



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

AGENDA

- I. CALL TO ORDER , ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**
- II. WORKSESSION:**
- III. PLEDGE OF ALLEGIANCE:**
- IV. DIRECTOR'S REPORT:**
- V. CONSENT AGENDA:** Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.
 - 1. Planning and Zoning Commission - Regular Meeting - Feb 20, 2018 5:30 PM
- VI. PUBLIC HEARING/ACTION:**
 - 1. Conduct a public hearing to consider testimony and act upon a Planned Development amendment for PD-65, Bluewood Planned Development zoning district; being an approximately 244.136 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas; the property is generally located on the north side of Ownsby Parkway at Bluewood Way. (Bluewood PD-65)
 - 2. Conduct a public hearing to consider testimony and act upon a residential replat for Lots 19A & 19B of Preston Park Estates, Phase II being an ±8.64 acre tract of land, situated in the B.E. Blackwell Survey, Abstract No. 1073, Collin County, Texas, City of Celina ETJ. The property is generally located west of CR 132, south and east of CR 106, and north of CR 102 (Preston Park Estates Phase 2 Replat)
 - 3. Consider and act upon a Final Plat for Light Farms School #2, Bridgewater Blvd. and Montgomery Lane, being a ±4.27 acre tract of land, situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located west of Prairie Crossing, south of Light Farms Way, east of Dallas Parkway and north of Frontier Parkway, and containing 1 school lots. (Light Farms School #2, Bridgewater Blvd. and Montgomery Lane Final Plat)

VII. ADJOURNMENT:

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

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



Vicki Faulkner, TRMC

City Secretary, City of Celina, TX

Date Notice Removed



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

MINUTES

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

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

Chairman Hangartner called the meeting to order at 5:35 PM. He then led those present in a salute to the American and Texas flags.

II. WORKSESSION:

Chairman Hangartner adjourned into a Worksession at 5:36 PM to discuss upcoming planning items.

III. CONSENT AGENDA:

Chairman Hangartner reconvened the Regular Meeting at 5:55 PM.

1. Planning and Zoning Commission - Regular Meeting - Jan 16, 2018 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain
ABSENT:	Barley

IV. PUBLIC HEARING/ACTION:

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

1. Consider and act upon a Final Plat for Homestead at Ownsby Farms Phase 1, being a ±72.58 acre tract of land, situated in the Johnathan Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas. The property is generally located west of Preston Road, south of Ownsby Parkway and north of Frontier Parkway, containing 205 residential lots and eleven (11) HOA lots. (Homestead at Ownsby Farms Final Plat)

No action was taken on this item.

2. Conduct a public hearing, consider, and make a recommendation upon a Conditional Use Permit request for the Celina Gun Shop, being located within the North Preston Office Center, located at 701 N. Preston, Suite on the northeast corner of Preston Road and Founders Lane. (RHA Ventures LLC Conditional Use Permit)

Planning Consultant Brooks Wilson presented the staff report and stated that within the C-1, Retail Zoning District, a conditional use permit is required for a sporting goods store.

Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

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

3. Conduct a public hearing to consider testimony and act upon a rezoning request for a 2.112 acre tract from AG, Agricultural zoning district to PD, Planned Development No. 85 zoning district and PRO, Preston Road Overlay. The tract is situated in the L. Lewis Survey, Abstract No. 532, Collin County, Texas, and is located east of Preston Road and on the south side of Ownsby Parkway. (Moore PD-85)

Planning Consultant Brooks Wilson Presented the staff report and stated that the 2.112 acre tract of land was being added to Planned Development No. 85, which was approved in September 2017. The additional acreage will allow more flexibility for access to Ownsby Parkway.

Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

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

4. Conduct a public hearing to consider testimony and act upon the approval of development standards for a the Overlook at Wilson Creek a Single Family Residential Development on an approximately 61.035 acre tract of land situated in the Mckinzie Wilhite Survey, Abstract 1008 & 1009. The property is generally located east of County Road 86, North of County Road 83, South of Choate Parkway and west of FM 2478; (Overlook at Wilson Creek)

Planning Manager Ben Rodriguez presented the staff report and stated that the development standards are part of an overall Pre-Annexation Development Agreement for the property.

Commissioner Haley asked if there was enough right-of-way to be dedicated for future Coit Road in this area. Mr. Rodriguez responded that the 100 foot right-of-way will be dedicated, with additional right-of-way width at the future intersection with Punk Carter Parkway.

Chairman Hangartner asked if this project was part of the Parks at Wilson Creek development.

Mr. Rodriguez stated that they are not connected; that they simply have similar names.

Chairman Hangartner opened the public hearing.

Mr. Dale Bainum, 3541 Heritage Trail, Celina, Texas expressed several concerns with the development standards including landscaping plans, the lack of variety of lot sizes, that on-site amenities are open only for residents, that front porches may encroach into the front yard setback, the sixty percent (60%) lot coverage, and the phrase "covered" vehicle spaces rather than "enclosed" vehicle spaces.

Mr. Terry Mitchell of Contrast Development, LLC, 106 Decker Drive, Suite 310, Irving, Texas, representing the owner, stated that he will work with staff to look at these issues.

No one else came forward to speak and the public hearing was closed.

Commissioner Ousley moved to approved the development standards, with the conditions that staff's comments on perimeter landscaping and gated communities are addresssed as well as changing the term "covered" to "enclosed" as it pertains to garages, prior to City Council action on the item.

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

5. Conduct a public hearing to consider testimony and act upon a rezoning request from an AG, Agricultural zoning district to a PD, Planned Development zoning district with a base zoning designation of LI, Light Industrial; being an approximately 10.346 acre tract of land situated in the M.L. Ousley, J.C. Floyd, and the J.M Floyd Survey, Abstract No. 1053, Collin County, Texas; the property is generally located on the west side of Business 289 approximately 740 feet north of CR 95. (Celina 10)

This item was heard following Item 6.

Chairman Hangartner recused himself from this item due to a possible conflict of interest.

Commissioner Ousley presided as Acting Chairman.

Planning Manager Ben Rodriguez presented the staff report and stated that the development would accommodate light industrial uses and that this was an appropriate use for the location.

Mr. Ryan Griffin, 9550 John W. Elliot Drive, Frisco, Texas, an owner of the property, agreed with Staff's assessment and asked for approval of the rezoning request.

Acting Chairman Ousley opened the public hearing. No one came forward to speak and the public hearing was closed.

Commissioner Haley moved to approve the rezoning request, with the condition that pawn shop uses be removed from the list of allowed uses prior to City Council action on the item.

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

6. Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.009 PRO, Preston Road Overlay District. (PRO District Amendments)

This item was heard prior to Item 5.

Commissioner Ousley recused himself from this Item due to a possible conflict of interest.

Commissioner Terry left prior to the consideration of this Item due to a prior commitment.

