map Mustang Lakes Phase 3B

Date: 5/3/2018

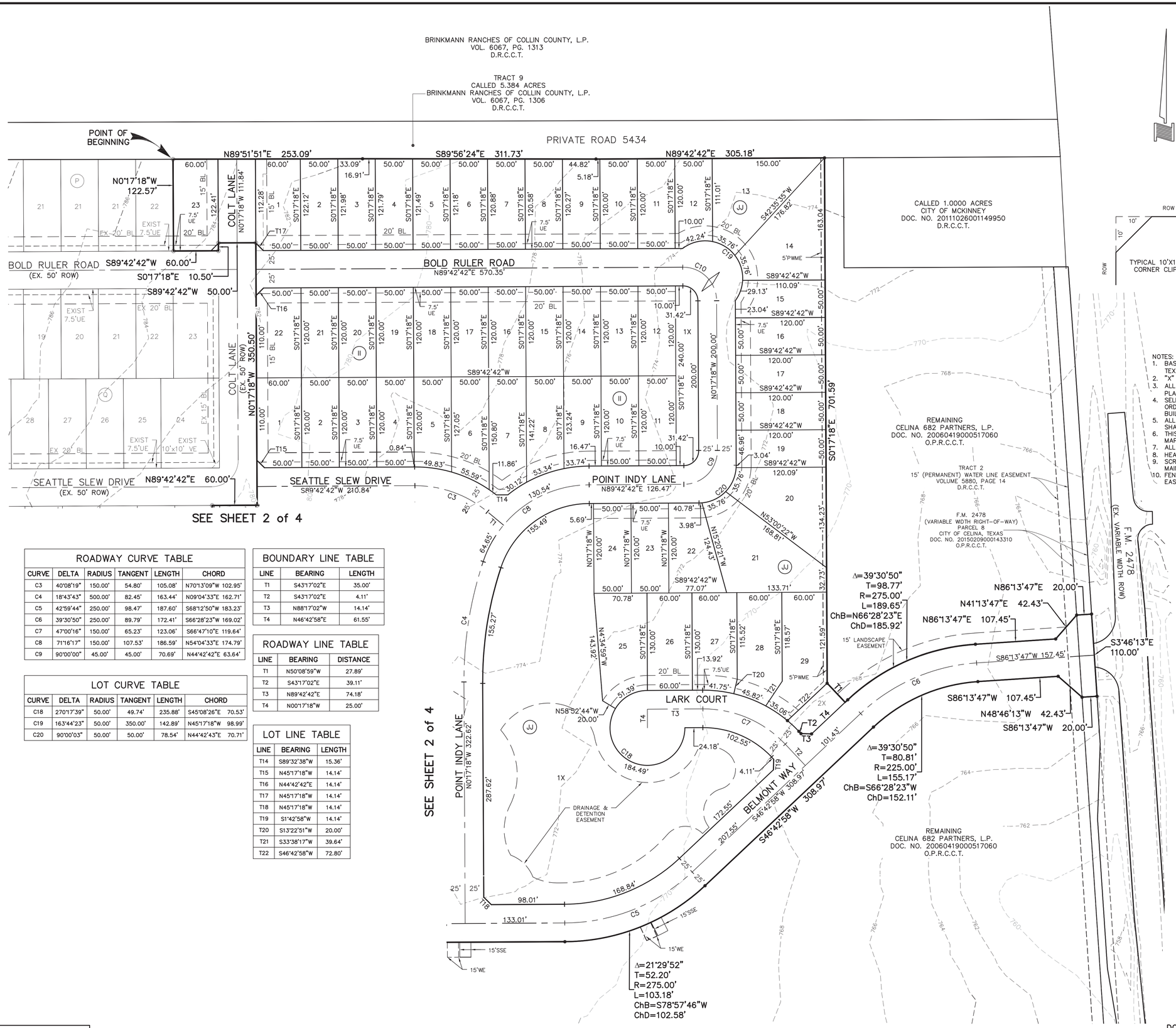
Legend

- Roads
- Mustang Lakes Phase 3B
- ETJ Limits

N W E S

0 300 600 Feet

Attachment: MustangLakesPhase3B_LocationMap_532018 (Mustang Lakes Phase 3B Construction Plat)



GRAPHIC SCALE

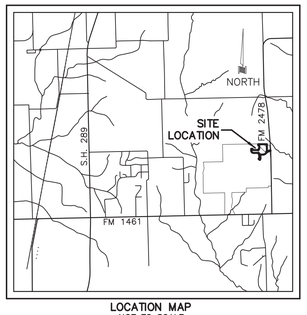
60 30 0 60 180

(IN FEET)
1 inch = 60 ft.

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
DSSE = DRAINAGE & SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
VE = VISIBLITY EASEMENT
PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
<CM> = CONTROL MONUMENT
⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
◊ = DENOTES STREET NAME CHANGE

NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. 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.
5. ALL X-LOTS ARE UNBUILDABLE EXCEPT LOTS 1X BLOCK CC AND 4X BLOCK BB, AS THESE SHALL BE BUILDABLE LOTS.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
7. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
9. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.



LOCATION MAP
NOT TO SCALE

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C3	40°08'19"	150.00'	54.80'	105.08'	N70°13'09"W 102.95'
C4	18°43'43"	500.00'	82.45'	163.44'	N09°04'33"E 162.71'
C5	42°59'44"	250.00'	98.47'	187.60'	S68°12'50"W 183.23'
C6	39°30'50"	250.00'	89.79'	172.41'	S66°28'23"W 169.02'
C7	47°00'16"	150.00'	65.23'	123.06'	S66°47'10"E 119.64'
C8	71°16'17"	150.00'	107.53'	186.59'	N54°04'33"E 174.79'
C9	90°00'00"	45.00'	45.00'	70.69'	N44°42'42"E 63.64'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C18	270°17'39"	50.00'	49.74'	235.88'	S45°08'26"E 70.53'
C19	163°44'23"	50.00'	350.00'	142.89'	N45°17'18"W 98.99'
C20	90°00'03"	50.00'	50.00'	78.54'	N44°42'43"E 70.71'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T1	S43°17'02"E	35.00'
T2	S43°17'02"E	4.11'
T3	N88°17'02"W	14.14'
T4	N46°42'58"E	61.55'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	N50°08'59"W	27.89'
T2	S43°17'02"E	39.11'
T3	N89°42'42"E	74.18'
T4	N00°17'18"W	25.00'

LOT LINE TABLE

LINE	BEARING	LENGTH
T14	S89°32'38"W	15.36'
T15	N45°17'18"W	14.14'
T16	N44°42'42"E	14.14'
T17	N45°17'18"W	14.14'
T18	N45°17'18"W	14.14'
T19	S1°42'58"W	14.14'
T20	S13°22'51"W	20.00'
T21	S33°38'17"W	39.64'
T22	S46°42'58"W	72.80'

CONSTRUCTION PLAT
25.670 ACRES
109 RESIDENTIAL LOTS
7 HOA LOTS

MUSTANG LAKES PHASE 3B

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

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CONTACT: MATT ALEXANDER P.E.

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STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-04)

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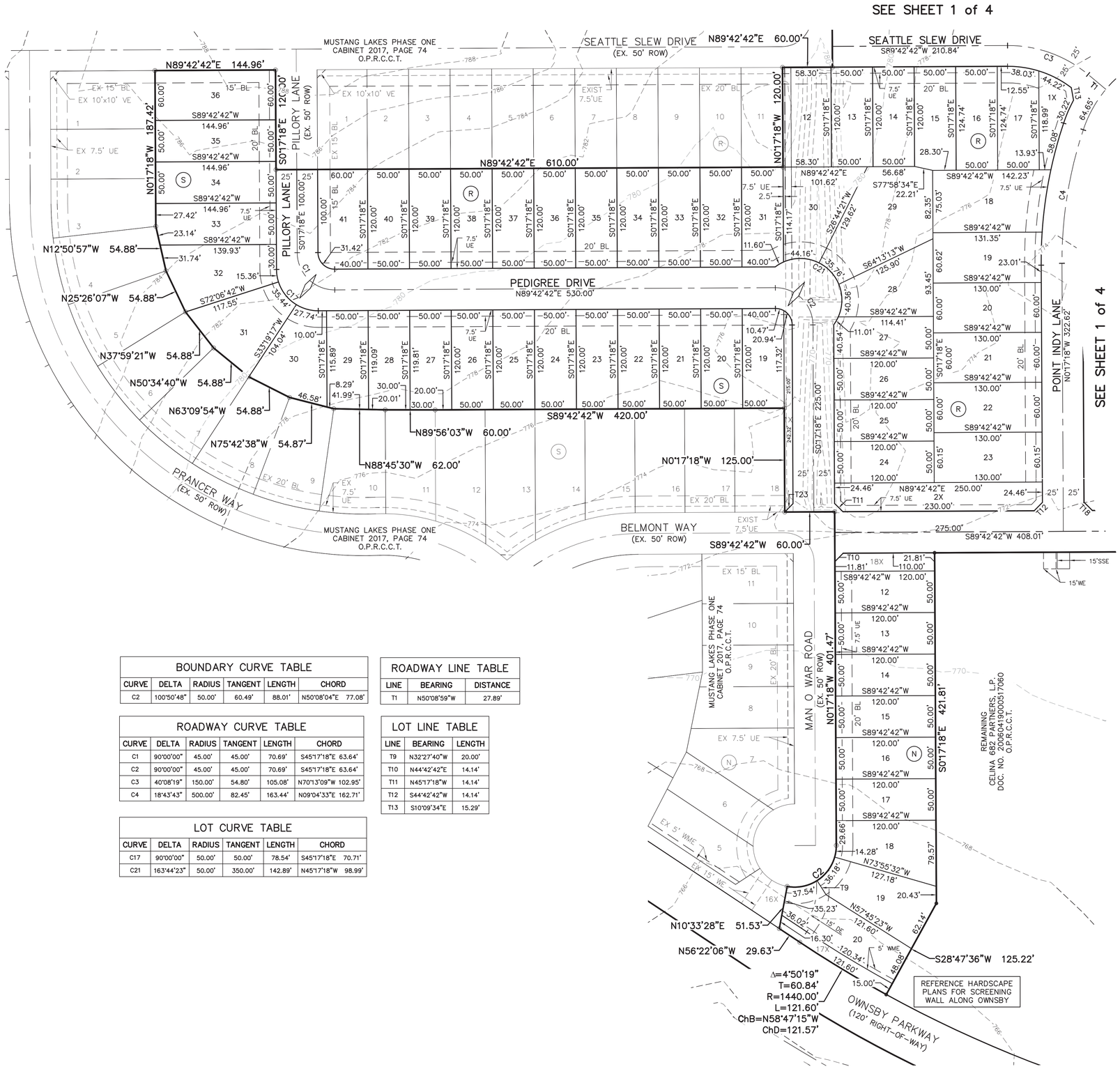
Attachment: Mustang Lakes PH3B (Mustang Lakes Phase 3B Construction Plat)



BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	100°50'48"	50.00'	60.49'	88.01'	N50°08'04"E 77.08'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	N50°08'59"W	27.89'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	45.00'	45.00'	70.69'	S45°17'18"E 63.64'
C2	90°00'00"	45.00'	45.00'	70.69'	S45°17'18"E 63.64'
C3	40°08'19"	150.00'	54.80'	105.08'	N70°13'09"W 102.95'
C4	18°43'43"	500.00'	82.45'	163.44'	N09°04'33"E 162.71'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T9	N32°27'40"W	20.00'
T10	N44°42'42"E	14.14'
T11	N45°17'18"W	14.14'
T12	S44°42'42"W	14.14'
T13	S10°09'34"E	15.29'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C17	90°00'00"	50.00'	50.00'	78.54'	S45°17'18"E 70.71'
C21	163°44'23"	50.00'	350.00'	142.89'	N45°17'18"W 98.99'

GRAPHIC SCALE

60 30 0 60 180

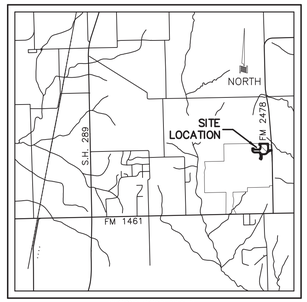
(IN FEET)
1 inch = 60 ft.

TYPICAL 10'X10' CORNER CLIP

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
DSSE = DRAINAGE & SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
VE = VISIBLITY EASEMENT
PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
<CM> = CONTROL MONUMENT
⊛ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
◊ = DENOTES STREET NAME CHANGE

NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. 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.
5. ALL X-LOTS ARE UNBUILDABLE EXCEPT LOTS 1X BLOCK CC AND 4X BLOCK BB, AS THESE SHALL BE BUILDABLE LOTS.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
7. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
9. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.



LOCATION MAP
NOT TO SCALE

CONSTRUCTION PLAT
25.670 ACRES
109 RESIDENTIAL LOTS
7 HOA LOTS

MUSTANG LAKES PHASE 3B

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-04)

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Attachment: Mustang Lakes Phase PH3B (Mustang Lakes Phase 3B Construction Plat)

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, L.P., a Texas limited partnership, and THE CITY OF CELINA are the owners of a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document filed of record in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the north line of said Celina 682 Partners, L.P. tract, same being common with the south line of that tract of land described as Tract 9 as conveyed in Deed to Brinkmann Ranches of Collin County, L.P., according to the document filed of record in Volume 6067, Page 1306, Deed Records, Collin County, Texas, for the northeast corner of Lot 22, Block P of Amended Plat MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat filed in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas;

THENCE With said common line, the following three (3) courses and distances:

N 89° 51' 51" E, a distance of 253.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 89° 56' 24" E, a distance of 311.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 42' 42" E, a distance of 305.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving the above mentioned common line, over and across the above mentioned Celina 682 Partners, L.P. tract, the following courses and distances:

S 00° 17' 18" E, a distance of 701.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 46° 42' 58" W, a distance of 72.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 06° 51' 20", a radius of 175.00 feet and a chord bearing and distance of S 46° 42' 42" E, 20.93 feet;

With said curve to the right, an arc distance of 20.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 43° 17' 02" E, a distance of 4.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 88° 17' 02" E, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 46° 42' 58" E, a distance of 66.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right, having a central angle of 39° 30' 50", a radius of 275.00 feet and a chord bearing and distance of N 66° 28' 23" E, 185.92 feet;

With said curve to the right, an arc distance of 189.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 86° 13' 47" E, a distance of 107.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 41° 13' 47" E, a distance of 42.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 86° 13' 47" E, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of the above mentioned Celina 682 Partners, L.P. tract, same being common with the west line of Farm to Market Road 2478, a variable width right-of-way;

THENCE S 03° 46' 13" E, with said common line, a distance of 110.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 86° 13' 47" W, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 48° 46' 13" W, a distance of 42.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 86° 13' 47" W, a distance of 107.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 39° 30' 50", a radius of 225.00 feet and a chord bearing and distance of S 66° 28' 23" W, 152.11 feet;

With said curve to the left, an arc distance of 155.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 46° 42' 58" W, a distance of 308.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right, having a central angle of 42° 59' 44", a radius of 275.00 feet and a chord bearing and distance of S 68° 12' 50" W, 201.56 feet;

With said curve to the right, an arc distance of 206.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 89° 42' 42" W, a distance of 288.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 00° 17' 18" E, a distance of 421.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 28° 47' 36" W, a distance of 125.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of Ownsby Parkway, a 120 foot right-of-way, same point being at the beginning of a non-tangent curve to the right, having a central angle of 04° 50' 19", a radius of 1,440.00 feet and a chord bearing and distance of N 58° 47' 15" W, 121.57 feet;

THENCE With said north line and said curve to the right, an arc distance of 121.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE N 56° 22' 06" W, continuing with said north line, a distance of 29.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the most easterly southeast corner of Lot 16X, Block N of the above mentioned Addition;