Planning Consultant Brooks Wilson presented the staff report and stated that the revisions to the Preston Road Overlay will make the document more effective in attracting prime commercial businesses along this important corridor as well as eliminating single-family residential development from the corridor. Some increases were made to architectural development standards and some reorganization is proposed.

Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

RESULT:	APPROVED [4 TO 0]
MOVER:	Charles Haley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Hangartner, Haley, Freeman, Bain
ABSENT:	Terry, Barley
RECUSED:	Ousley

V. ADJOURNMENT:

Acting Chairman Ousley adjourned the meeting at 5:55 PM.

Chairman

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

Date Minutes Approved

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



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Brooks Wilson, Planning Consultant
 CC: Alexis Jackson, Director of Development Services
 Date: March 20, 2018
 Re: Bluewood PD-65 Amendment

Action Requested:

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

Applicant:

Elaine Ford, Senior Vice President
 Hillwood Communities
 3000 Turtle Creek Blvd.
 Dallas, Texas 75219

Background Information:

The Wells North (now named "Bluewood") Development Agreement was approved by City Council on November 10, 2015, preceding and setting the stage for the zoning case, which followed the annexation of the approximately 244 acre tract of land into the city limits. The annexation was finalized and the property was zoned as PD-65 on March 29, 2016.

The first amendment to the Development Agreement was also approved on March 29, 2016. The initial amendment did not affect development regulations.

This proposed amendment revises some of the obligations of the developer and the City, but also proposes to change the percentage of lot types within Bluewood. Currently, the mix of lots is as follows: 50% maximum number of Type I lots (50 foot lot widths), 35% minimum of Type II lots (60 foot lot widths), and 15% minimum number of Type III lots (70 foot lot widths).

Hillwood is proposing to maintain the maximum percentage of the smallest lot type to 50%. However, both the Type II lots and the Type III lots (60 and 50 foot lot widths, respectively) would reduce the minimums. Type II lots would be reduced from 35% percent of the total lots to 30%. Type III lots would be reduced from 15% of the total lots to 7.5%. Obviously, 50+30+7.5 does not add up to 100%. This would allow Hillwood's builders the flexibility of building Type II or Type III lots, so long as the minimum percentages hold overall in the development.

The proposed change does not increase their overall approved lot count of 900.

Board Review/Citizen Input:

A notice of the public hearings was published in *The Celina Record* on March 2, 2018. Notices of the public hearing have been sent to 97 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 has received five (5) letters of opposition and one letter of support for the project.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed Revised Exhibits
- Original Planned Development Ordinance.
- Letter of Opposition - Geiger
- Letter of Opposition - Davis
- Letter of Opposition - Weller
- Letter of Opposition - Wood
- Letter of opposition - Hall
- Letter of Support - Werner
- Notification Map

Staff Recommendation:

Staff recommends approval.

Exhibit B
Updated Concept Plan

Attachment: PD Amendment Exhibits - March 2018 (Bluewood PD Amendment)

LAND USE AREA SUMMARY:

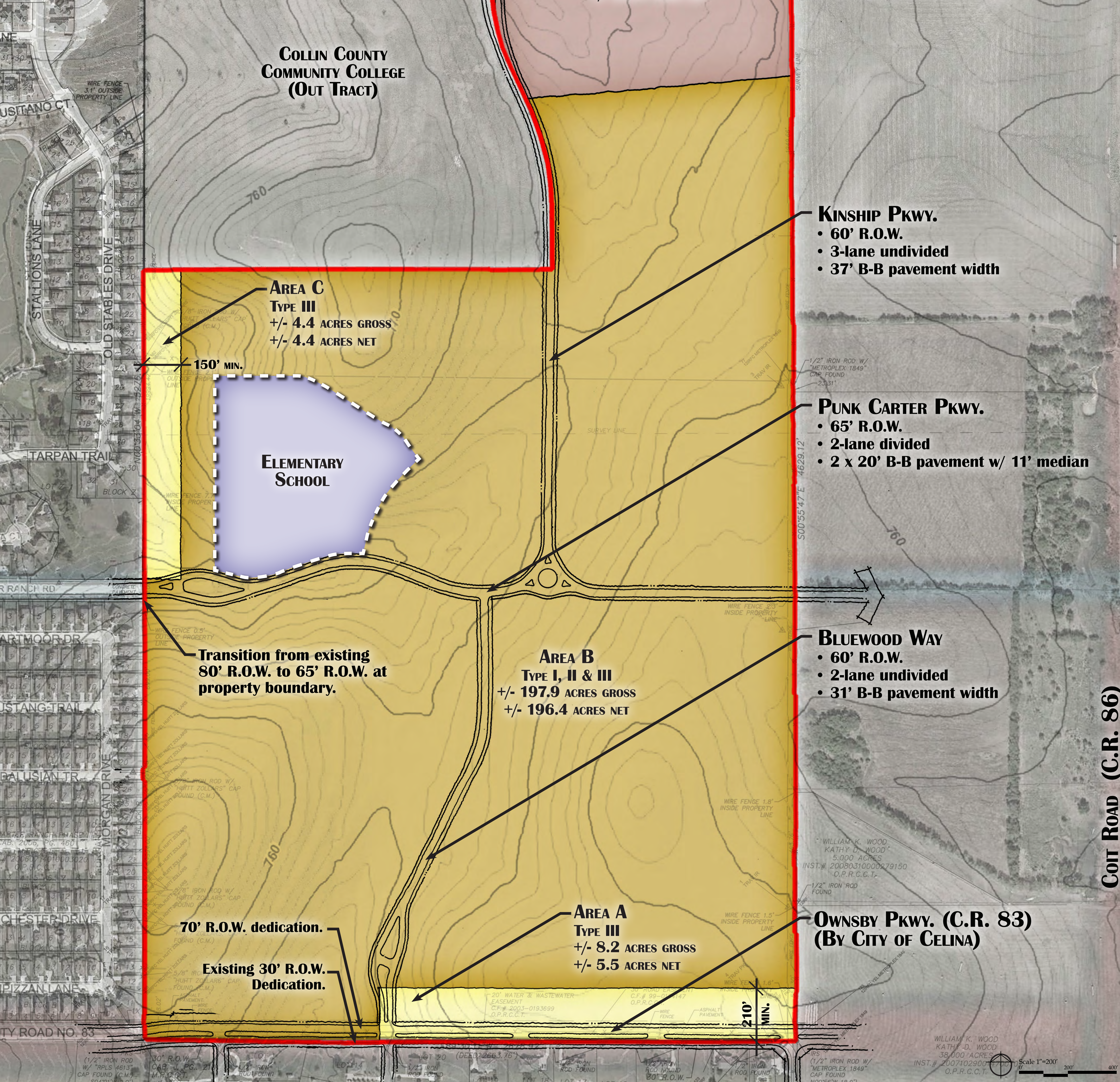
ZONING AREA	GROSS ACRES	LAND USE GROSS ACRES	NET ACRES	LAND USE NET ACRES
Area A	+/- 8.2	Single-Family +/- 210.5	+/- 5.5	Single-Family +/- 206.3
Area B	+/- 197.9		+/- 196.4	
Area C	+/- 4.4	MU-2 +/- 33.6	+/- 4.4	MU-2 +/- 33.1
Area D	+/- 23.2		+/- 23.0	
Area E	+/- 10.4		+/- 10.1	
Total	+/- 244.1	+/- 244.1	+/- 239.4	+/- 239.4

SINGLE-FAMILY RESIDENTIAL SUMMARY FOR AREAS A, B, AND C:

	LAND USE PRODUCT TYPE	MINIMUM LOT WIDTH	NET ACRES	ALLOWED % OF UNITS	DENSITY
	Type I	50 feet	+/- 206.3	50% max.	4.3 du/ac
	Type II	60 feet		35% min.	
	Type III	70 feet		7.5% min.	
	Total Maximum Dwelling Units = 900				

GENERAL NOTES:

- Contour Interval = two foot (2').
- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment will be consistent with the Concept Plan and determined on final plat.
- Thoroughfare types, right-of-way widths and pavement widths are determined by a Traffic Impact Analysis (TIA).
- Net acreage shown in Areas A, B, D and E are net of C.R. 88 and C.R. 83 only.



WELLS NORTH TRACT (Bluewood) Exhibit B - Concept Plan

Celina, TX December 01, 2017

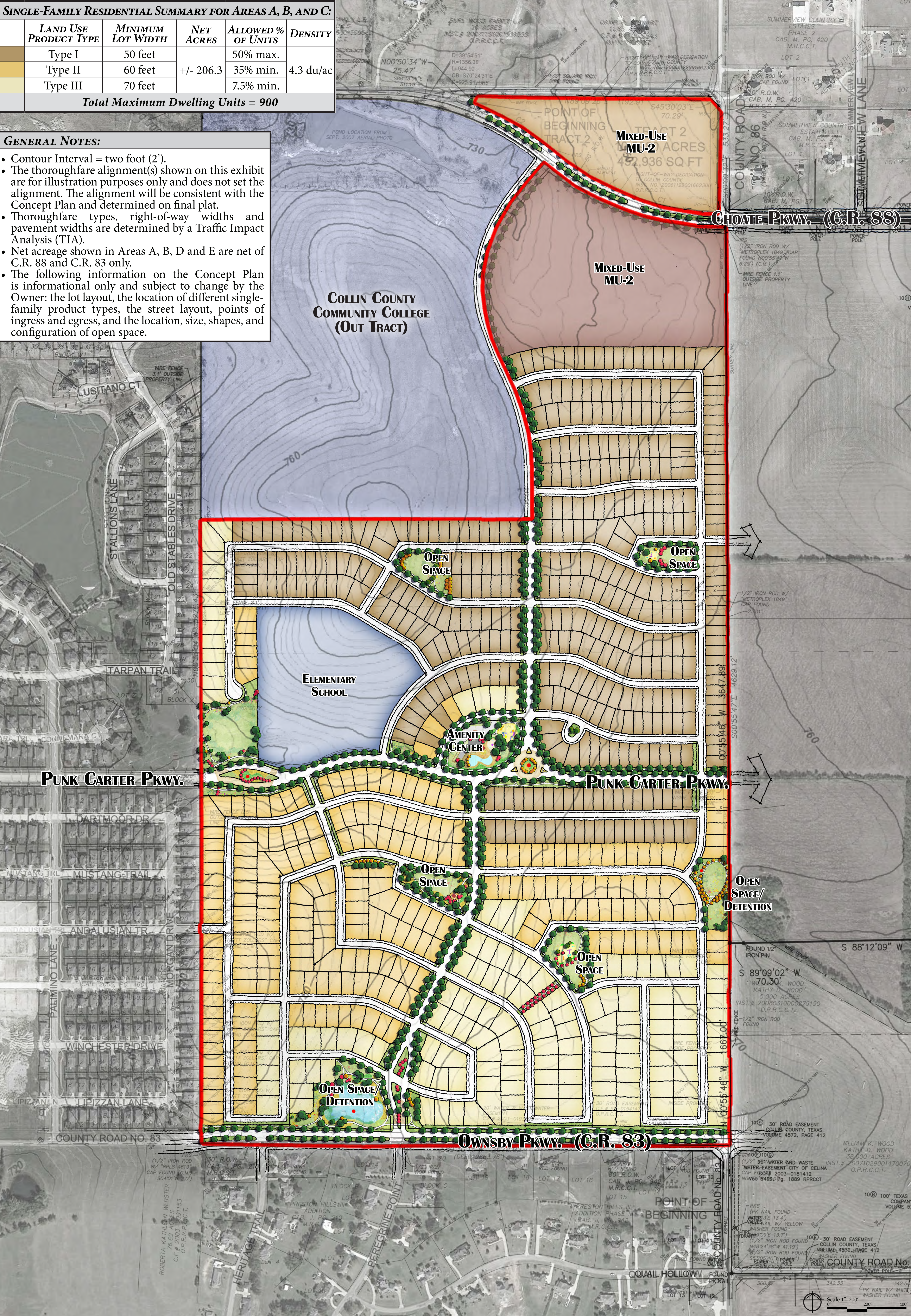
The information shown is based on the best information available and is subject to change without notice.

SINGLE-FAMILY RESIDENTIAL SUMMARY FOR AREAS A, B, AND C:

	LAND USE PRODUCT TYPE	MINIMUM LOT WIDTH	NET ACRES	ALLOWED % OF UNITS	DENSITY
	Type I	50 feet	+/- 206.3	50% max.	4.3 du/ac
	Type II	60 feet		35% min.	
	Type III	70 feet		7.5% min.	
	Total Maximum Dwelling Units = 900				

GENERAL NOTES:

- Contour Interval = two foot (2').
- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment will be consistent with the Concept Plan and determined on final plat.
- Thoroughfare types, right-of-way widths and pavement widths are determined by a Traffic Impact Analysis (TIA).
- Net acreage shown in Areas A, B, D and E are net of C.R. 88 and C.R. 83 only.
- The following information on the Concept Plan is informational only and subject to change by the Owner: the lot layout, the location of different single-family product types, the street layout, points of ingress and egress, and the location, size, shapes, and configuration of open space.



WELLS NORTH TRACT (Bluewood) Exhibit B - Concept Plan

Celina, TX December 01, 2017

The information shown is based on the best information available and is subject to change without notice.