THENCE N 10° 33' 28" E, leaving said north line and with the east line of said Lot 16X, a distance of 51.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the most easterly northeast corner of said Lot 16X, same being at the beginning of a non-tangent curve to the left, having a central angle of 100° 50' 48", a radius of 50.00 feet and a chord bearing and distance of N 50° 08' 04" E, 77.08 feet;

THENCE With said curve to the left, an arc distance of 88.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of Man O War Road, a 50 foot right-of-way;

THENCE N 00° 17' 18" W, with said east line, a distance of 401.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the north line of Belmont Way, a 50 foot right-of-way, for an interior ell corner of the above mentioned Celina 682 Partners, L.P. tract;

THENCE S 89° 42' 42" W, with said north line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of Lot 18, Block S of the above mentioned Addition;

THENCE N 00° 17' 18" W, leaving said north line and with the east line of said Lot 18, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for an interior ell corner of said Celina 682 Partners, L.P. tract, same being common with the northeast corner of said Lot 18;

THENCE With said Addition, the following courses and distances:

S 89° 42' 42" W, a distance of 420.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 89° 56' 03" W, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 88° 45' 30" W, a distance of 62.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 75° 42' 38" W, a distance of 54.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 63° 09' 54" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 50° 34' 40" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 37° 59' 21" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 25° 26' 07" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 12° 50' 57" W, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 00° 17' 18" W, a distance of 187.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Seattle Slew Drive, a 50 foot right-of-way, for the northeast corner of Lot 1, Block S of the above mentioned Addition;

THENCE N 89° 42' 42" E, with said south line, a distance of 144.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the intersection of said south line and the west line of Pillory Lane, a 50 foot right-of-way;

THENCE S 00° 17' 18" E, with said west line, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE N 89° 42' 42" E, a distance of 610.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of Lot 11, Block R of the above mentioned Addition;

THENCE N 00° 17' 18" W, with the east line of said Lot 11, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the above mentioned south line of Seattle Slew Drive, for the northeast corner of said Lot 11;

THENCE N 89° 42' 42" E, with said south line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of said south line and the east line of Colt Lane, a 50 right-of-way;

THENCE N 00° 17' 18" W, with said east line, a distance of 350.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE S 89° 42' 42" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the west line of the above mentioned Colt Lane;

THENCE S 00° 17' 18" E, with said west line, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the intersection of said west line and the north line of Bold Ruler Road, a 50 foot right-of-way;

THENCE S 89° 42' 42" W, with said north line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of the above mentioned Lot 22;

THENCE N 00° 17' 18" W, with the east line of said Lot 22, a distance of 122.57 feet to the POINT OF BEGINNING, and containing 25.670 acres of land, more or less.

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	II	7150	0.16
2	II	6000	0.14
3	II	6000	0.14
4	II	6000	0.14
5	II	6114	0.14
8	II	6540	0.15
9	II	6036	0.14
10	II	6000	0.14
11	II	6000	0.14
12	II	6000	0.14
13	II	6000	0.14
14	II	6000	0.14
15	II	6000	0.14
16	II	6000	0.14
17	II	6000	0.14
18	II	6000	0.14
19	II	6000	0.14
20	II	6000	0.14
21	II	6000	0.14
22	II	7150	0.16

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	JJ	7282	0.17
2	JJ	6102	0.14
3	JJ	6095	0.14
4	JJ	6082	0.14
5	JJ	6067	0.14
6	JJ	6052	0.14
7	JJ	6036	0.14
8	JJ	6021	0.14
9	JJ	6006	0.14
10	JJ	6000	0.14
11	JJ	6000	0.14
12	JJ	5699	0.13
13	JJ	11291	0.26
14	JJ	11577	0.27
15	JJ	5826	0.13
16	JJ	6000	0.14
17	JJ	6000	0.14
18	JJ	6000	0.14
19	JJ	6000	0.14
20	JJ	10861	0.25

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	JJ	13292	0.31
22	JJ	7312	0.17
23	JJ	6000	0.14
24	JJ	6000	0.14
25	JJ	9193	0.21
26	JJ	7800	0.18
27	JJ	7845	0.18
28	JJ	8450	0.19
29	JJ	9448	0.22

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	JJ	108188	2.48
2X	JJ	2463	0.06

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	II	7028	0.16

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
12	R	6996	0.16
13	R	6000	0.14
14	R	6000	0.14
15	R	6185	0.14
16	R	6237	0.14
17	R	6166	0.14
18	R	10194	0.23
19	R	7898	0.18
20	R	7800	0.18
21	R	7800	0.18
22	R	7800	0.18
23	R	7820	0.18
24	R	6000	0.14
25	R	6000	0.14
26	R	6000	0.14
27	R	5971	0.14
28	R	7450	0.17
29	R	12484	0.29
30	R	8167	0.19
31	R	5968	0.14

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
32	R	6000	0.14
33	R	6000	0.14
34	R	6000	0.14
35	R	6000	0.14
36	R	6000	0.14
37	R	6000	0.14
38	R	6000	0.14
39	R	6000	0.14
40	R	6000	0.14
41	R	7114	0.16

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	R	3215	0.07
2X	R	8515	0.20

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	S	2323	0.05

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
19	S	5991	0.14
20	S	6000	0.14
21	S	6000	0.14
22	S	6000	0.14
23	S	6000	0.14
24	S	6000	0.14
25	S	6000	0.14
26	S	6000	0.14
27	S	5997	0.14
28	S	5979	0.14
29	S	5914	0.14
30	S	7438	0.17
31	S	7711	0.18
32	S	8361	0.19
33	S	7191	0.17
34	S	7248	0.17
35	S	7248	0.17
36	S	8697	0.20

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
12	N	6000	0.14
13	N	6000	0.14
14	N	6000	0.14
15	N	6000	0.14
16	N	6000	0.14
17	N	6000	0.14
18	N	7445	0.17
19	N	8329	0.19
20	N	8039	0.18

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
17X	N	2307	0.05
18X	N	2568	0.06

CONSTRUCTION PLAT
25.670 ACRES
109 RESIDENTIAL LOTS
7 HOA LOTS

MUSTANG LAKES PHASE 3B

AN ADDITION TO THE CITY OF CELINA
LOCATED WITHIN THE CORPORATE LIMITS
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

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STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-04)

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Attachment: Mustang Lakes PH3B (Mustang Lakes Phase 3B Construction Plat)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, and THE CITY OF CELINA, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE 3B addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right 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.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show 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 maintenanace 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 enfore parking regulations within the fire lanes, and to cause such fire lanes and utility easments to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and priviliage 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.

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 1X Block JJ 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.

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 682 PARTNERS, L.P.

By: Celina 682 GP Partners, LLC,
its General Partner

By: LLC Manager, Inc.,
its Manager

By: _____
James J. Melino,
President

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 James J. Melino, President of LLC Manager, Inc., Manager of Celina 682 GP Partners, LLC, General Partner of Celina 682 Partners, L.P., 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 me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

THE CITY OF CELINA

By: _____

Name: _____
City 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 _____, the City Manager of The City of Celina, 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 me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, John Melton, 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

_____
Texas Registration No.

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 John Melton, 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 me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

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

CONSTRUCTION PLAT
25.670 ACRES
109 RESIDENTIAL LOTS
7 HOA LOTS

MUSTANG LAKES PHASE 3B

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-04)

Y:\05052\05052-03FP-C.dwg, 4 4C, 3/1/2018 9:24:38 PM, dking, Dowdey, Anderson & Associates, Inc. CEK

Attachment: Mustang Lakes PH3B (Mustang Lakes Phase 3B Construction Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Raha Pouladi, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	Buffalo Ridge Phase 2 Final Plat

Action Requested:
Consider and act upon a Final Plat for Buffalo Ridge Phase 2 being an approximately 29.661 acre tract of land situated in the L. M. Boyd Survey, Abstract No. 48, Collin County, Texas, generally located north of County Road 100, east of Preston Road, west of County Road 99, and south of County Road 134. The plat is comprised of 98 residential lots, and four (4) open space lots. (Buffalo Ridge Phase 2)

Owner:
Pointe Land & Development
6860 N. Dallas Parkway, Suite 200
Plano, TX 75024

Background Information:
Staff has reviewed the proposed Final Plat for Buffalo Ridge Phase 2 and determined that the outstanding comments are minor in nature and can be addressed prior to City Council June 12, 2018.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

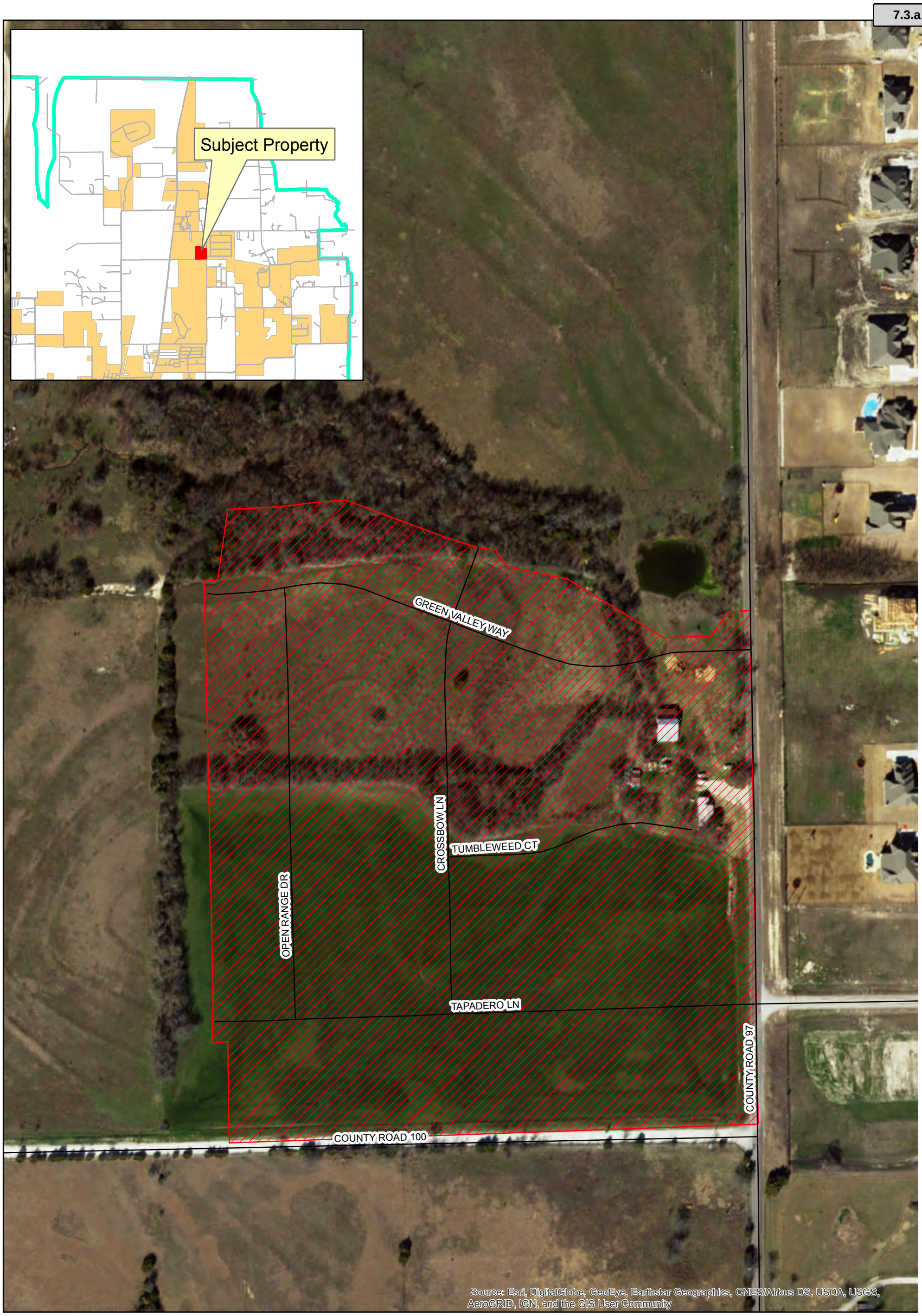
Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval on the condition that all remaining comments have been addressed prior to the City Council meeting on June 12, 2018.



CELINA TEXAS EST. 1876

Location Map
Buffalo Ridge Phase 2

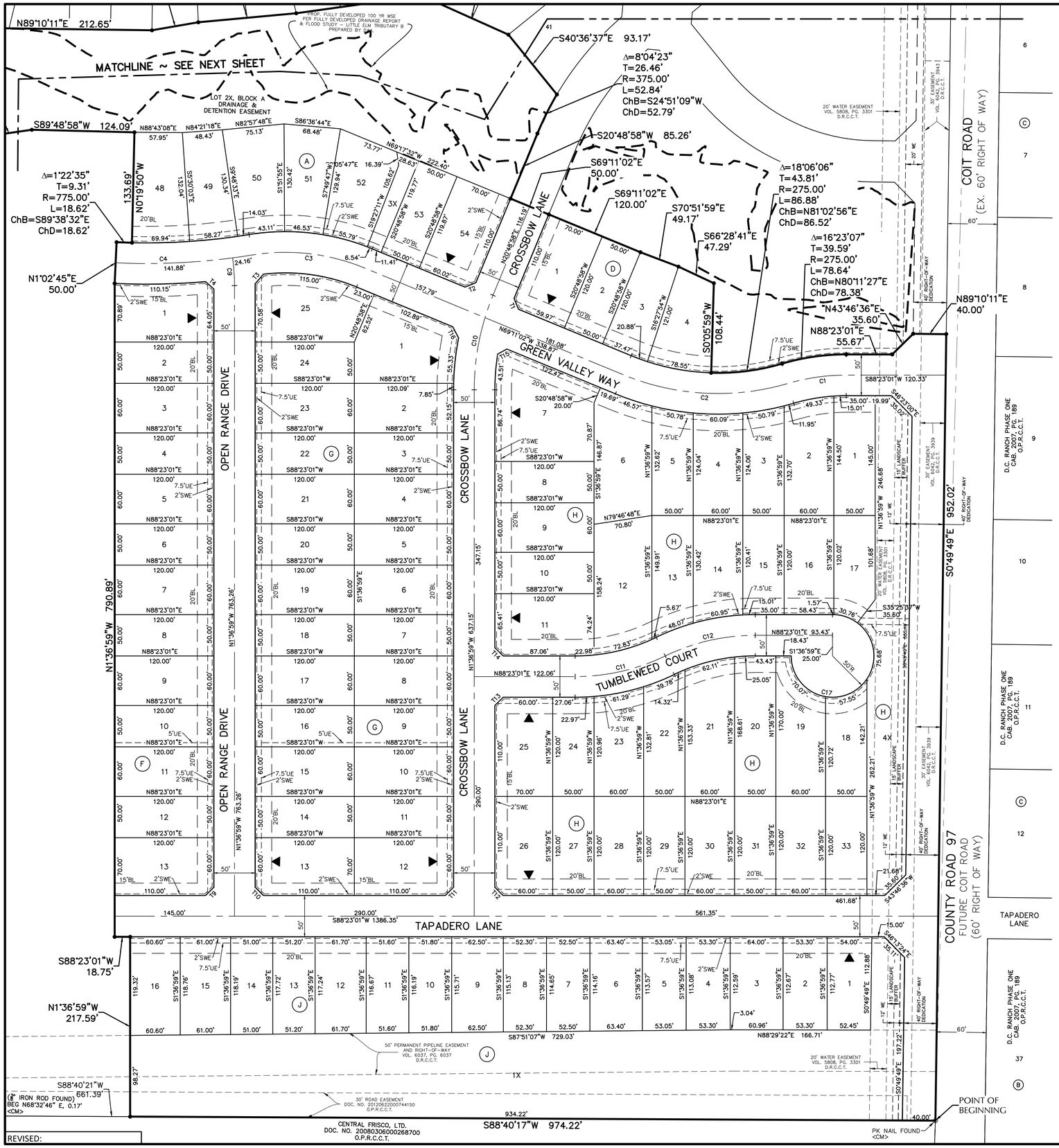
Date: 5/3/2018

Legend

- Roads
- Buffalo Ridge Phase 2
- ETJ Limits

N W E S

0 120 240 Feet



ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°23'07"	250.00'	35.99'	71.49'	S80°11'27"W 71.25'
C2	38°49'05"	300.00'	105.70'	203.25'	N88°35'34"W 199.39'
C3	31°39'45"	250.00'	70.89'	138.15'	N85°00'54"W 136.40'
C4	15°28'22"	800.00'	108.68'	216.04'	S86°53'24"W 215.39'
C9	7°43'14"	250.00'	16.87'	33.69'	N05°28'37"W 33.66'
C10	22°25'57"	300.00'	59.49'	117.46'	N09°35'59"E 116.71'
C11	25°50'31"	250.00'	57.35'	112.76'	N75°27'45"E 111.80'
C12	25°50'31"	250.00'	57.35'	112.76'	N75°27'45"E 111.80'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N24°15'35"W	14.16'
T2	S65°45'20"W	14.13'
T3	N39°19'23"E	15.11'
T4	S49°17'01"E	13.47'
T9	S43°23'01"W	14.14'
T10	N46°36'59"W	14.14'
T11	N43°23'01"E	14.14'
T12	N46°36'59"W	14.14'
T13	S43°23'01"W	14.14'
T14	S46°36'59"E	14.14'
T15	N59°39'18"E	12.54'
T16	S29°23'27"E	15.37'