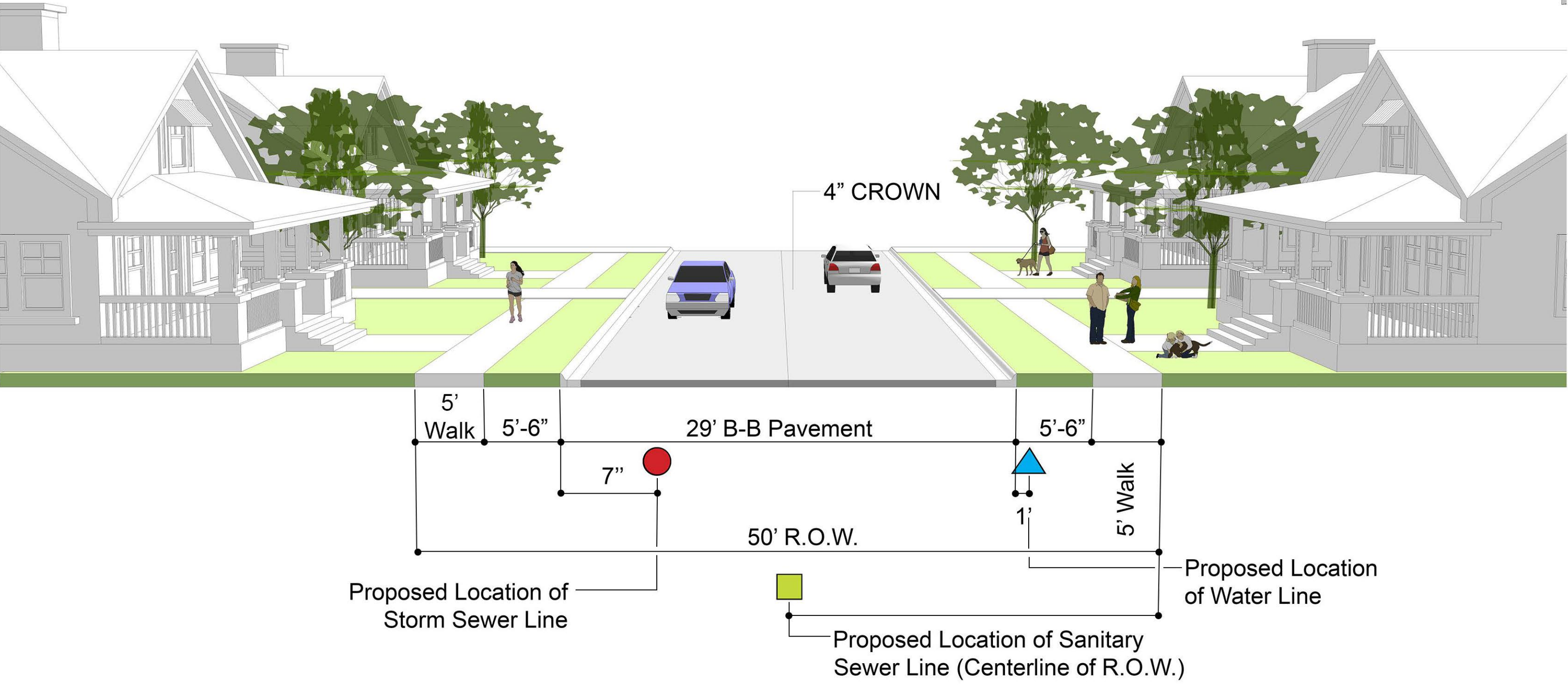
HILLWOOD
COMMUNITIES
A PEROT COMPANY™

KLS
KNAPP
LAND SOLUTIONS

Exhibit C
Street Section for Internal Roads

Attachment: PD Amendment Exhibits - March 2018 (Bluewood PD Amendment)

Neighborhood Street (Typ.)



UTILITIES LEGEND	
	Storm Sewer Line
	Sanitary Sewer Line
	Water Line

INDEX MAP



WELLS NORTH TRACT / Screening and Landscaping Street Sections

 Celina, TX
The information shown is based on the best information available and is subject to change without notice.



**NOTICE OF PUBLIC HEARING TO
PROPERTY OWNER WITHIN 200 FEET OF PROPERTY
SUBJECT TO PROPOSED ZONING CHANGE**

The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. March 20, 2018 to consider testimony and act upon a Planned Development amendment for PD-65, Bluewood Planned Development zoning district; being an approximately 244.136 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas. The property is generally located on the north side of Ownsby Parkway at Bluewood Way. The applicant is requesting a change in the minimum percentage of 70 foot width and 60 foot width lots, as follows:

Type of Lot	Current	Proposed
70 foot width lots	Minimum 15%	Minimum 7½%
60 foot width lots	Minimum 35%	Minimum 30%
50 foot width lots	Maximum 50%	Maximum 50%

You may note that 50 + 30 + 7.5 does not add up to 100%. These percentages would allow Hillwood's builders the flexibility of building either Type II or Type III lots, so long as the stated minimum and maximum percentages hold overall in the development.

CURRENT ZONING DISTRICT: PD-65, Planned Development (Bluewood)

REQUESTED ZONING DISTRICT: PD-65, Planned Development, Amended (Bluewood)

According to the most recently approved City tax roll, you are the owner of property within 200 feet of the property which is the subject of the proposed zoning change case. The meeting shown above is open to the public, and you will have the right to speak for or against the proposed planned development during the public hearing portion of the meeting. You may also register your opinion by returning this form to the Department of Development Services, 142 N. Ohio Street, Celina, Texas, 75009.

The Planning & Zoning Commission forwards its recommendations for any zoning request to the City Council after conducting a public hearing. Cases recommended for approval are automatically scheduled for a public hearing before the City Council at the next available public meeting, which will be held on April 10, 2018 at 5 p.m. Cases recommended for denial may be appealed by the applicant within thirty (30) days. At that time a hearing will be scheduled before the City Council.

You may contact the Department of Development Services, 142 N. Ohio Street, Celina, Texas, 75009 for additional information, or contact Ben Rodriguez, AICP, Planning Manager by phone at 972-382-2682 Ext. 1022 or by e-mail at brodriguez@celina-tx.gov

Cut here

March 20, 2018

Zoning Case: PD-65, Planned Development Amendment (Bluewood)

Members of the Planning & Zoning Commission:

I, ERIK MELANIE GEIGER, with property located at 1123 E Ownsby Pkwy, Celina, Texas
(NAME) (ADDRESS)

☐ Support

Phone: 972-800-0094

☒ Oppose

Email: egeiger246@sbcglobal.net

The proposed zoning change for the following reasons. (Use space on back if more room is needed):

We believe the ORIGINAL 15% 70' Lot Minimum
IS A 'Non-Negotiable' CHANGING it 'Lower' seems
Like a 'Bait + SWITCH' TACTIC.

Erik A. Geiger
SIGNATURE

3-4-18
DATE

Attachment: Erik Geiger letter of protest (Bluewood PD Amendment)

Cut here

March 20, 2018

Zoning Case: PD-65, Planned Development Amendment (Bluewood)

Members of the Planning & Zoning Commission:

I, Kathleen Davis, with property located at 2704 Old Stables Dr., Celina, Texas
(NAME) (ADDRESS)

 Support

Phone: 214-274-7252

X Oppose

Email: Kboyd85@gmail.com

The proposed zoning change for the following reasons. (Use space on back if more room is needed):

I'm opposed to fewer larger lots due to the
possible reduction in local property value.