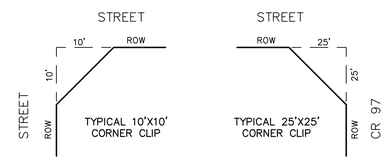
LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C17	270°00'02"	50.00'	50.00'	235.62'	N43°23'00"E 70.71'

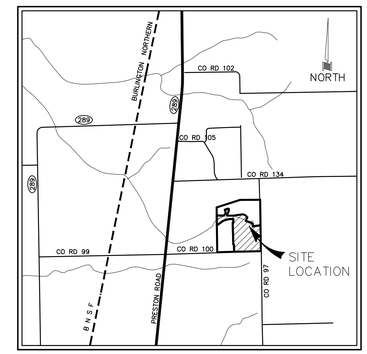
LOT SIZE TABLE	
LOT SIZE	NO. OF LOTS
50' WIDE LOT	54
60' WIDE LOT	44

GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.





LOCATION MAP
NOT TO SCALE

NOTES

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. LOTS 1X, 2X, & 3X BLOCK A, LOT 4X BLOCK H, SHALL BE HOA LOTS OWNED AND MAINTAINED BY THE HOA.
3. ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
4. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
5. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202
6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0110J DATED: JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, NO FLOODPLAIN PRESENT ON THIS SITE.
7. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD ORDINANCE NO. 2015–77.
8. COUNTY ROAD 100 WILL REMAIN INTACT AND OPERATIONAL UNTIL FARM MARKET ROAD 455 REALIGNMENT IS COMPLETED.

LEGEND

BL = BUILDING LINE
VAM = VISIBILITY, ACCESS AND MAINTENANCE ESMT
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
EHS = EROSION HAZARD SETBACK
HOA = HOME OWNERS ASSOCIATION
WSE = WATER SURFACE ELEVATION
SWE = SIDEWALK EASEMENT
IRF = IRON ROD FOUND
<CM> = CONTROL MONUMENT
O.P.,R.C.C.T.= OFFICAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
⊗ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
◊ = DENOTES STREET NAME CHANGE
▼ = DENOTES FRONT OF LOT

CITY FILE NUMBER: P–201704–01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS

FINAL PLAT
BUFFALO RIDGE PHASE TWO

AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS
APRIL, 2018 SCALE: 1"= 60'

OWNER
POINTE BUFFALO RIDGE, LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972–905–2146
CONTACT: NEAL HECKEL

DEVELOPER
POINTE LAND DEVELOPMENT
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972–905–2146
CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: GABE NOVAK

REVISED:

DOCUMENT NUMBER

Y:\16028\16028-02FP.dwg, CP1, 4/6/2018 7:49:29 AM, jwhatley, Dowdey, Anderson & Associates, Inc., JW

Attachment: Buffalo Ridge Phase 2 Plat Exhibit-April2018 (Buffalo Ridge Phase 2 Final Plat)

NOTES

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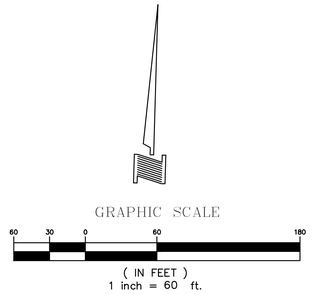
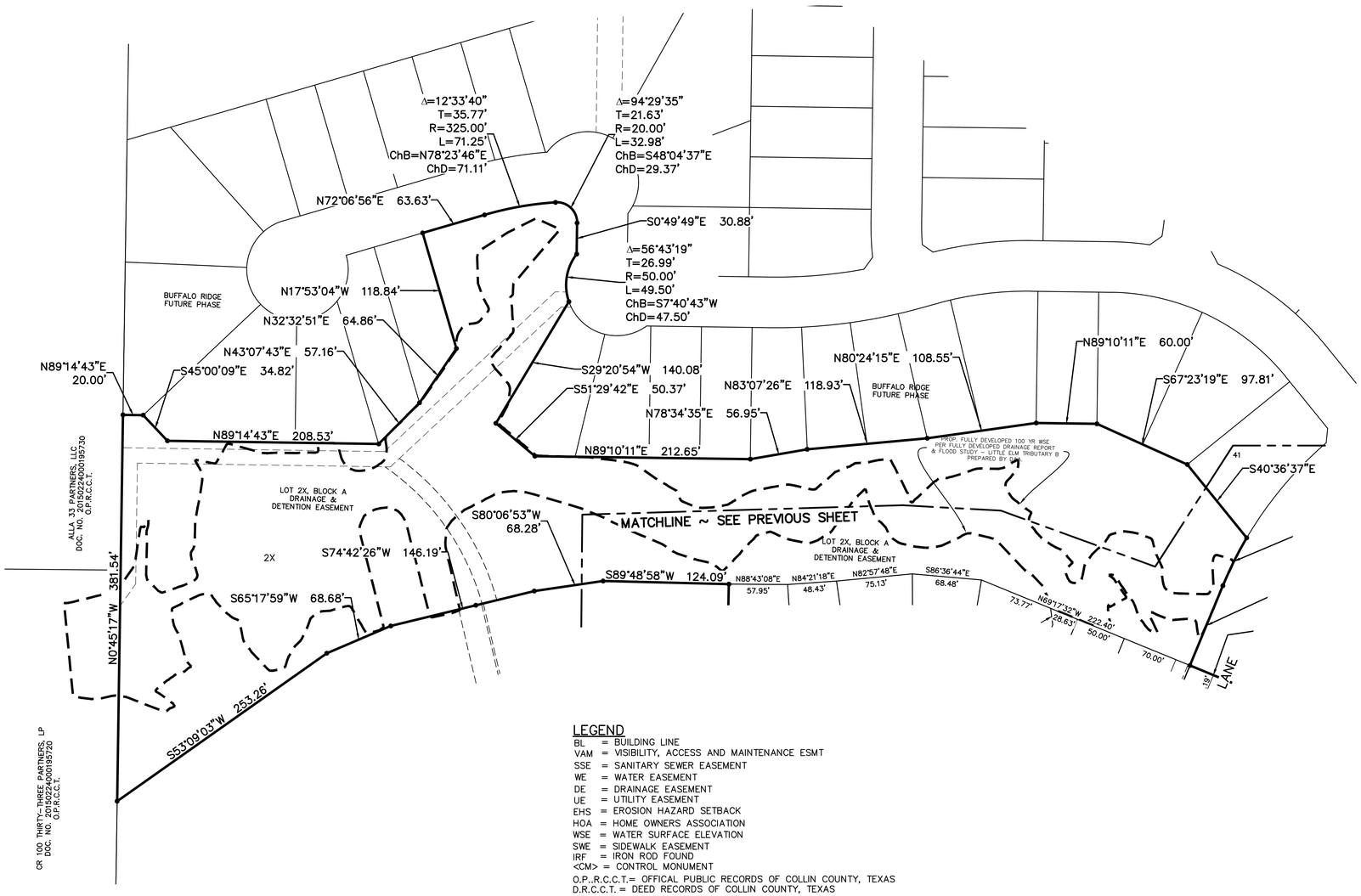
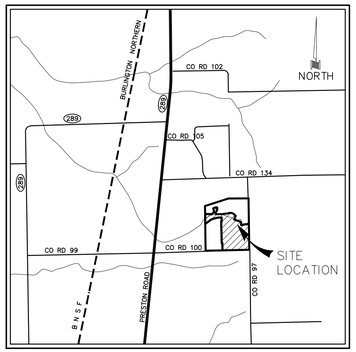
7. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD ORDINANCE NO. 2015-77.







LOCATION MAP
NOT TO SCALE

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▼ = DENOTES FRONT OF LOT

CITY FILE NUMBER: P-201704-01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS

FINAL PLAT

BUFFALO RIDGE PHASE TWO

AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS

APRIL, 2018 SCALE: 1"= 60'

OWNER
POINTE BUFFALO RIDGE, LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972-905-2146
CONTACT: NEAL HECKEL

DEVELOPER
POINTE LAND DEVELOPMENT
6860 NORTH DALLAS PARKWAY, SUITE 200
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STATE REGISTRATION NUMBER: F-399
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REVISED:

DOCUMENT NUMBER

Attachment: Buffalo Ridge Phase 2 Plat Exhibit-April2018 (Buffalo Ridge Phase 2 Final Plat)

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OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS POINTE BUFFALO RIDGE, LLC, is the owner of a tract of land situated in the L.M. BOYD SURVEY, ABSTRACT NO. 48, Collin County, Texas, and being a portion of that tract of land conveyed to Pointe Buffalo Ridge, L.L.C., according to the document filed of record in Instrument Number 20160222000196050, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for the southeast corner of said Pointe Buffalo Ridge, L.L.C. tract, said PK nail being the northeast corner of a tract of land conveyed to Central Frisco, Ltd. according to deed recorded in Instrument Number 20080306000268700, Official Public Records of Collin County, Texas, and being the approximate centerline intersection of County Road 97 and County Road 100;

THENCE South 88° 40'21"West, departing the approximate centerline of said County Road 97 and with the south line of said Pointe Buffalo Ridge, L.L.C. tract, the north line of said Central Frisco, Ltd. tract, and the approximate centerline of said County Road 100, a distance of 974.22 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, from which the southwest corner of said Pointe Buffalo Ridge, L.L.C. tract bears South 88° 40'21"West, 613.18 feet, and from said southwest corner a 3/8–inch iron rod found bears North 68°32'44"East, 0.17 feet;

THENCE departing the south line of said Pointe Buffalo Ridge, L.L.C. tract, the north line of said Central Frisco, Ltd. tract, and the approximate centerline of said County Road 100, the following course and distances:

North 01° 36' 59" West, a distance of 217.59 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 88° 23' 01" West, a distance of 18.75 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 01° 36' 59" West, a distance of 790.89 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 01° 02' 45" East, a distance of 50.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner at the beginning of a non–tangent curve to the left having a central angle of 01° 22' 35", a radius of 775.00 feet, and a chord bearing and distance of South 89° 38' 32" East, 18.62 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

With said non–tangent curve to the left, an arc length of 18.62 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 00° 19' 50" West, a distance of 133.69 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 89° 48' 58" West, a distance of 124.09 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 80° 06' 53" West, a distance of 68.69 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 74° 41' 31" West, a distance of 59.41 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 74° 41' 31" West, a distance of 86.37 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 65° 17' 59" West, a distance of 68.68 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 53° 09' 03" West, a distance of 253.26 feet to 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, said iron rod being in the west line of said Point Buffalo Ridge, L.L.C. tract, same being the east line of a tract of land conveyed to CR 100 Thirty–Three Partners, LP, according to deed recorded in Instrument Number 20150224000195720, Official Public Records of Collin County, Texas;

THENCE North 00° 45' 17" West, with the west line of said Pointe Buffalo Ridge, L.L.C. tract, and the east line of said CR 100 Thirty–Three Partners, LP, a distance of 381.54 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

THENCE over and across said POINT BUFFALO RIDGE, L.L.C. tract, the following courses and distances:

North 89° 14' 43" East, departing the west line of said Pointe Buffalo Ridge, L.L.C. tract and the east line of said CR 100 Thirty–Three Partners, LP, a distance of 20.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 45° 00' 09" East, a distance of 34.82 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 89° 14' 43" East, a distance of 208.53 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 43° 07' 43" East, a distance of 57.16 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 32° 32' 51" East, a distance of 64.86 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 17° 53' 04" West, a distance of 118.84 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 72° 06' 56" East, a distance of 63.63 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, said iron rod being the beginning of a curve to the right having a central angle of 12° 33' 40", a radius of 325.00 feet, and a chord bearing and distance of North 78° 23' 46" East, 71.11 feet;

With said curve to the right an arc length of 71.25 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, said iron rod being the beginning of a curve to the right having a central angle of 94° 29' 35", a radius of 20.00 feet, and a chord bearing and distance of South 48° 04' 37" East, 29.37 feet;

With said curve to the right an arc length of 32.98 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 00° 49' 49" East, a distance of 30.88 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, said iron rod being the beginning of a non–tangent curve to the left having a central angle of 56° 43' 19", a radius of 50.00 feet, and a chord bear and distance of South 07° 40' 43" West 47.50 feet;

With said curve to the left an arc length of 49.50 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 29° 20' 54" West, a distance of 140.08 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 51° 29' 42" East, a distance of 50.37 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 89° 10' 11" East, a distance of 212.65 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 78° 34' 35" East, a distance of 56.95 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 83° 07' 26" East, a distance of 118.93 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 80° 24' 15" East, a distance of 108.55 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 89° 10' 11" East, a distance of 60.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 67° 23' 19" East, a distance of 97.81 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 40° 36' 37" East, a distance of 93.17 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, said iron rod being the beginning of a non–tangent curve to the left having a central angle of 08° 04' 23", a radius of 375.00 feet, and a chord bearing and distance of South 24° 51' 09" West, 52.79 feet;

With said non–tangent curve to the left, an arc length of 52.84 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 20° 48' 58" West, a distance of 85.26 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 69° 11' 02" East, a distance of 50.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 69° 11' 02" East, a distance of 120.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 70° 51' 59" East, a distance of 49.17 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 66° 28' 41" East, a distance of 47.29 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

South 00° 05' 59" West, a distance of 108.44 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, said iron rod being the beginning of a non–tangent curve to the left having a central angle of 18° 06' 06", a radius of 275.00 feet, and a chord bearing and distance of North 81° 02' 56" East, 86.52 feet;

With said curve to the left, an arc length of 86.88 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner, said iron rod being the beginning of a curve to the right having a central angle of 16° 23' 07", a radius of 275.00 feet, and a chord bearing and distance of North 80° 11' 27" East, 78.38 feet;

With said curve to the right, an arc length of 78.64 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 88° 23' 01" East, a distance of 65.67 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 43° 46' 36" East, a distance of 35.60 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner;

North 89° 10' 11" East, a distance of 30.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA"set for corner in the east line of said Pointe Buffalo Ridge, LLC tract, same being the approximate centerline of said County Road 97;

THENCE South 00° 49'49"East, with the east line of said Pointe Buffalo Ridge, L.L.C. tract and the approximate centerline of said County Road 97, a distance of 952.16 feet to the POINT OF BEGINNING and containing 29.661 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That POINTE BUFFALO RIDGE, 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 BUFFALO RIDGE PHASE TWO addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights–of–way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right 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.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show 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 maintenanace 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 enfore parking regulations within the fire lanes, and to cause such fire lanes and utility easments to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

The area or areas shown on the plat as "VAM" (Visiblity, 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 it shall be permitted to remove and dispose of any and all landscaping improvements, including but 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.