Cut here

March 20, 2018

Zoning Case: PD-65, Planned Development Amendment (Bluewood)

Members of the Planning & Zoning Commission:

I, JUSTIN S. WELLER, with property located at 2708 OLD STAPLES DR, Celina, Texas
 (NAME) (ADDRESS) ~~CELINA, TEXAS~~

☐ Support
Phone: 469 202 2507
☒ Oppose

Email: _____

The proposed zoning change for the following reasons. (Use space on back if more room is needed):

THE LAST TIME A PROPOSAL WAS SENT FOR ME TO VOTE ON ABOUT BLUEWOOD
THE MAP INDICATED THE ELEMENTARY SCHOOL WOULD DIRECTLY RAMP UP TO
MY PROPERTY - THAT WAS A LIE. NO CREDIBILITY SO I VOTE NO!

Justin Weller
 SIGNATURE

3/3/18
 DATE

Attachment: Justin Weller letter of protest (Bluewood PD Amendment)



The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. March 20, 2018 to consider testimony and act upon a Planned Development amendment for PD-65, Bluewood Planned Development zoning district; being an approximately 244.136 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas. The property is generally located on the north side of Ownsby Parkway at Bluewood Way. The applicant is requesting a change in the minimum percentage of 70 foot width and 60 foot width lots, as follows:

Type of Lot	Current	Proposed
70 foot width lots	Minimum 15%	Minimum 7½%
60 foot width lots	Minimum 35%	Minimum 30%
50 foot width lots	Maximum 50%	Maximum 50%

You may note that 50 + 30 + 7.5 does not add up to 100%. These percentages would allow Hillwood's builders the flexibility of building either Type II or Type III lots, so long as the stated minimum and maximum percentages hold overall in the development.

CURRENT ZONING DISTRICT: PD-65, Planned Development (Bluewood)

REQUESTED ZONING DISTRICT: PD-65, Planned Development, Amended (Bluewood)

According to the most recently approved City tax roll, you are the owner of property within 200 feet of the property which is the subject of the proposed zoning change case. The meeting shown above is open to the public, and you will have the right to speak for or against the proposed planned development during the public hearing portion of the meeting. You may also register your opinion by returning this form to the Department of Development Services, 142 N. Ohio Street, Celina, Texas, 75009.

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Cut here

March 20, 2018

Zoning Case: PD-65, Planned Development Amendment (Bluewood)

Members of the Planning & Zoning Commission:

I, Ken Wood, with property located at CR83 & CR86 Ownsby Pkwy & Gilt Rd, Celina, Texas
(NAME) (ADDRESS)

☐ Support

Phone: 972-347-2652

☒ Oppose

Email: kwequity@outlook.com

The proposed zoning change for the following reasons. (Use space on back if more room is needed):

Please see my email letter to Ben Rodriguez
dated 3/9/2018.

Ken Wood
SIGNATURE

3/9/2018
DATE

Attachment: Ken Wood Protest (Bluewood PD Amendment)

kwequity@outlook.com

From: Ken Wood
Sent: Friday, March 9, 2018 10:41 AM
To: 'brodriguez@celina-tx.gov'
Cc: 'Shea Kirkman'
Subject: Opposition to Bluewood Amended PD-65

Ben,

As you know, my wife and I are the owners of the 40.815 acre tract to the east of Bluewood along the expansion and extension of Ownsby Parkway over to Coit Road. I am opposed to this amended zoning request due to the increased density the expanded use of the 50 foot lots will cause, in addition to more and more traffic in and out of the development along Ownsby. I understand the improvements to Ownsby are coming, and the expansion of this road is especially needed as soon as possible and that will ease the traffic issue somewhat. I know the Hillwood officials and I have a lot of respect for their very attractive developments which they have done not only in Celina but many other growing suburbs. They do a first class project and I know they spend tens of thousands of dollars planning each development. I attended most of the Hillwood presentations for the planning and zoning of Lillyanna and of Bluewood and I observed that they worked very hard to get the appropriate mix of 70, 60 and 50 foot lots. Why change that now? The diversity of the size of the lots and therefore the homes that will be built on them seems ideal with the current PD-65 plan and provides the right blend and mix for that neighborhood. To add more 50 foot lots will throw that mix out of balance. Please consider these concerns and express them to the P and Z officials.

Thank you for notifying us about this issue.

Regards,

Ken Wood
Kathy D. Wood

Attachment: Ken Wood Protest (Bluewood PD Amendment)

REQUESTED ZONING DISTRICT: PD-65, Planned Development, Amended (Bluewood)

According to the most recently approved City tax roll, you are the owner of property within 200 feet of the property which is the subject of the proposed zoning change case. The meeting shown above is open to the public, and you will have the right to speak for or against the proposed planned development during the public hearing portion of the meeting. You may also register your opinion by returning this form to the Department of Development Services, 142 N. Ohio Street, Celina, Texas, 75009.

The Planning & Zoning Commission forwards its recommendations for any zoning request to the City Council after conducting a public hearing. Cases recommended for approval are automatically scheduled for a public hearing before the City Council at the next available public meeting, which will be held on April 10, 2018 at 5 p.m. Cases recommended for denial may be appealed by the applicant within thirty (30) days. At that time a hearing will be scheduled before the City Council.

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Cut here

March 20, 2018

Zoning Case: PD-65, Planned Development Amendment (Bluewood)

Members of the Planning & Zoning Commission:

I, ANGELA HALL, with property located at 1025 E. OWNSBY PRKY, Celina, Texas
(NAME) (ADDRESS)

☐ Support

Phone: 913-553-7560

☒ Oppose

Email: pmh54@sbcglobal.net

The proposed zoning change for the following reasons. (Use space on back if more room is needed): WE ALREADY HAVE FLOODING IN OUR YARD FROM THAT DEVELOPMENT

CELINA CONTINUES TO CHANGE ITS ZONING TO ALLOW FOR MORE TAX REVENUE BASED ON HIGHER DENSITY - I UNDERSTAND THAT. HOWEVER, WILL CREATE MORE TRAFFIC IN FRONT

G. Hall
SIGNATURE

OF OUR HOME - MAKING AN ADVERSE IMPACT ON OUR VALUE OF OUR HOME & ABILITY TO SELL. I REGRET MOVING TO CELINA

3-12-18
DATE

Attachment: Hall letter of Protest (Bluewood PD Amendment)

March 20, 2018

6.1.g

Zoning Case: PD-65, Planned Development Amendment (Bluewood)

Members of the Planning & Zoning Commission:

I, David Werner, with property located at 2800 Morgan Dr., Celina, Texas
 (NAME) (ADDRESS)