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: Lot 2X, Block A 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.

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.

By: _____
POINTE BUFFALO RIDGE, LLC
NEAL HECKEL, President

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 NEAL HECKEL, President of POINTE BUFFALO RIDGE, LLC, 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 me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 02/24/2017)

_____
Signature of the Registered Professional

_____
Texas Registration No.

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 John L. Melton, 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 me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

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

CITY FILE NUMBER: P–201704–01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS
FINAL PLAT
BUFFALO RIDGE PHASE TWO
AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS
APRIL, 2018

OWNER
POINTE BUFFALO RIDGE, LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972–905–2146
CONTACT: NEAL HECKEL

DEVELOPER
POINTE LAND DEVELOPMENT
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
972–905–2146
CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: GABE NOVAK

DOCUMENT NUMBER

REVISED:

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	J	6004	0.14
2	J	6007	0.14
3	J	7207	0.17
4	J	6014	0.14
5	J	6011	0.14
6	J	7219	0.17
7	J	6006	0.14
8	J	6008	0.14
9	J	7213	0.17
10	J	6006	0.14
11	J	6007	0.14
12	J	7216	0.17
13	J	6015	0.14
14	J	6015	0.14
15	J	7226	0.17
16	J	7213	0.17

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	J	102056	2.34
2X	A	219840	5.05
3X	A	2376	0.05
4X	H	27430	0.63

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
48	A	8520	0.20
49	A	7012	0.16
50	A	8549	0.20
51	A	7425	0.17
52	A	8380	0.19
53	A	5991	0.14
54	A	8345	0.19

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	10499	0.24
2	G	7200	0.17
3	G	6000	0.14
4	G	7200	0.17
5	G	5999	0.14
6	G	7200	0.17
7	G	5999	0.14
8	G	7200	0.17
9	G	5999	0.14
10	G	7200	0.17
11	G	5999	0.14
12	G	8350	0.19
13	G	8350	0.19
14	G	5999	0.14
15	G	7200	0.17
16	G	5999	0.14
17	G	7200	0.17
18	G	5999	0.14
19	G	7200	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
20	G	5999	0.14
21	G	7200	0.17
22	G	6000	0.14
23	G	7200	0.17
24	G	5999	0.14
25	G	10314	0.24

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	7247	0.17
2	H	8386	0.19
3	H	6385	0.15
4	H	7387	0.17
5	H	6382	0.15
6	H	10384	0.24
7	H	14009	0.32
8	H	6000	0.14
9	H	7200	0.17
10	H	6000	0.14

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
11	H	8990	0.21
12	H	10927	0.25
13	H	6964	0.16
14	H	7456	0.17
15	H	6002	0.14
16	H	7200	0.17
17	H	6008	0.14
18	H	6275	0.14
19	H	8656	0.20
20	H	8488	0.19

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	8471	0.19
2	F	5999	0.14
3	F	7200	0.17
4	F	6000	0.14
5	F	7199	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
6	F	5999	0.14
7	F	7200	0.17
8	F	5999	0.14
9	F	7200	0.17
10	F	5999	0.14

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
11	F	7200	0.17
12	F	5999	0.14
13	F	8350	0.19

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	H	9746	0.22
22	H	7123	0.16
23	H	7543	0.17
24	H	6007	0.14
25	H	8349	0.19
26	H	8350	0.19
27	H	5999	0.14
28	H	7200	0.17
29	H	6000	0.14
30	H	7200	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
31	H	5999	0.14
32	H	7200	0.17
33	H	6000	0.14

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	8349	0.19
2	D	5999	0.14
3	D	6489	0.15
4	D	7186	0.16

Y:\16028\16028-02FP.dwg, CP3, 4/6/2018 7:50:40 AM, jwhatley, Dowdey, Anderson & Associates, Inc., JW

Attachment: Buffalo Ridge Phase 2 Plat Exhibit-April2018 (Buffalo Ridge Phase 2 Final Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Raha Pouladi, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	Greenway 63 Phase 1 Construction Plat

Action Requested:
Consider and act on a Construction Plat for Phase 1 of Greenway 63, being an approximately 35.900 acre tract of land in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas. The property is generally located east of County Road 52 west of BNSF Rail Road and north of County Road 51, south of FM 428. The plat is comprised of 130 residential lots and twenty-four (24) common area/HOA lots. (Greenway 63 Phase 1 Construction Plat)

Owner:
MI Homes of DFW, Inc.
405 SH 121 Bypass, Suite A-210
Lewisville, TX 75248

Background Information:
Staff has reviewed the proposed Construction Plat for Greenway 63 Phase 1 and determined that the outstanding comments are minor in nature and can be addressed prior to City Council June 12, 2018.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

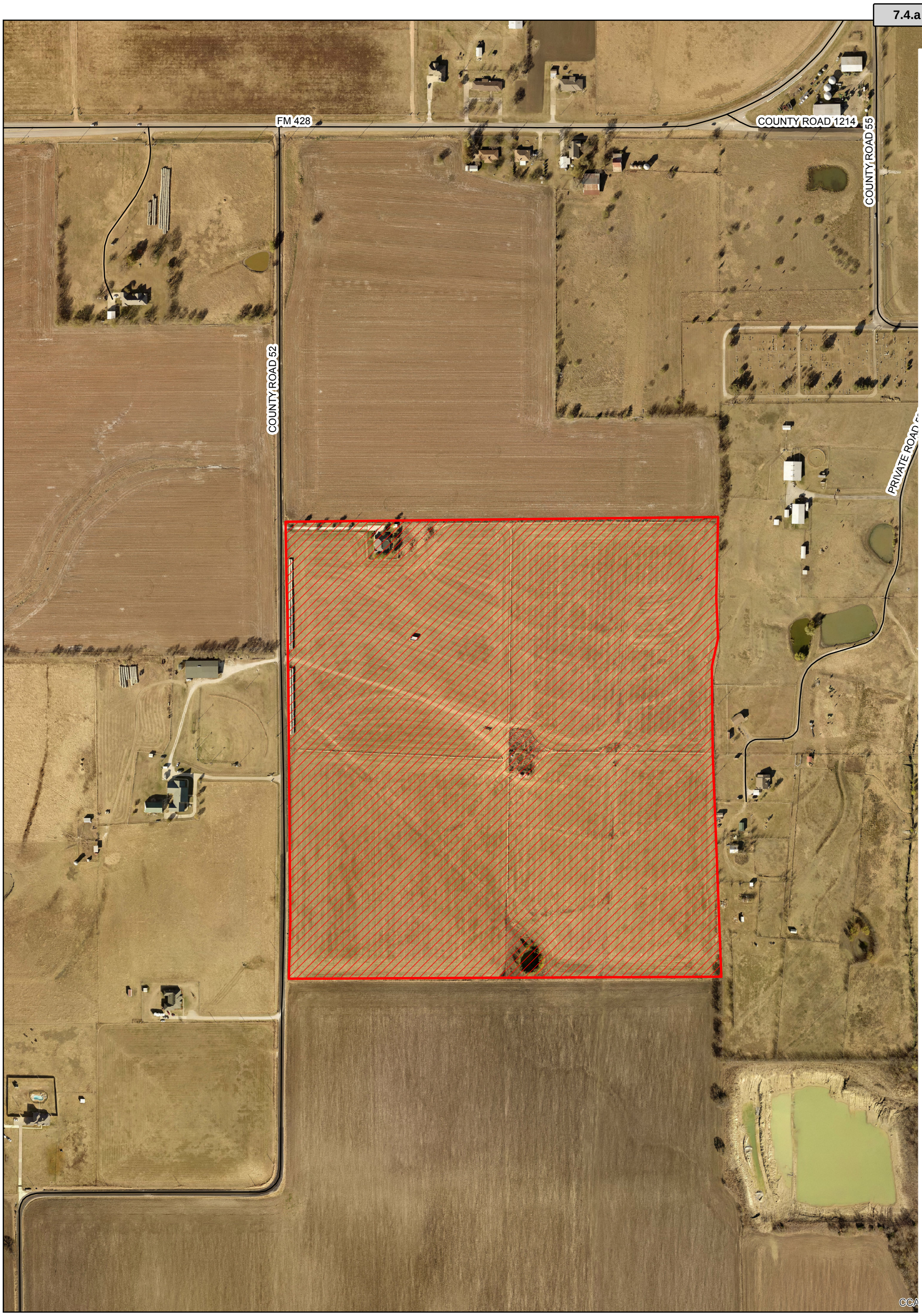
Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Location Map
Proposed Construction Plat

Staff Recommendation:

Staff recommends approval pending the completion of outstanding items prior to the case being heard before the City Council.



CELINA TEXAS EST. 1876

Greenway 63

Date: 4/10/2018

Legend

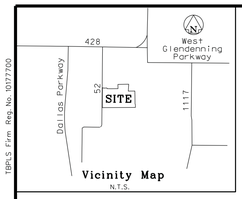
Roads

Greenway 63

N
W E
S

0 245 490 Feet

Attachment: Greenway63_LocationMap_4102018 (Greenway 63 Phase 1 Construction Plat)



Vicinity Map
N.T.S.

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	260°48'45"	50.00'	227.60'	S 39°40'10" W	76.15'
C2	80°48'45"	9.50'	13.40'	N 50°19'50" W	12.32'
C3	260°48'45"	50.00'	227.60'	S 39°40'10" W	76.15'
C4	80°48'45"	9.50'	13.40'	N 50°19'50" W	12.32'
C5	59°59'59"	50.00'	52.36'	S 60°44'14" E	50.00'
C6	59°01'40"	50.00'	51.51'	S 61°13'22" E	49.26'

LEGAL DESCRIPTION

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE I. C. WILLIAMSON SURVEY. ABSTRACT NUMBER 943. COLLIN COUNTY. TEXAS AND BEING THAT TRACT OF LAND DESCRIBED IN DEED TO M/I HOMES OF DFW LLC RECORDED IN INSTRUMENT NUMBER 20180131000124630 OF THE COUNTY RECORDS. COLLIN COUNTY. TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID M/I HOMES TRACT:

THENCE S 89°46'15" W. 1.619.74 FEET: TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 52 (A PAVED TRAVELED ROADWAY OF UNDETERMINED WIDTH):

THENCE N 00°09'47" W. 969.64 FEET WITH SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE. N 89°14'24" E. 36.98 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE S 45°44'13" E. 16.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE N 89°15'47" E. 183.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE S 00°44'13" E. 33.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE N 89°15'47" E. 55.62 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE S 88°41'29" E. 140.09 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE N 89°15'47" E. 339.38 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE N 00°44'13" W. 210.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE N 89°15'13" E. 531.60 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE S 03°19'09" W. 338.60 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE N 89°07'53" E. 317.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET:

THENCE S 00°52'43" E. 633.31 FEET FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 06°04' E. 0.3' FEET:

THENCE S 33°34'49" E. 31.73 FEET FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS S 89°32' W. 0.5' FEET:

THENCE S 00°24'31" E. 147.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.563.817 SQUARE FEET OR 35.900 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, MY HAND THIS THE _____ DAY OF _____ ,2018.

BY:_____
AUTHORIZED SIGNATURE OF OWNER

xxxxxxxxxx
xxxxxxxxxx
xxxxxxxxxx.

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 xxxxxxxxxx, 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

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.

_____
TODD A. BRIDGES
TEXAS REGISTRATION NO. 4940

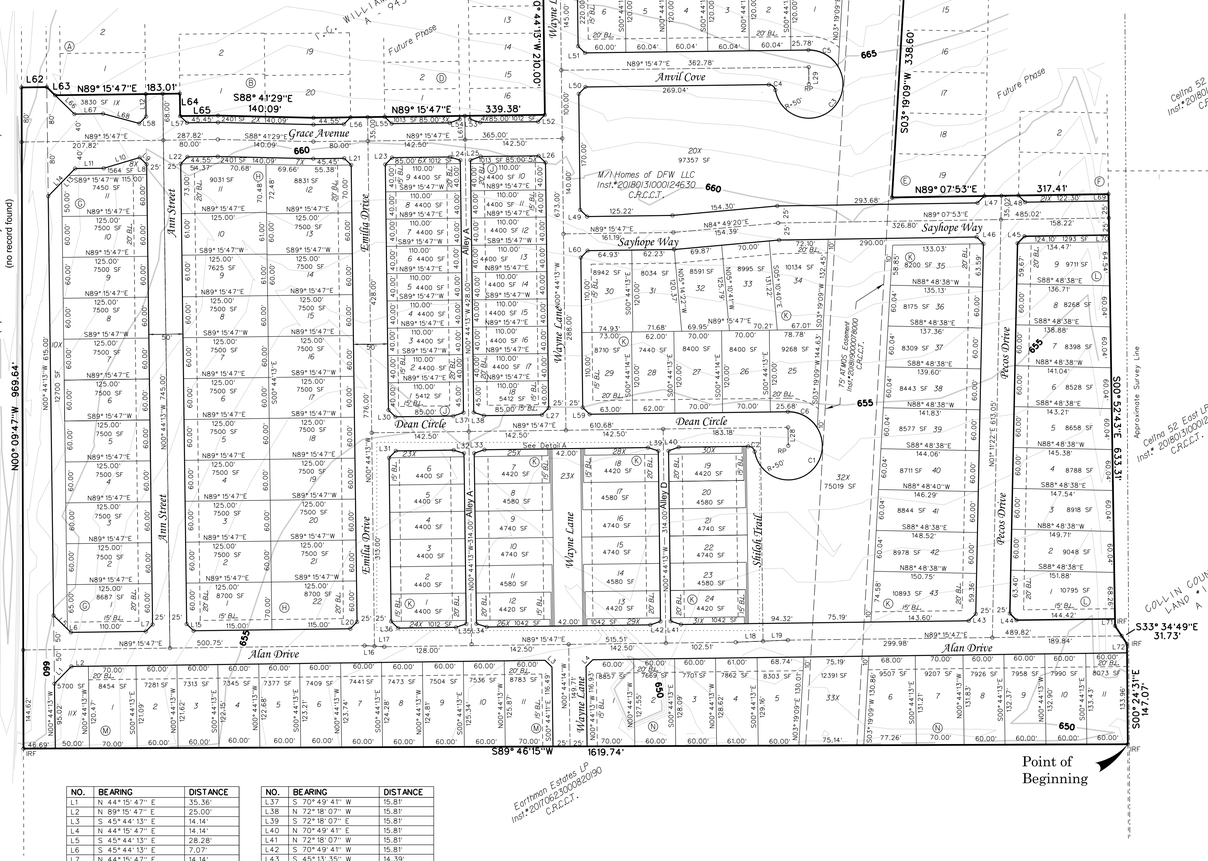
STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

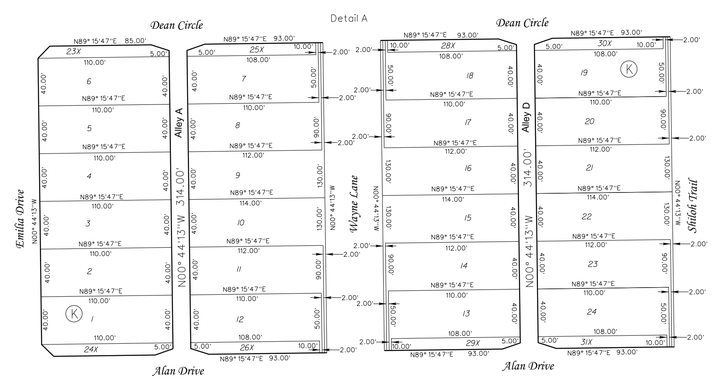
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

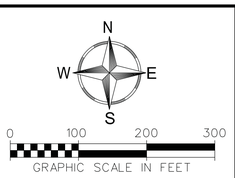
MY COMMISSION EXPIRES ON:_____



NO.	BEARING	DISTANCE
L1	N 44°15'47" E	35.36'
L2	N 89°15'47" E	25.00'
L3	S 45°44'13" E	14.14'
L4	N 44°15'47" E	14.14'
L5	S 45°44'13" E	28.28'
L6	S 45°44'13" E	7.07'
L7	N 44°15'47" E	14.14'
L8	N 00°44'13" W	15.00'
L9	N 45°44'13" W	14.14'
L10	S 73°25'5" W	54.94'
L11	S 89°15'47" W	42.15'
L12	S 00°44'16" E	33.01'
L13	S 44°15'47" W	14.14'
L14	S 44°15'47" W	56.57'
L15	S 45°44'13" E	14.14'
L16	S 86°47'30" E	14.53'
L17	S 86°47'30" E	14.53'
L18	N 87°45'43" E	40.00'
L19	N 87°45'43" E	36.34'
L20	N 44°15'47" E	14.14'
L21	N 45°44'13" W	14.14'
L22	N 44°15'47" E	14.14'
L23	S 44°15'47" W	14.14'
L24	N 72°18'07" W	15.81'
L25	N 70°49'41" E	15.81'
L26	S 45°44'13" E	14.14'
L27	S 44°15'47" W	14.14'
L28	S 00°44'13" E	27.00'
L29	S 00°44'13" E	25.00'
L30	N 45°44'13" W	14.14'
L31	N 44°15'47" E	14.14'
L32	S 72°18'07" E	15.81'
L33	N 70°49'41" E	15.81'
L34	N 72°18'07" W	15.81'
L35	S 70°49'41" W	15.81'
L36	N 45°44'13" W	14.14'

NO.	BEARING	DISTANCE
L37	S 70°49'41" W	15.81'
L38	N 72°18'07" W	15.81'
L39	S 72°18'07" E	15.81'
L40	N 70°49'41" E	15.81'
L41	N 72°18'07" W	15.81'
L42	S 70°49'41" W	15.81'
L43	S 45°13'35" W	14.39'
L44	N 44°46'25" W	13.91'
L45	N 45°09'38" E	14.40'
L46	S 44°50'22" E	13.89'
L47	S 45°09'38" W	14.40'
L48	N 44°50'22" W	13.89'
L49	N 45°44'13" W	14.14'
L50	N 44°15'47" E	14.14'
L51	N 45°44'13" W	14.14'
L52	S 44°15'47" W	14.14'
L53	N 72°18'07" W	15.81'
L54	S 70°49'41" W	15.81'
L55	N 45°44'13" W	14.14'
L56	S 44°15'47" W	14.14'
L57	N 45°44'13" W	14.14'
L58	S 44°15'47" W	14.14'
L59	N 45°44'13" W	14.14'
L60	N 44°15'47" E	14.14'
L61	N 00°44'13" W	35.00'
L62	N 89°14'24" E	36.98'
L63	S 45°44'13" E	16.96'
L64	S 00°44'13" E	33.01'
L65	N 89°15'47" E	55.62'
L66	N 45°44'13" W	39.61'
L67	S 89°15'47" W	42.15'
L68	N 74°53'30" W	54.94'
L69	S 00°52'43" E	10.00'
L70	S 00°52'43" E	10.00'
L71	S 00°52'43" E	10.24'
L72	S 00°24'31" E	13.10'





LEGEND

IRF	= Iron Rod Found
IRS	= Iron Rod Set
PKN	= PK Nail
BL	= Building Line
UE	= Utility Easement
WME	= Wall Maintenance Easement
SF	= Square Feet
MFF	= Minimum Finish Floor
	= Street Name Change
	= Lot Front Direction

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

6. OPEN SPACE PROVIDED AT 1AC. PER 75 UNITS PROVIDED IN ANOTHER PHASE.

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

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

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

_____ _____
SIGNATURE OF CHAIRPERSON DATE OF RECOMMENDATION

APPROVED BY: CITY COUNCIL CITY OF CELINA, TEXAS

_____ _____
SIGNATURE OF MAYOR DATE OF APPROVAL

ATTEST:

_____ _____
CITY SECRETARY DATE

A Construction Plat of
Greenway Phase 1 Addition

130 Residential lots
Totaling 35.900 acres

SITUATED IN THE I.C. WILLIAMSON SURVEY, ABSTRACT NUMBER 943, AND THE COLLIN COUNTY SCHOOL•14 SURVEY, ABSTRACT NUMBER 167, CITY OF CELINA, COLLIN COUNTY, TEXAS

Owner

M/I HOMES OF DFW, LLC
405 STATE HIGHWAY 121 BYP, STE A-210
LEWISVILLE, TEXAS
75248
972-762-3900

Case No._____

Revisions:

Job #:	MIH17001
Drawn By:	S. Ramsey
Checked By:	T. Bridges
Date:	02-22-18

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

SHEET
OF SHEETS

TBPLS Firm Reg No. 10177700
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Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Raha Pouladi, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	Creeks of Legacy West Phase 1 Final Plat

Action Requested:
Consider and act upon a Final Plat for Creeks of Legacy West Phase 1 being an approximately 54.260 acre tract of land situated in the J McKinn Survey, Abstract No. 889, the W. Phillips Survey, Abstract No. 1029 and the A. Thomasson Survey, Abstract No. 1265, Collin County, Texas, and generally located at the northwest corner of Frontier Parkway and Legacy Drive. The plat is comprised of 188 residential lots, and nine (9) open space lots. (Creeks of Legacy West Phase 1 Final Plat)

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

Background Information:
Staff has reviewed the proposed Final Plat for Creeks of Legacy West Phase 1 and determined that the outstanding comments are minor in nature and can be addressed prior to City Council June 12, 2018.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval on the condition that all remaining comments have been addressed prior to the City Council meeting on June 12, 2018.

CELINA TEXAS EST. 1876

Location Map
Creeks of Legacy West Phase 1

Date: 5/3/2018

Legend

- Roads
- Creeks of Legacy West Phase1
- ETJ Limits

N W E S

0 245 490 Feet

Attachment: CreeksofLegacyWest_Phase1_LocationMap_532018 (Creeks of Legacy West Phase 1 Final Plat)

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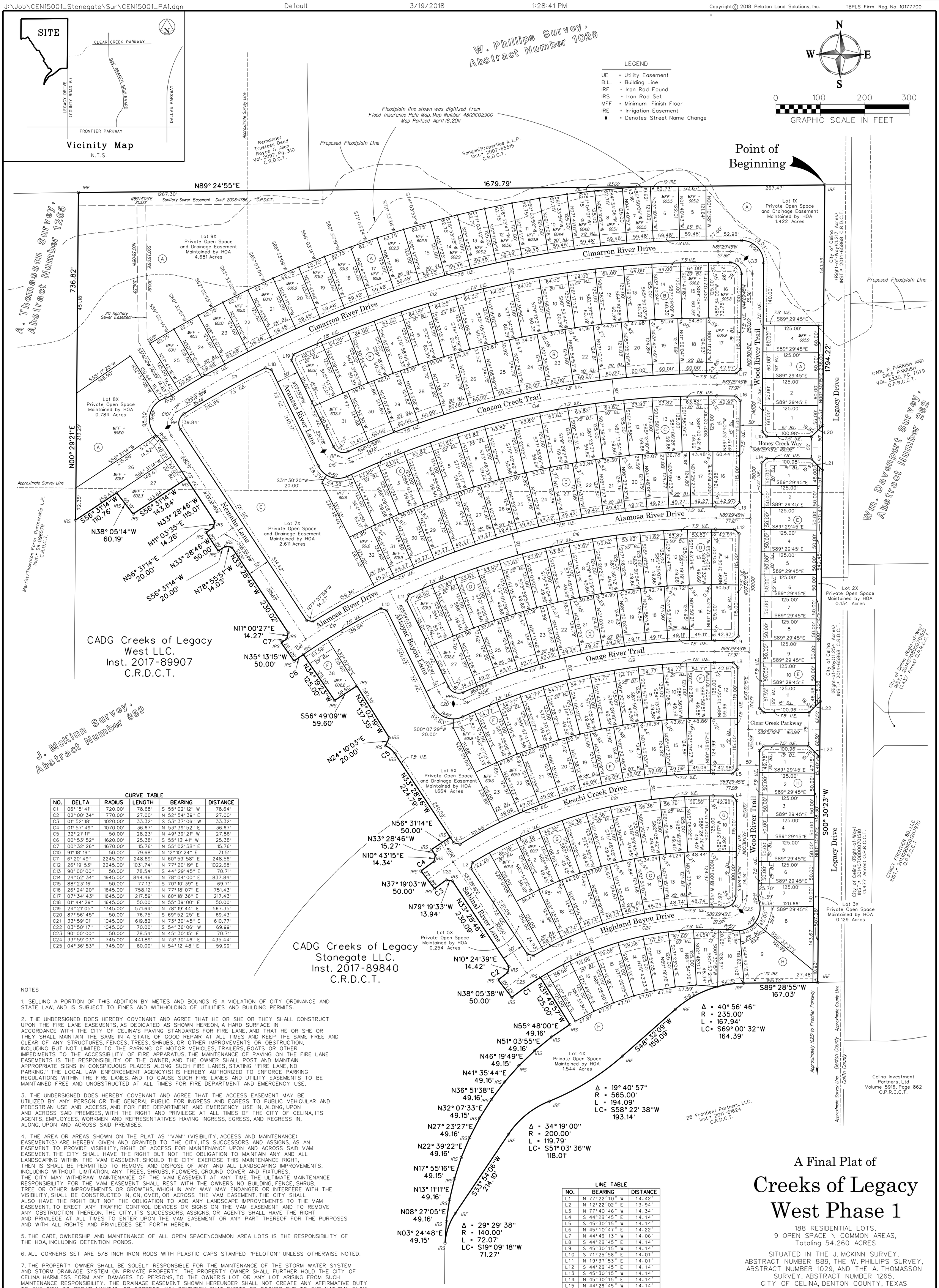

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	06° 15' 41"	720.00'	78.68'	S 55° 02' 12" W	78.64'
C2	02° 00' 34"	770.00'	27.00'	N 52° 54' 39" E	27.00'
C3	01° 52' 18"	1020.00'	33.32'	S 53° 37' 06" W	33.32'
C4	01° 57' 49"	1070.00'	36.67'	N 53° 39' 52" E	36.67'
C5	32° 21' 11"	50.00'	28.23'	N 49° 39' 21" W	27.86'
C6	00° 53' 52"	1620.00'	25.38'	S 55° 13' 41" W	25.38'
C7	00° 32' 26"	1670.00'	15.76'	N 55° 02' 58" E	15.76'
C10	91° 18' 19"	50.00'	79.68'	N 12° 10' 24" E	71.51'
C11	6° 20' 49"	2245.00'	248.69'	N 60° 59' 58" E	248.56'
C12	26° 19' 53"	2245.00'	1031.74'	N 77° 20' 19" E	1022.68'
C13	90° 00' 00"	50.00'	78.54'	S 44° 29' 45" E	70.71'
C14	24° 52' 34"	1945.00'	844.46'	N 78° 04' 00" E	837.84'
C15	88° 23' 16"	50.00'	77.13'	S 70° 10' 39" E	69.71'
C16	26° 24' 20"	1645.00'	758.12'	N 77° 18' 07" E	751.43'
C17	07° 34' 43"	1645.00'	217.59'	N 60° 18' 36" E	217.43'
C18	01° 44' 29"	1645.00'	50.00'	N 55° 39' 00" E	50.00'
C19	24° 21' 05"	1345.00'	571.64'	N 78° 19' 44" E	567.35'
C20	87° 56' 45"	50.00'	76.75'	S 69° 52' 25" E	69.43'
C21	33° 59' 01"	1045.00'	619.82'	N 73° 30' 45" E	610.77'
C22	03° 50' 17"	1045.00'	70.00'	S 54° 36' 06" W	69.99'
C23	90° 00' 00"	50.00'	78.54'	N 45° 30' 15" E	70.71'
C24	33° 59' 03"	745.00'	441.89'	N 73° 30' 46" E	435.44'
C25	04° 36' 53"	745.00'	60.00'	N 54° 12' 48" E	59.99'

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, INCLUDING DETENTION PONDS.

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

7. THE PROPERTY OWNER 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.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 77°22'10" W	14.42'
L2	N 12°22'02" E	13.94'
L3	N 77°40'46" W	14.34'
L4	S 44°29'45" E	14.14'
L5	S 45°30'15" W	14.14'
L6	N 45°10'47" E	14.22'
L7	N 44°49'13" W	14.06'
L8	S 44°29'45" E	14.14'
L9	S 45°30'15" W	14.14'
L10	S 71°25'58" E	14.01'
L11	N 19°37'53" E	14.01'
L12	S 44°29'45" E	14.14'
L13	S 45°30'15" W	14.14'
L14	N 45°30'15" E	14.14'
L15	N 44°29'45" W	14.14'
L16	S 44°29'45" E	14.14'
L17	S 45°30'15" W	14.14'
L18	S 71°17'32" E	14.07'
L19	N 19°29'01" E	14.03'
L20	S 45°33'00" W	35.33'
L21	S 44°32'44" E	35.32'
L22	S 45°10'51" W	35.56'
L23	S 44°49'09" E	35.16'

A Final Plat of

Creeks of Legacy West Phase 1

188 RESIDENTIAL LOTS,
9 OPEN SPACE \ COMMON AREAS,
Totaling 54.260 ACRES

SITUATED IN THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY, ABSTRACT NUMBER 1029, 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 Project # P201605-04

SHEET 1 OF 2 SHEETS

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

JOB #:	CEN15001
DRAWN BY:	D. Freemon
CHECKED BY:	T. Bridges
DATE:	05-06-16
REVISIONS:	

Attachment: 20180319-Creeks of Legacy West Phase 1 Plat Exhibit (Creeks of Legacy West Phase 1 Final Plat)

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STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, CADG CREEKS OF LEGACY STONEGATE, LLC. AND CADG CREEKS OF LEGACY WEST, LLC. ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY, ABSTRACT NUMBER 1029, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, DENTON COUNTY, TEXAS AND BEING OUT OF A 56.448 ACRE TRACT CONVEYED TO THEM BY CTMG FRONTIER 80, LLC., AND A 46.050 ACRE TRACT CONVEYED TO THEM BY CTMG FRONTIER 80, LLC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J. MCKIEN SURVEY, ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY, ABSTRACT NUMBER 1029, AND THE A THOMASSON SURVEY, ABSTRACT NUMBER 1265, CITY OF CELINA, DENTON COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG CREEKS OF LEGACY STONEGATE, LLC., RECORDED IN INSTRUMENT NUMBER 2017-89840, COUNTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG CREEKS OF LEGACY WEST, LLC., RECORDED IN INSTRUMENT NUMBER 2017-89907, COUNTY RECORDS, DENTON COUNYT, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHEAST CORNER OF SAID CADG WEST TRACT AND BEING THE NORTHWEST CORNER OF THAT (1.217 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2014-65868, SAID COUNTY RECORDS AND BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO SANGANIL PROPERTIES II, L.P., RECORDED IN INSTRUMENT NUMBER 2007-65515, SAID COUNTY RECORDS;