☒ Support

Phone: _____

☐ Oppose

Email: _____

The proposed zoning change for the following reasons. (Use space on back if more room is needed):

David E Werner
 SIGNATURE

3-5-18
 DATE

Attachment: Werner Letter of support (Bluewood PD Amendment)

CITY OF CELINA, TEXAS
ORDINANCE 2016-25
WELLS NORTH ZONING - PD-65

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 244.136 ACRE TRACT OF LAND IN THE SHELBY GLASS SURVEY, ABSTRACT NO. 346 AND THE J. CAHILL SURVEY, ABSTRACT NO. 171, COLLIN COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DEPICTED IN SPECIAL WARRANTY DEED TO GEORGE WHITE FAMILY LIMITED PARTNERSHIP, RECORDED IN CLERK'S FILE NO. 2005-0005697, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF A TRACT OF LAND DESCRIBED AS "1ST TRACT" IN DEED TO MARY G. WHITE RECORDED IN VOLUME 142, PAGE 343, DEED RECORDS OF COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT #65; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as "PD" Planned Development District, #53 on a certain tract of land described in in Exhibit "A" and depicted in Exhibit "B".

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit "A" attached hereto and incorporated herein, as "PD" Planned Development District #65.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit "C"; the development standards set forth in Exhibit "D" and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property depicted on Exhibit "A" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full

force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

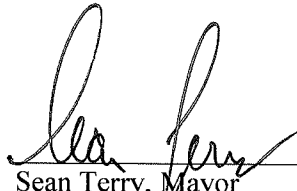
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

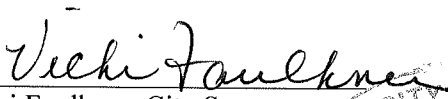
This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

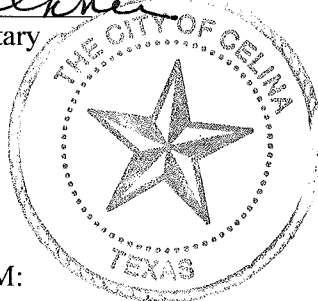
PASSED AND APPROVED by the City Council of the City of Celina, Texas this 29th day of March, 2016.


Sean Terry, Mayor
City of Celina, Texas

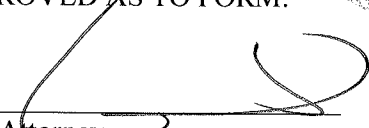
ATTEST:


Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]



APPROVED AS TO FORM:


City Attorney
City of Celina, Texas

City of Celina, Ordinance No. 2016-_____

EXHIBIT "A"
Wells North
Legal Description

TRACT 1 - 233.738 ACRES

BEING a tract of land out of the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas, and being part of a tract of land depicted in Special Warranty Deed to George White Family Limited Partnership, recorded in Clerk's File No. 2005-0005697, Official Public Records of Real Property of Collin County, Texas, said tract also being part of a tract of land described as "1st Tract" in deed to Mary G. White recorded in Volume 142, Page 343, Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a ½" iron rod found in County Road No. 88 at the northeast corner of a called 35.814 acre tract of land described in Special Warranty Deed to CTMGT CR 2C FL-2, LLC, recorded in Instrument No. 20130829001223660, Official Public Records of Collin County;

THENCE along the east line of said 35.814 acre tract, South 00°33'04" East, a distance of 39.13 feet to a 5/8" iron rod with "KHA" cap found in the south right-of-way line of said County Road No. 88, for the northwest corner of a called 75.0000 acre tract of land described in Special Warranty Deed to Collin County Community College District, recorded in Instrument No. 20090818001039820, Official Public Records of Collin County;

THENCE departing the said east line of called 35.814 acre tract, along the south right-of-way line of said County Road No. 88 and the north line of said 75.0000 acre tract, the following courses and distances:

North 89°38'04" East, a distance of 854.43 feet to a 5/8" iron rod with "KHA" cap found for corner at the beginning of a tangent curve to the right with a radius of 1,356.38 feet, a central angle of 39°54'51" and a chord bearing and distance of South 70°24'31" East, 925.91 feet;

In a southeasterly direction along said curve, an arc distance of 944.90 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a reverse curve to the left with a radius of 1,396.84 feet, a central angle of 40°11'41" and a chord bearing and distance of South 70°32'56" East, 959.96 feet for the northeast corner of said 75.000 acre tract and the **POINT OF BEGINNING**;

THENCE continuing along the south right-of-way line of said County Road No. 88, the following courses and distances:

In a southeasterly direction along said curve, an arc distance of 979.93 feet to a 5/8" iron rod with "KHA" cap found at the end of said curve;

North 89°21'13" East, a distance of 22.58 feet (Deed 22.79') to a 5/8" iron rod with "KHA" cap found for corner in the west line of a called 115.503 acre tract of land described in Special Warranty Deed to Westgate 115 Investors, L.P., recorded in Instrument No. 20130621000869270, Official Public Records of Collin County, Texas; from said point a 1/2" iron rod with "Metroplex 1849" cap found for witness bears North 00°55'47" West, a distance of 6.25 feet;

THENCE along the said west line of called 115.503 acre tract, South 00°55'47" East, at a distance of 1,949.66 feet, passing a 1/2" iron rod with "Metroplex 1849" cap found, continuing along the west line of said 115.503 acre tract, at a distance of 3,612.06 feet, passing the northwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20080310000279150, Official Public Records of Collin County, Texas, continuing along the west line of said Wood tract, at a distance of 4,075.82 feet, passing a 1/2" iron rod found at the southwest corner of said Wood tract and the northwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20071029001470070, Official Public Records of Collin County, Texas, continuing with the west line of the second referenced Wood tract, in all a total distance of 4,629.12 feet to a 5/8" iron rod with "KHA" cap found for corner in County Road No. 83;

THENCE departing the said west line of the second reference Wood tract and along the north right-of-way line of County Road No. 83 and the north line of a called 76.69 acre tract of land described in Special Warranty Deed to Collin County Investments, Ltd., recorded in Volume 5419, Page 2461, Official Public Records of Collin County, Texas, South $89^{\circ}30'11''$ West, a distance of 2,678.92 feet (Deed calls 2,663.76 feet) to a PK nail found for the southeast corner of The Carter Ranch Phase III, an addition to the City of Celina according to the plat recorded in Cabinet 2006, Page 460 of the Map Records of Collin County, Texas and in Instrument No. 20060714010003020, of Official Public Records of Collin County, Texas;