THENCE S 00° 30'23"W, 1794.22 FEET, WITH THE EAST LINE OF SAID CADG WEST AND STONEGATE TRACTS TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID CADG STONEGATE TRACT AND BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO 28 FRONTIER PARTNERS, LLC., RECORDED IN INSTRUMENT NUMBER 2017-61624, SAID COUNTY RECORDS AND BEING THE SOUTHWEST CORNER OF THAT (1.254 ACRE) TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA RECORDED IN INSTRUMENT NUMBER 2014-65868, SAID COUNTY RECORDS;

THENCE WITH THE SOUTH LINE OF SAID CADG STONEGATE TRACT AND THE NORTH LINE OF SAID 28 FRONTIER PARTNERS TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89° 28'55"W, 167.03 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 167.94 FEET, THROUGH A CENTRAL ANGLE OF 40° 56'46", HAVING A RADIUS OF 235.00 FEET, THE LONG CHORD WHICH BEARS S 69° 00'32"W, 164.39 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 72.07 FEET, THROUGH A CENTRAL ANGLE OF 29° 29'38", HAVING A RADIUS OF 140.00 FEET, THE LONG CHORD WHICH BEARS S 19° 09'18"W, 71.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID CADG STONEGATE AND WEST TRACTS THE FOLLOWING COURSES AND DISTANCES:

N 03° 24'48"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 08° 27'05"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 13° 11'11"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 17° 55'16"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 22° 39'22"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 27° 23'27"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 32° 07'33"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 36° 51'38"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 41° 35'44"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 46° 19'49"E, 49.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 51° 03'55"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 55° 48'00"E, 49.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 31° 49'57"W, 125.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, 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 S 55° 02'12"W, 78.64 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

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

WITH SAID NON-TANGENT CURVE TO THE RIGHT, 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 N 52° 54'39"E, 27.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 10° 24'39"E, 14.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33° 28'46"W, 230.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 79° 19'33"W, 13.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, 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 S 53° 37'06"W, 33.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

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

WITH SAID NON-TANGENT CURVE TO THE RIGHT, 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 N 53° 39'52"E, 36.67 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 10° 43'15"E, 14.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33° 28'46"W, 15.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 56° 31'14"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33° 28'46"W, 224.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, 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 N 49° 39'21"W, 27.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 24° 10'03"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 32° 02'19"W, 137.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56° 49'09"W, 59.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 34° 19'23"W, 125.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, 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 S 55° 13'41"W, 25.38 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

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

WITH SAID NON-TANGENT CURVE TO THE RIGHT, 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 N 55° 02'58"E, 15.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 11° 00'27"E, 14.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33° 28'46"W, 230.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 78° 55'51"W, 14.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

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

N 33° 28'46"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

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

N 11° 03'35"E, 14.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 33° 28'46"W, 115.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56° 31'14"W, 143.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 38° 05'14"W, 60.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 56° 31'14"W, 110.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF SAID WEST 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° 29'21"E, 736.82 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST CORNER OF SAID WEST TRACT AND BEING THE NORTHEAST CORNER OF SAID MERRITT/THORNTON FARM PARTNERSHIP TRACT;

THENCE N 89° 24'55"E, 1679.79 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID WEST TRACT TO THE POINT OF BEGINNING AND CONTAINING 2,363,545 SQUARE FEET OR 54.260 ACRES OF LAND MORE OR LESS.

BLOCK A	SQUARE FEET
LOT 1	8602
LOT 2	7500
LOT 3	7500
LOT 4	7500
LOT 5	7432
LOT 6	7507
LOT 7	7627
LOT 8	7631
LOT 9	7631
LOT 10	7631
LOT 11	7631
LOT 12	7631
LOT 13	7631
LOT 14	7631
LOT 15	7631
LOT 16	7631
LOT 17	7631
LOT 18	7631
LOT 19	7631
LOT 20	7631
LOT 21	7631
LOT 22	7631
LOT 23	7631
LOT 24	7631
LOT 25	7631
LOT 26	14329
LOT 27	8775
LOT 1X	61983
LOT 9X	204018
LOT 8X	34161

BLOCK B	SQUARE FEET
LOT 1	9359
LOT 2	7784
LOT 3	7784
LOT 4	7784
LOT 5	7784
LOT 6	7784
LOT 7	7784
LOT 8	7784
LOT 9	7784
LOT 10	7784
LOT 11	7784
LOT 12	7784
LOT 13	7784
LOT 14	7784
LOT 15	7784
LOT 16	9036
LOT 17	9645
LOT 18	7729
LOT 19	7729
LOT 20	7729
LOT 21	7729
LOT 22	7729
LOT 23	7728
LOT 24	7728
LOT 25	7728
LOT 26	7728
LOT 27	7728
LOT 28	7729
LOT 29	7729
LOT 30	7729
LOT 31	9751

BLOCK C	SQUARE FEET
LOT 1	8760
LOT 2	7728
LOT 3	7728
LOT 4	7728
LOT 5	7728
LOT 6	7728
LOT 7	7728
LOT 8	7728
LOT 9	7728
LOT 10	7728
LOT 11	7728
LOT 12	7728
LOT 13	7728
LOT 14	7728
LOT 15	8764
LOT 16	7470
LOT 17	6381
LOT 18	6381
LOT 19	6381
LOT 20	6381
LOT 21	6400
LOT 22	6400
LOT 23	6400
LOT 24	6399
LOT 25	6399
LOT 26	6400
LOT 27	6381
LOT 28	6381
LOT 29	6381
LOT 30	6381
LOT 31	6380
LOT 32	6378
LOT 7X	113769

BLOCK D	SQUARE FEET
LOT 1	7833
LOT 2	6475
LOT 3	6475
LOT 4	6475
LOT 5	6475
LOT 6	6475
LOT 7	6475
LOT 8	6475
LOT 9	6475
LOT 10	6475
LOT 11	6475
LOT 12	6475
LOT 13	6475
LOT 14	7684
LOT 15	7476
LOT 16	6412
LOT 17	6412
LOT 18	6412
LOT 19	6411
LOT 20	6435
LOT 21	6435
LOT 22	6435
LOT 23	6435
LOT 24	6411
LOT 25	6411
LOT 26	6412
LOT 27	7654

BLOCK E	SQUARE FEET
LOT 1	7352
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	7503
LOT 2X	5827

BLOCK F	SQUARE FEET
LOT 1	6996
LOT 2	6531
LOT 3	6531
LOT 4	6531
LOT 5	6531
LOT 6	6531
LOT 7	6531
LOT 8	6531
LOT 9	6531
LOT 10	6531
LOT 11	6531
LOT 12	7491
LOT 13	7484
LOT 14	6486
LOT 15	6485
LOT 16	6485
LOT 17	6485
LOT 18	6485
LOT 19	6485
LOT 20	6485
LOT 21	6485
LOT 22	6486
LOT 23	6484
LOT 38	7774
LOT 6X	72519

BLOCK G	SQUARE FEET
LOT 1	7856
LOT 2	6625
LOT 3	6625
LOT 4	6625
LOT 5	6625
LOT 6	6625
LOT 7	6625
LOT 8	6625
LOT 9	6625
LOT 10	7502
LOT 11	7412
LOT 12	6575
LOT 13	6574
LOT 14	6573
LOT 15	6573
LOT 16	6574
LOT 17	6574
LOT 18	6575
LOT 19	6568
LOT 5X	11068

BLOCK H	SQUARE FEET
LOT 1	7412
LOT 2	6250
LOT 3	6250
LOT 4	6250
LOT 5	6250
LOT 6	6250
LOT 7	6206
LOT 8	11595
LOT 9	14375
LOT 10	6586
LOT 11	6592
LOT 12	6590
LOT 13	6590
LOT 14	6643
LOT 15	6643
LOT 16	6643
LOT 17	6643
LOT 3X	5609
LOT 4X	66924

City Project # P201605-04

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG CREEKS OF LEGACY STONEGATE, LLC, AND CADG CREEKS OF LEGACY WEST, LLC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CREEKS OF LEGACY WEST PHASE 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 LANDSCAPEIMPROVEMENTS 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 _____ ,2018.

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 _____, 2018.

_____
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 _____ ,2018.

BY: CADG CREEKS OF LEGACY WEST, 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 _____, 2018.

_____
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: 3/19/2018

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

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

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

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
MODEL HOME PARK	2	3	4	9
TOTAL	126	147	154	427
PERCENTAGE	29.5%	34.4%	36.1%	100.0%

PROPOSED CREEKS OF LEGACY LOTS

PHASE	LOT TYPE 1 (50') (MAX 60.0%)	LOT TYPE 2 (60') (MIN 30.0%)	LOT TYPE 3 (70') (MIN 12.0%)	TOTAL
EXISTING PHASES	126	147	154	427
WEST PHASE 1	114	74	0	188
PHASE 2A	16	49	0	65
PHASE 2B	0	83	0	83
PHASE 2C	0	33	33	66
WEST PHASE 2	146	65	0	211
TOTAL	402	451	187	1040
PERCENTAGE	38.6%	43.4%	18.0%	100.0%

A Final Plat of

Creeks of Legacy West Phase 1

188 RESIDENTIAL LOTS,
9 OPEN SPACE \ COMMON AREAS,
Totaling 54.260 ACRES

SITUATED IN THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY, ABSTRACT NUMBER 1029, 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

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

JOB #:	CEN15001
DRAWN BY:	D. Freemon
CHECKED BY:	T. Bridges
DATE:	05-06-16
REVISIONS:	

Attachment: 20180319-Creeks of Legacy West Phase 1 Plat Exhibit (Creeks of Legacy West Phase 1 Final Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Raha Pouladi, Planner
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	Light Farms Sweetwater Final Plat

Action Requested:
Consider and act upon a Final Plat for Light Farms The Sweetwater Neighborhood, being an approximately 38.40 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of County Road 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 179 residential lots, and five (5) open space lots. (Sweetwater Final Plat)

Owner:
LFC Devco Sweetwater, LLC
8401 N. Central Expressway, Suite 350
Dallas, TX 75225

Background Information:
Staff has reviewed the proposed Final Plat for Light Farms Sweetwater and determined that the outstanding comments are minor in nature and can be addressed prior to City Council June 12, 2018.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

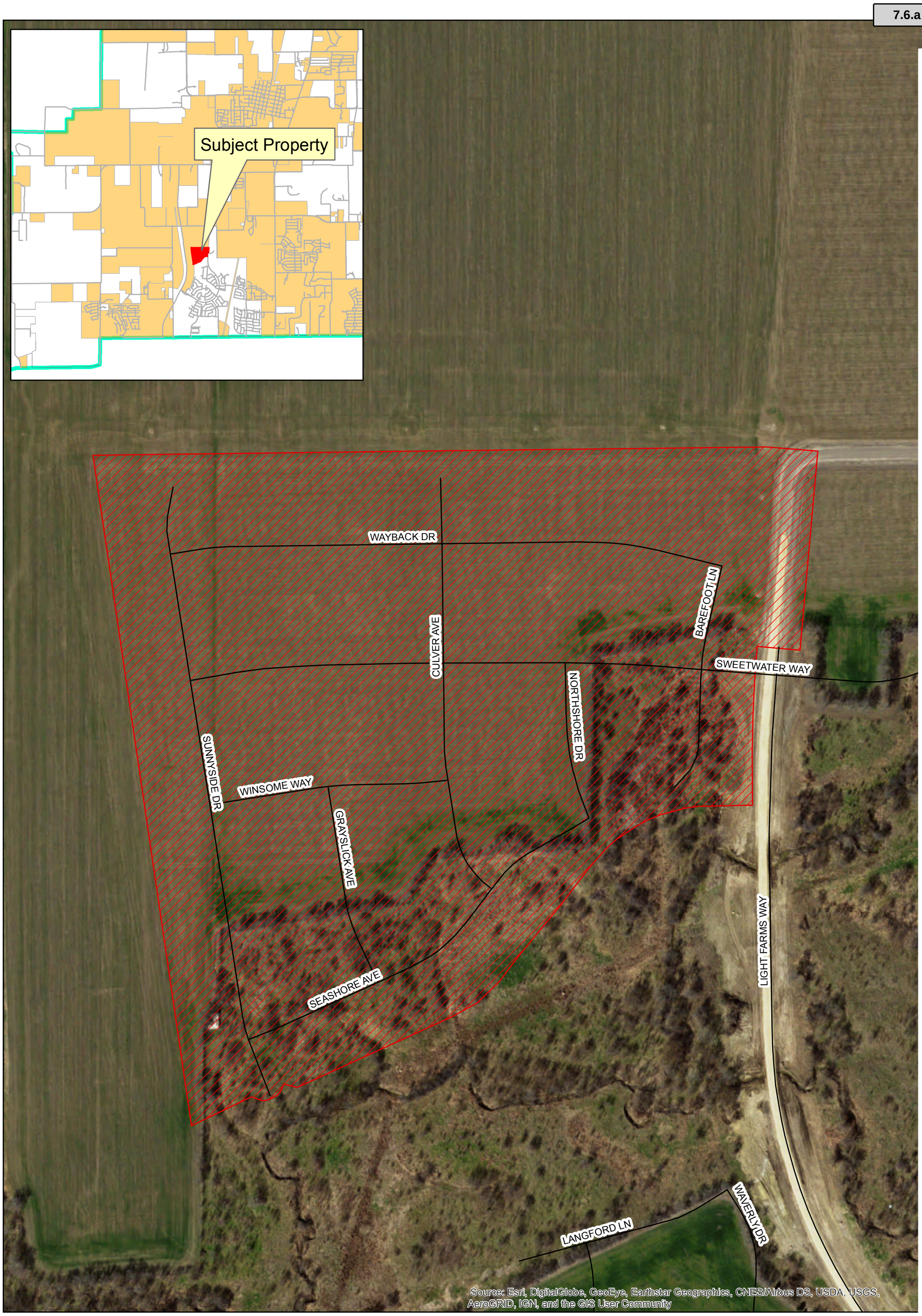
Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval on the condition that all remaining comments have been addressed prior to the City Council meeting on June 12, 2018.



CELINA TEXAS EST. 1876

Location Map
Light Farms Sweetwater

Date: 5/3/2018

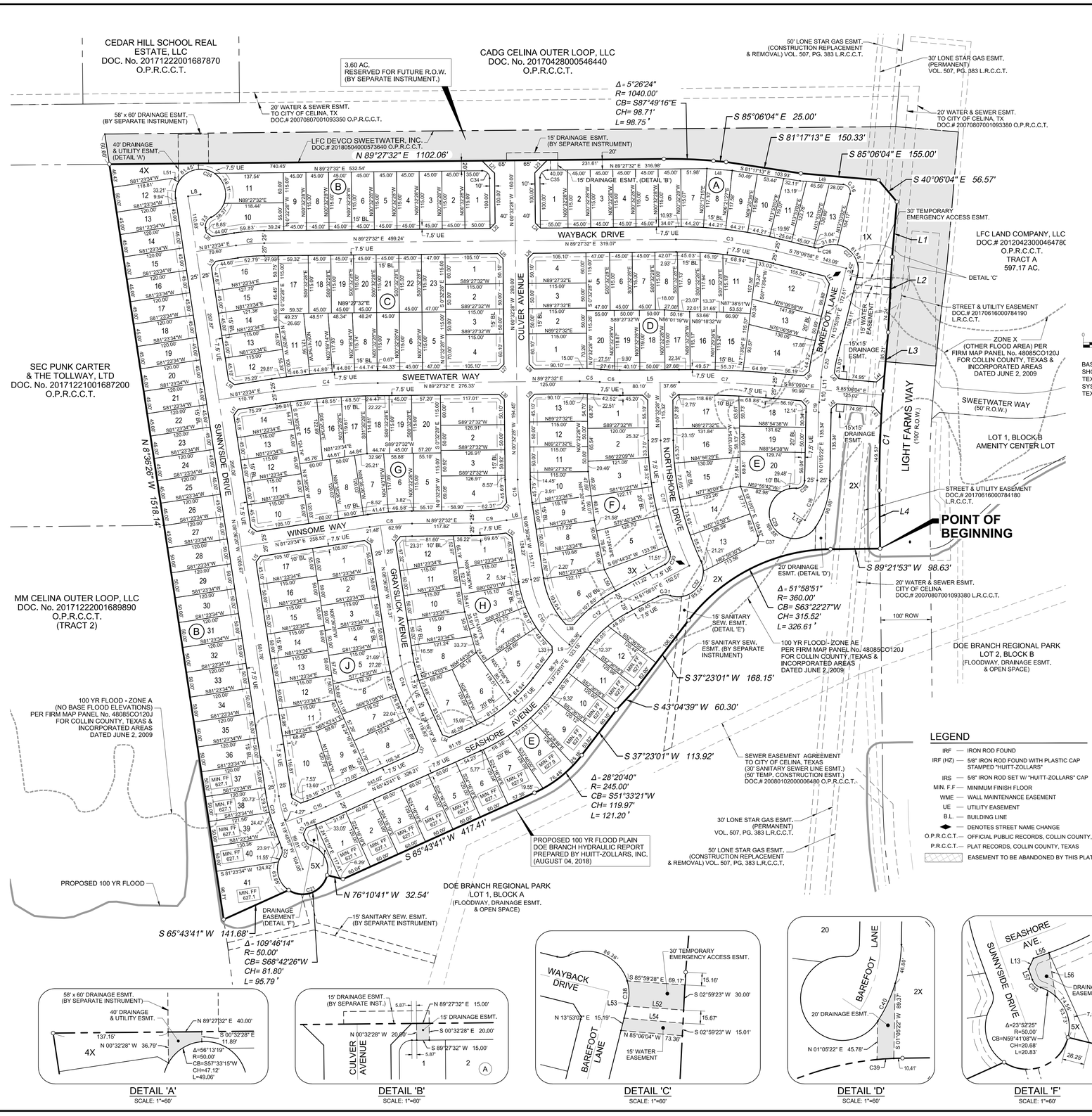
Legend

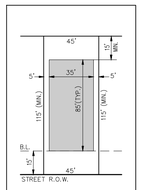
- Roads
- Light Farms Sweetwater
- ETJ Limits

N W E S

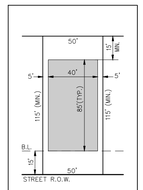
0 150 300 Feet

Attachment: LightFarms_Sweetwater_LocationMap_532018 (Light Farms Sweetwater Final Plat)

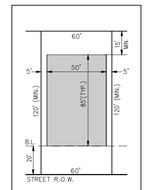




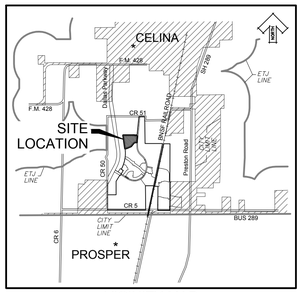
TYPICAL LOT & SETBACK LINE DETAIL (45' WIDE LOT)



TYPICAL LOT & SETBACK LINE DETAIL (50' WIDE LOT)



TYPICAL LOT & SETBACK LINE DETAIL (60' WIDE LOT)



VICINITY MAP

N

0 50 100 150 200

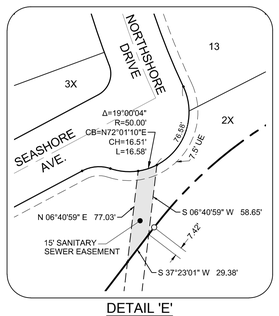
SCALE IN FEET

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

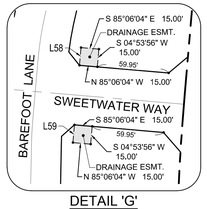
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 04°53'56" W	110.00'
L2	S 02°59'23" W	150.08'
L3	S 04°53'56" W	116.75'
L4	S 00°38'07" E	115.68'
L5	N 89°27'32" E	117.76'
L6	N 81°23'34" E	30.48'
L7	N 70°11'03" E	54.36'
L8	N 81°23'34" E	25.00'
L9	N 52°36'59" W	7.76'
L10	N 04°53'56" E	25.00'
L11	N 04°53'56" E	25.00'
L12	S 56°48'01" E	25.00'
L13	S 25°11'03" W	14.00'
L14	N 59°12'42" W	20.17'
L15	N 36°23'34" E	14.00'
L16	N 53°36'26" W	14.00'
L17	N 36°23'34" E	14.00'
L18	S 53°36'26" E	14.00'
L19	N 36°23'34" E	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S 53°36'26" E	14.14'
L21	S 45°32'28" E	35.36'
L22	N 44°27'32" E	14.14'
L23	N 44°27'32" E	35.36'
L24	S 45°32'28" E	14.14'
L25	S 45°32'28" E	14.00'
L26	N 44°27'32" E	14.00'
L27	N 44°27'32" E	14.00'
L28	N 45°32'28" W	14.00'
L29	N 44°27'32" E	14.00'
L30	S 45°32'28" E	14.00'
L31	S 37°57'59" W	13.91'
L32	S 53°04'33" E	13.90'
L33	S 03°42'15" E	13.03'
L34	N 69°16'19" W	14.00'
L35	N 39°34'21" E	14.85'
L36	S 53°36'26" E	14.14'
L37	S 20°43'42" W	14.00'
L38	S 89°55'49" W	15.11'
L39	S 45°32'28" E	14.00'
L40	N 44°30'01" E	14.00'
L41	S 41°24'20" E	13.71'
L42	N 48°11'13" E	14.39'
L43	S 41°09'41" E	21.60'
L44	N 49°51'56" E	21.20'
L45	S 38°23'20" E	14.39'
L46	S 51°12'13" W	13.71'
L47	S 31°06'58" E	17.73'
L48	S 85°43'28" E	50.49'
L49	S 85°06'04" E	86.75'
L50	N 28°01'09" W	47.14'
L51	N 60°33'24" W	15.00'
L52	N 85°59'28" W	67.66'
L53	N 13°53'02" E	3.42'
L54	S 85°06'04" E	70.49'
L55	N 70°11'03" E	19.46'
L56	S 08°36'26" E	52.39'
L57	N 19°48'57" W	13.44'
L58	N 04°53'56" E	15.00'
L59	N 04°53'56" E	15.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	5°32'04"	2050.00'	S 2°07'55" W	197.94'	198.01'
C2	8°03'58"	400.00'	N 85°25'33" E	56.27'	56.31'
C3	14°25'30"	800.00'	S 83°19'43" E	200.88'	201.41'
C4	8°03'58"	1475.00'	N 85°25'33" E	207.48'	207.65'
C5	5°43'55"	400.00'	S 87°40'30" E	40.00'	40.02'
C6	5°43'55"	400.00'	S 87°40'31" E	40.00'	40.02'
C7	5°26'24"	2000.00'	S 87°49'16" E	189.82'	189.90'
C8	8°03'58"	600.00'	N 85°25'33" E	84.40'	84.47'
C9	8°03'58"	500.00'	N 85°25'33" E	70.33'	70.39'
C10	4°27'21"	400.00'	N 67°57'22" E	31.10'	31.11'
C11	28°20'40"	350.00'	N 51°33'21" E	171.39'	173.15'
C12	24°35'49"	250.00'	N 49°40'56" E	106.50'	107.32'
C13	11°12'31"	250.00'	N 14°12'42" W	48.83'	48.91'
C14	15°39'53"	350.00'	N 16°26'22" W	95.39'	95.69'
C15	44°00'33"	200.00'	N 30°36'42" W	149.87'	153.62'
C16	8°03'58"	350.00'	N 4°34'27" W	49.23'	49.27'
C17	24°34'52"	600.00'	N 12°49'54" W	255.44'	257.41'
C18	32°06'38"	150.00'	N 17°08'41" E	82.97'	84.07'
C19	3°48'35"	300.00'	N 2°59'39" E	19.94'	19.95'
C20	9°28'57"	300.00'	N 9°38'25" E	49.59'	49.65'
C21	281°36'41"	50.00'	N 69°11'00" E	63.20'	245.75'
C22	49°48'18"	20.50'	N 5°05'12" E	17.26'	17.82'
C23	11°12'31"	275.00'	S 14°12'42" E	53.71'	53.80'
C24	253°23'54"	50.00'	N 61°54'29" W	80.18'	221.13'
C25	73°23'54"	20.00'	S 28°05'31" W	23.90'	25.62'
C26	40°00'22"	20.00'	N 83°52'51" E	13.68'	13.96'
C27	130°00'22"	50.00'	N 51°07'09" W	90.63'	113.45'
C28	93°10'12"	15.50'	N 47°40'27" E	22.52'	25.20'
C29	241°03'34"	50.00'	S 26°16'14" E	86.14'	210.36'
C30	83°17'37"	20.00'	S 20°20'02" W	26.58'	29.07'
C31	46°34'03"	30.00'	S 85°15'52" W	23.72'	24.38'
C32	133°47'11"	50.00'	N 41°39'18" E	91.98'	116.75'
C33	51°48'23"	15.50'	S 45°43'09" E	13.54'	14.01'
C34	90°00'00"	15.00'	S 45°32'28" E	21.21'	23.56'
C35	90°00'00"	15.00'	N 44°27'32" E	21.21'	23.56'
C36	98°59'05"	15.00'	S 35°36'31" E	22.81'	25.91'
C37	82°05'37"	15.00'	N 21°52'41" E	19.70'	21.49'
C38	31°02'31"	50.00'	N 1°38'14" W	26.76'	27.09'
C39	3°11'44"	360.00'	S 86°06'31" W	20.08'	20.08'
C40	16°16'42"	175.00'	N 24°53'37" E	49.55'	49.72'



DETAIL 'E'
SCALE: 1"=60'



DETAIL 'G'
SCALE: 1"=60'

FINAL PLAT

LIGHT FARMS

SWEETWATER NEIGHBORHOOD

CONTAINING

179 RESIDENTIAL LOTS, 5 OPEN SPACES

TOTALING 38.40 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734

COLLIN COUNTY, TEXAS

LEGEND

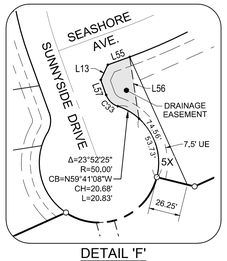
IRF	IRON ROD FOUND
IRF (HZ)	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS	5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
MIN. F.F	MINIMUM FINISH FLOOR
WME	WALL MAINTENANCE EASEMENT
UE	UTILITY EASEMENT
B.L.	BUILDING LINE
◆	DENOTES STREET NAME CHANGE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN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

DETAIL 'A'
SCALE: 1"=60'

DETAIL 'B'
SCALE: 1"=60'

DETAIL 'C'
SCALE: 1"=60'

DETAIL 'D'
SCALE: 1"=60'



DETAIL 'F'
SCALE: 1"=60'

OWNER

LFC DEVCO SWEETWATER, 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

APRIL, 2018 SHEET 1 OF 2

CITY PROJECT NUMBER: P-201708-01

PROJECT NUMBER: R013905.74

DWG: I:\proj\R013905.74 - Light Farms Harrow\10 CADD & BIM\dwg\FINAL PLAT\SWEETWATER_FINAL PLAT.dwg USER: tam
DATE: Apr 03, 2018 1:07pm XREFS: LF-MASTER-BASE SWEETWATER-BASE SWEETWATER_FP-BD

CADD FILE PATH: I:\proj\R013905.74 - Light Farms Harrow\10 CADD & BIM\dwg\FINAL PLAT\SWEETWATER_FINAL PLAT.dwg

COUNTY RECORDING INFORMATION

Attachment: Light Farms Sweetwater Final Plat Exhibit (Light Farms Sweetwater Final Plat)

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVCO SWEETWATER, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a 42 acre tract of land described in instrument to LFC DEVCO SWEETWATER, LLC as recorded under Document Number 20170504000573640 of the Official Public Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeast corner of Lot 2, Block A of Light Farms, Light Farms Way Extension & Doe Branch Regional Park, an addition within the extra-territorial jurisdiction of the City of Celina, Collin County, Texas as recorded under Document No._____of the Plat Records, Collin County, Texas, said point also being on the westerly right-of-way line of Light Farms Way (100 foot right-of-way);

THENCE continuing along the northerly lines of said Lot 2, Block A of Light Farms, Light Farms Way Extension & Doe Branch Regional Park the following courses:

THENCE South 89 degrees 21 minutes 53 seconds West a distance of 98.63 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" to the beginning of a curve to the left having a delta angle of 51 degrees 58 minutes 51 seconds, a radius of 360.00 feet and being subtended by a chord which bears South 63 degrees 22 minutes 27 seconds West a distance of 315.52 feet;

THENCE southwesterly along said curve to the left an arc distance of 326.61 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 37 degrees 23 minutes 01 second West a distance of 168.15 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE South 43 degrees 04 minutes 39 seconds West a distance of 60.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE South 37 degrees 23 minutes 01 second West a distance of 113.92 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 delta angle of 28 degrees 20 minutes 40 seconds, a radius of 245.00 feet and being subtended by a chord which bears South 51 degrees 33 minutes 21 seconds West a distance of 119.97 feet;

THENCE southwesterly along said curve to the right an arc distance of 121.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 65 degrees 43 minutes 41 seconds West a distance of 417.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE North 76 degrees 10 minutes 41 seconds West a distance of 32.54 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a delta angle of 109 degrees 46 minutes 14 seconds, a radius of 50.00 feet and being subtended by a chord which bears South 68 degrees 42 minutes 26 seconds West a distance of 81.80 feet;

THENCE southwesterly along said curve to the right an arc distance of 95.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 65 degrees 43 minutes 41 seconds West a distance of 141.68 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the westerly line of the aforementioned 40 acre tract;

THENCE North 08 degrees 36 minutes 26 seconds West, continuing along the westerly line of said 40 acre tract, a distance of 1,518.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner from which a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said 40 acre tract bears North 08 degrees 36 minutes 26 seconds West at a distance of 60.60 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, departing said westerly line of 40 acre tract, a distance of 1,102.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 5 degrees 26 minutes 24 seconds, a radius of 1,040.00 feet and being subtended by a chord which bears South 87 degrees 49 minutes 16 seconds East a distance of 98.71 feet;

THENCE continuing easterly along said curve to the right an arc distance of 98.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 85 degrees 06 minutes 04 seconds East a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 81 degrees 17 minutes 13 seconds East a distance of 150.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 85 degrees 06 minutes 04 seconds East a distance of 155.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 40 degrees 06 minutes 04 seconds East a distance of 56.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 04 degrees 53 minutes 56 seconds West a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 02 degrees 59 minutes 23 seconds West a distance of 150.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";
THENCE South 04 degrees 53 minutes 56 seconds West, passing a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of Light Farms Way (100 foot right-of-way) as shown on plat recorded under Document No. _____, at a distance of 58.54 feet and continuing along the westerly right-of-way line of said Light Farms Way a total distance of 116.75 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 5 degrees 32 minutes 04 seconds, a radius of 2,050.00 feet and being subtended by a chord which bears South 02 degrees 07 minutes 55 seconds West a distance of 197.94 feet;

THENCE southerly along said curve to the left an arc distance of 198.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 00 degrees 38 minutes 07 seconds East a distance of 115.68 feet to the Point of Beginning and containing 38.40 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO SWEETWATER, LLC, 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 SWEETWATER 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 SWEETWATER, 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

.....
Clint Yeager, Vice President

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 Clint Yeager, 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

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 1-X, 2-X, 3-X, 4-X & 5-X IS THE RESPONSIBILITY OF THE H.O.A.