THENCE North $00^{\circ}33'04''$ West, at a distance of 58.02 feet, passing the southeast corner of Lot IX, Block B, said The Carter Ranch Phase III, continuing along the east line of said Block B, at a distance of 1,052.02 feet, passing a $5/8''$ iron rod with "Huitt Zollars" cap found at the northeast corner of Lot 26 of said Block B and the southeast corner of the east terminus of Andalusian Trail (a 50-foot wide right-of-way), continuing along the said east terminus of Andalusian Trail, at a distance of 1,102.02 feet, passing a $5/8''$ iron rod with "Huitt Zollars" cap found at the northeast corner of the said east terminus of Andalusian Trail and the southeast corner of Lot 20, Block L, said The Carter Ranch Phase III, continuing along the east line of said Block L, at a distance of 1,801.02 feet, passing the northeast corner of Lot 1X, of said Block L and the southeast corner of the east terminus of Carter Ranch Boulevard (an 80-foot wide right-of-way), continuing along the said east terminus of Carter Ranch Boulevard, at a distance of 1,881.02 feet, passing the northeast corner of said terminus of Carter Ranch Boulevard and the southeast corner of Lot Z-1, Block Z, The Carter Ranch Phase IIA, an addition to the City of Celina, Texas according to the plat recorded in Cabinet 2007, Page 292, Map Records of Collin County, Texas and in Instrument No. 20070531010001890, Official Public Records of Collin County, Texas, continuing along the east line of said

Block Z, at a distance of 3,149.24 feet to a $5/8''$ iron rod with "KHA" cap found for the southwest corner of aforesaid called 75.000 acre tract;

THENCE along the south line of said 75.000 acre tract, North $89^{\circ}26'56''$ East, a distance of 1,665.00 to a $5/8''$ iron rod with "KHA" cap found at the southeast corner of said 75.000 acre tract;

THENCE, along the east line of said 75.000 acre tract, the following courses and distances:

North $00^{\circ}33'04''$ West, a distance of 242.54 feet to a $5/8''$ iron rod with "KHA" cap found at the beginning of a tangent curve to the left having a central angle of $23^{\circ}51'09''$, a radius of 1,000.00 feet, a chord bearing and distance of North $12^{\circ}28'39''$ West, 413.30 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 416.30 feet to a $5/8''$ iron rod with "KHA" cap found for corner;

North $24^{\circ}24'13''$ West, a distance of 239.76 feet to a $5/8''$ iron rod with "KHA" cap found at the beginning of a tangent curve to the right having a central angle of $63^{\circ}57'09''$, a radius of 750.00 feet, a chord bearing and distance of North $7^{\circ}34'21''$ East, 794.35 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 837.13 feet to a $5/8''$ iron rod with "KHA" cap found for corner;

North $39^{\circ}32'55''$ East, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 233.738 acres or 10,181,614 square feet of land, more or less.

TRACT 2 - 10.3980 ACRES

BEING a tract of land out of the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being part of a tract of land depicted in Special Warranty Deed to George White Family Limited Partnership, recorded in Clerk's File No.

2005-0005697, Official Public Records of Real Property of Collin County, Texas, and also being part of the tract of land described as "1st Tract" in deed to Mary G. White recorded in Volume 142, Page 343 of the Deed Records of Collin County, Texas; said tract also being all of the same resultant

tract of land defined by the Right-of-Way Dedication to Collin County recorded in Instrument No. 20061122001662300, Official Public Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in County Road No. 88 at the northeast corner of a called 35.814 acre tract of land described in Special Warranty Deed to CTMGT CR 2C FL-2, LLC recorded in Instrument No. 20130829001223660, Official Public Records of Collin County, Texas;

THENCE along the east line of said 35.814 acre tract, South 00°33'04" East a distance of 39.13 feet to a 5/8" iron rod with "KHA" cap found on the south right-of-way line of said County Road No. 88, for the northwest corner of a called 75.0000 acre tract of land described in Special Warranty Deed to Collin County Community College District recorded in Instrument No. 20090818001039820, Official Public Records of Collin County;

THENCE, along the south right-of-way line of County Road No. 88 and north line of said 75.0000 acre tract, North 89°38'04" East, a distance of 854.43 feet to a 5/8" iron rod with "KHA" cap found for the point of beginning of a tangent curve to the right;

THENCE, departing the said south right-of-way line of County Road No. 88 and north line of called 75.000 acre tract, South 88°48'06" West, a distance of 511.14 feet to a 5/8" iron rod with "KHA" cap set for corner on a north right-of-way line of said County Road No. 88 for the **POINT OF BEGINNING**;

THENCE along a south right-of-way line of said County Road No. 88, the following courses and distances:

North 00°50'34" West, a distance of 25.47 feet to a 5/8" iron rod with "KHA" cap set for corner;

North 89°09'26" East, a distance of 1,192.91 feet to a 5/8" iron rod with "KHA" cap found for corner at the northern most end of a right-of-way corner clip at the intersection of said south right-of-way line and the west right-of-way line of County Road No. 86 (a variable width right-of-way);

THENCE along said right-of-way corner clip, South 45°30'03" East, a distance of 70.29 feet to a 5/8" iron rod with "KHA" cap found for corner at the southernmost end of said corner clip;

THENCE along the said west right-of-way line of County Road No. 86, South 00°09'32" East, a distance of 533.28 feet to a 5/8" iron rod with "KHA" cap found for corner at the intersection of the said west right-of-way line of County Road No. 86 and the north right-of-way line of County Road No. 88; said point also being at the beginning of a non-tangent curve to the right having a radius of 1,316.84 feet, a central angle of 39°15'29", a chord bearing and distance of North 70°04'50" West, 884.73 feet;

THENCE along the said north right-of-way line of County Road No. 88, the following courses and distances:

In a northwesterly direction, along said curve, an arc distance 902.28 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a reverse curve to the left with a radius of 1,436.38 feet, a central angle of 19°04'36", and a chord bearing and distance of North 59°59'23" West, 476.04 feet;

In a northwesterly direction, along said curve, an arc distance of 478.24 feet to the **POINT OF BEGINNING** and containing 10.3980 acres or 452,936 square feet of land.

EXHIBIT "B"
Zoning Exhibit

Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)