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.

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

FINAL PLAT

LIGHT FARMS
SWEETWATER NEIGHBORHOOD

CONTAINING
179 RESIDENTIAL LOTS, 5 OPEN SPACES
TOTALING 38.40 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO SWEETWATER, 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

APRIL, 2018 SHEET 2 OF 2

COUNTY RECORDING INFORMATION

CITY PROJECT NUMBER: P-201708-01 PROJECT NUMBER: R013905.74

DWG: I:\proj\R013905.74 - Light Farms Harrow\10 CADD & BIM\dwg\FINAL PLAT\SWEETWATER_FINAL PLAT.dwg USER: tam
DATE: Apr 11, 2018 9:29am XREFS: LF-MASTER-BASE SWEETWATER-BASE SWEETWATER_FP-BD
CAD FILE PATH: I:\proj\R013905.74 - Light Farms Harrow\10 CADD & BIM\dwg\FINAL PLAT\SWEETWATER_FINAL PLAT.dwg
Attachment: Light Farms Sweetwater Final Plat Exhibit (Light Farms Sweetwater Final Plat)

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Ben Rodriguez, Planning Manager
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	GG&S Rezoning Request

Action Requested:
The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request from an AG, Agricultural zoning district to a PD #92, Planned Development zoning district #92 with a base zoning designation of RO, Retail Office; being an approximately 4.70 acre tract of land situated in the M.E.P. and P. Ry Co. Survey, Abstract No. 653, Tract 12, Collin County, Texas; the property is generally located on the west side of Preston Road (SH 289) approximately 300 feet north of Mark Alexander Court. (GG&S)

Applicant and Owner:
JDG Land Holding
105 S. Tennessee Street, Suite 102
McKinney, TX 75069

Background Information:
The applicant is requesting consideration of a Planned Development to accommodate their existing development and to provide for appropriate zoning for a future retail/office pad site adjacent to Preston Road.

The proposed zoning is to facilitate the construction of an office/warehouse facility adjacent to the BNSF railroad (lot 1), while providing for a future retail pad site along Preston Road (lot 2).

The property has an existing pre-annexation agreement that was approved by Council in July 2010 which stated that upon the submission of a building permit that the property would be annexed into the city limits. The applicant purchased the property in 2017 being unaware of the existing development agreement. The applicant submitted a permit to Collin County for a metal building to facilitate moving their existing masonry contracting company to Celina.

Previously the City has worked with property owners which have been caught in the challenging situation of having their development begin in the County while later being annexed into the City.

In 2016 the city approved a Planned Development district for Champion Waste located along Preston Road approximately 1000 feet south of the subject tract, similar to the GG&S case under consideration today. Both properties began as projects permitted through the County and were subsequently annexed by the City. The Champion Waste Planned Development zoning also facilitated the dual land uses of the office/warehousing

recycling operation while providing for a future retail or office pad site adjacent to Preston Road. Given the similarities of the two projects, staff believes that what is being proposed to be a fair compromise and is recommending approval as presented.

Staff negotiated a compromise between the City and the applicant based on similar projects in the past that will allow the project to continue making progress while ensuring that many of the City's standards are still being upheld.

The office/warehouse in lot one will have a predominately masonry facade facing Preston road and utilize a vegetative screen around the northern, southern and western boundaries of the property to screen their open storage space from adjacent properties. The future retail pad site along Preston Road on lot 2 will be required to comply with all of the City's codes and ordinances which exist at the time of their development.

Board Review/Citizen Input:
A notice of the public hearings was published in *The Celina Record* on April 27, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
- Proposed Development Regulations
- Proposed Zoning Exhibit
- Location Map

Staff Recommendation:
Staff recommends approval.

Exhibit "D"

Development Standards

All development shall meet the standards of the Retail Office (RO) zoning district, and the Preston Road Overlay (PRO) as established in the City of Celina Zoning Ordinance as they exist or may be amended. The following regulations shall also be applicable:

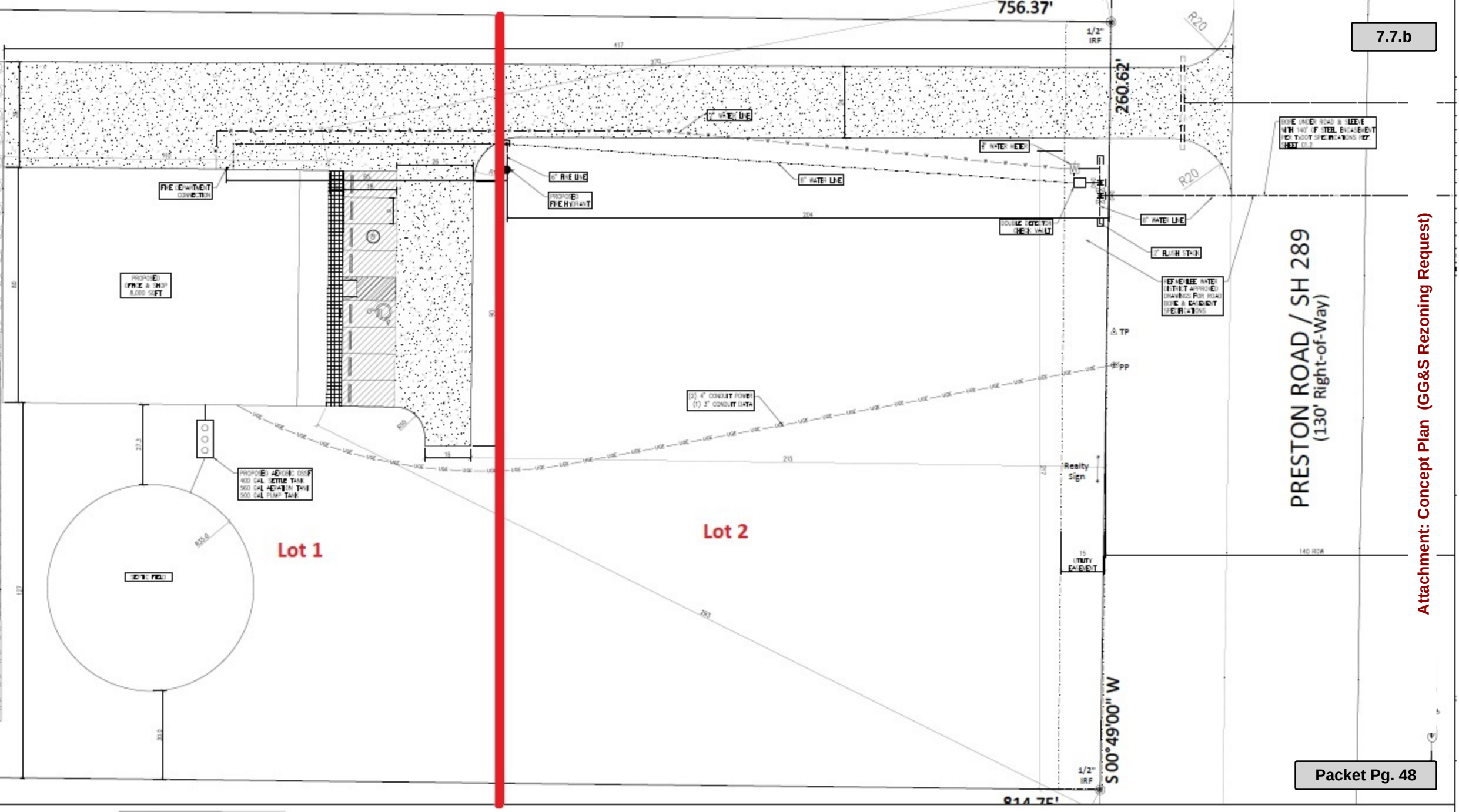
Masonry Materials: The development shall utilize masonry materials for the majority of the front facing façade. The remaining facades may utilize metal or other non-masonry materials.

Screening: The development shall incorporate landscaped screening elements around the north, south, and eastern sides of the fenced open storage area.

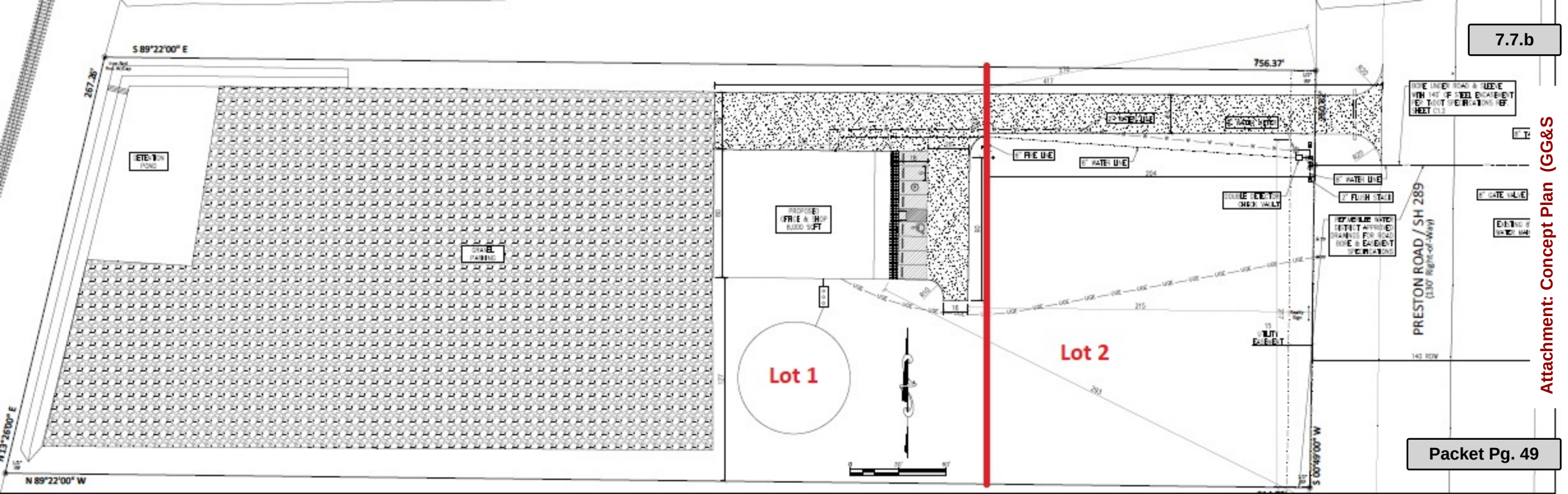
Storage area: storage/parking areas located behind the main structure may utilize gravel as a ground surface.

Uses:

Uses allowed shall comply with the schedule of uses set for the Retail Office, RO zoning district as they exist or may be amended at the time of development. With the exception that *Office Warehouse* as defined by the Celina Code of Ordinances shall be allowed on lot one.



Attachment: Concept Plan (GG&S Rezoning Request)



Attachment: Concept Plan (GG&S

CELINA TEXAS EST. 1876

GG&S Zoning

Date: 4/10/2018

Legend

Roads

GG&S

N
W E
S

0 115 230 Feet

Development Services
City of Celina, Texas

Memorandum

To:	**Celina Planning and Zoning Commission**
From:	Ben Rodriguez, Planning Manager
CC:	Alexis Jackson, Director of Development Services
Date:	May 15, 2018
Re:	Parking Lot Regulations Amendment

Action Requested:
The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 3: Building Regulations, Article 3.09, Driveways and Parking Lots, to modify the requirements for parking lots for non-profit organizations.

Background Information:
A request was made by a local church to install a temporary parking area. Staff proposes implementing a standard policy by incorporating a temporary parking section in Section 3.09, "Driveways and Parking Lots," of the Code of Ordinances. This would allow limited use of temporary, unpaved parking by non-profit organizations. A non-profit organization is defined by the Internal Revenue Service (IRS) as a "business granted tax-exempt status which are sometimes called NPOs or 501(c)(3) organizations based on the section of the tax code that permits them to operate." Use of the temporary surface material is allowed for a maximum of three (3) years before a permanent parking surface must be installed. The only parking material allowed is gravel. Materials not allowed include mulch, grass, and shredded recycled rubber tires.

In addition, the Engineering Department proposes minor changes in the same Section 3.09, "Driveways and Parking Lots," to bring the listed standards for driveways and fire lanes into compliance with those listed in the *Engineering Design Manual*.

Board Review/Citizen Input:
A notice of the public hearing was published in *The Celina Record* on April 27, 2018. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Document:

Proposed Ordinance Wording

Staff Recommendation:
Staff recommends approval.

ARTICLE 3.09 DRIVEWAYS AND PARKING LOTS

Sec. 3.09.001 Penalty

Any person violating or failing to comply with any provision of this article shall be fined, upon conviction, in an amount not more than $500.00. Separate offenses shall be deemed committed each day during or on which a violation occurs or continues. (2004 Code, sec. 151.99(B))

Sec. 3.09.002 Purpose and intent; area of jurisdiction

The purpose and intent of this article is to provide minimum standards, provisions and requirements and to provi for suitable materials and methods of construction for newly constructed or reconstructed residential or commercial driveways and parking lots hereafter constructed or reconstructed within the corporate limits of the city or within any subdivision of the city located in the extraterritorial jurisdiction of the city. (2004 Code, sec. 151.20)

Sec. 3.09.003 Minimum construction standards

All new driveways and parking lots and all existing driveways and parking lots being constructed or reconstructe within the corporate limits of the city or within any subdivision located in the extraterritorial jurisdiction of the city shall be constructed or reconstructed to provide and meet the following minimum standards, materials and methods of construction:

(1) Driveways and fire lanes.

(A) Residential: Minimum ten feet wide, five-inch concrete, ~~#3~~ #4 rebar, 24-inch on center each way, ai ~~3,600~~ 4,000 psi.

(B) Commercial: Minimum six-inch concrete, ~~#3~~ #4 rebar, 18-inch on center each way, 30-foot turning radius, ~~3,600~~ 4,000 psi on six-inch lime stabilized subgrade. Fire lanes shall be a minimum of six (6 inches thick, but may be increased by one (1) inch and a minimum of six (6) inch flexible base cour in lieu of treating the subgrade with lime or cement.

(2) Parking lots.

(A) Permanent parking lots. Minimum five-inch concrete, ~~#3~~ #4 rebar, 18-inch on center each way, ~~3,600~~ 4,000 psi on compacted subgrade.

(B) Not-for-profit temporary parking lots. Allowed only for not-for-profit organizations, as defined by the Internal Revenue Service (IRS), and limited to a maximum of three (3) years.

a) Permit required.
b) Proof of not-for-profit status must be provided with the application.
c) Applicants must own the property on which the temporary parking will be placed.
d) Applicants who are requesting a temporary parking lot for overflow parking for an existing lai use must have met or meet all the required parking for the land use with permanent parking constructed to the standards listed in Section 3.09.003(2)(A), above.
e) Applicants who are requesting a temporary parking lot for a new structure must agree to provide the required parking for the land use with permanent parking constructed to the standards listed in Section 3.09.003(2)(A), at the end of the time period allowed for the temporary unpaved parking lot. Failure to install permanent parking for all required spaces m result in the loss of the Certificate of Occupancy.
f) Extensions of up to twelve (12) months may be allowed at the discretion of the City Manager.
g) Material allowed: gravel.
h) Materials not allowed: mulch, grass, and shredded recycled rubber tires.

(3) Dumpster pads and related sites. Minimum seven-inch concrete, ~~#3~~ #4 rebar, 18-inch on center each way, six-inch lime stabilized subgrade.

(2004 Code, sec. 151.21)