EXHIBIT "C" **Concept Plan with School Site**

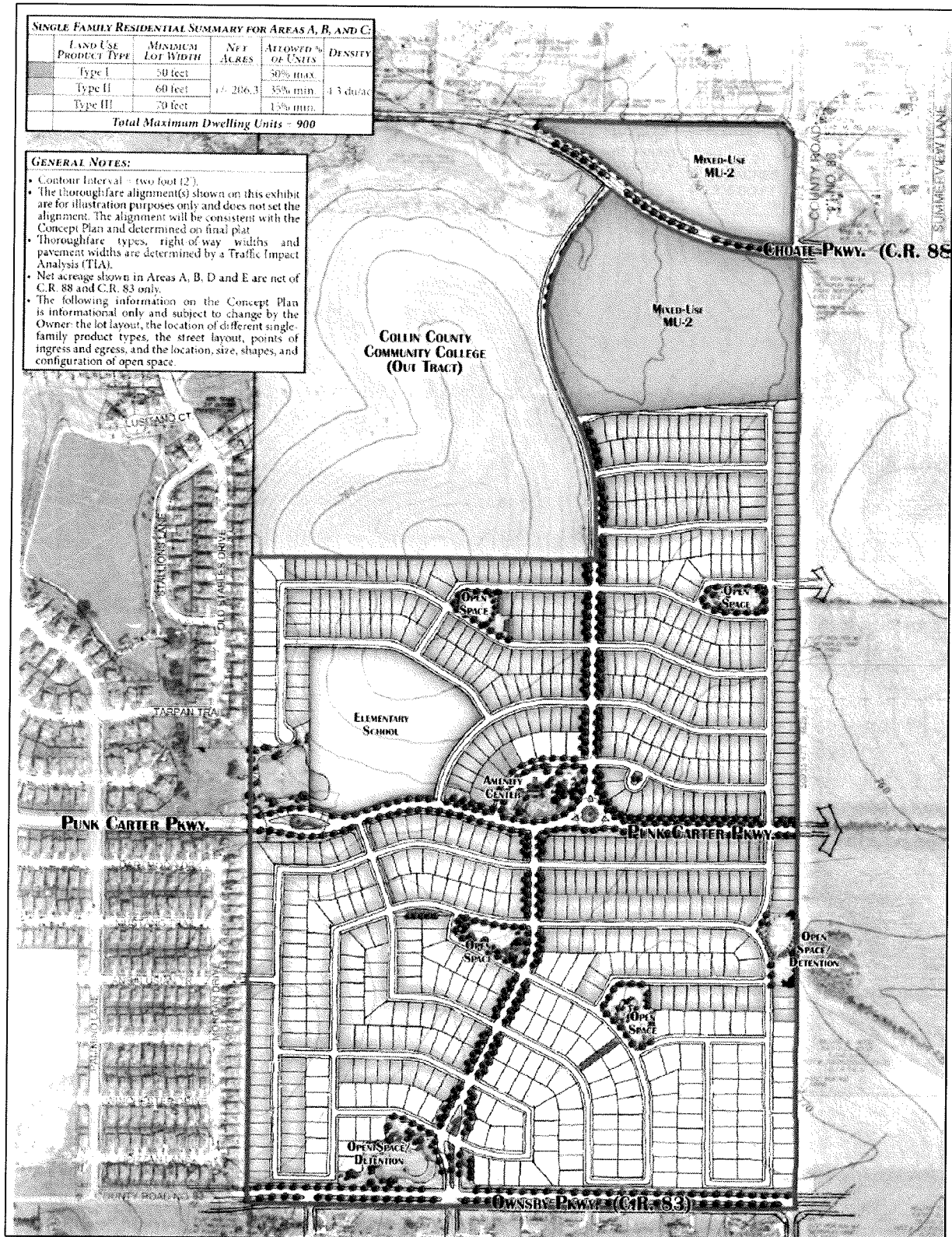


EXHIBIT "C" **Concept Plan without School Site**

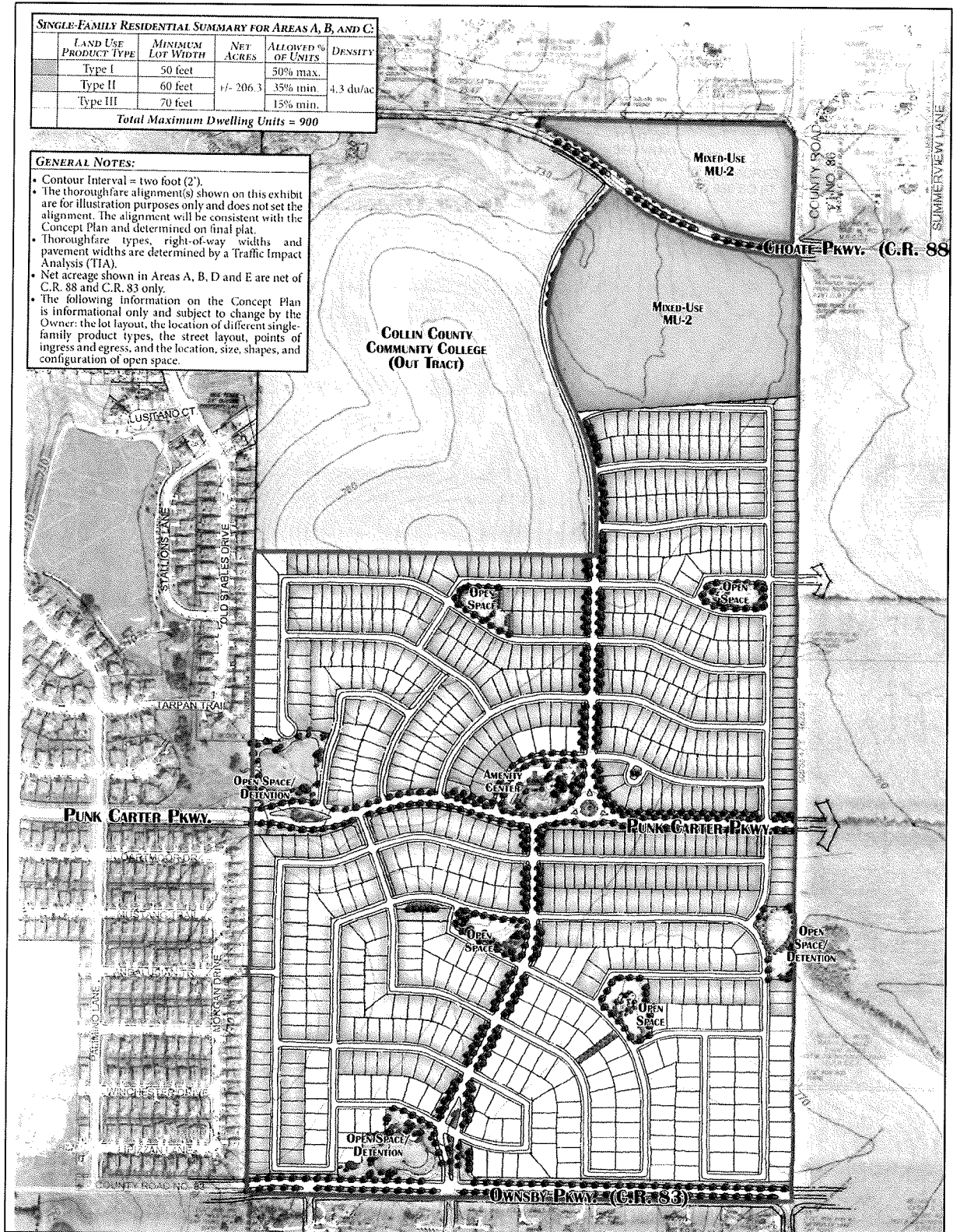


EXHIBIT "D"
Wells North
Development Regulations

The following shall constitute the Wells North Tract Planned Development Regulations:

1. Purpose. The purpose and intent of these Development Regulations is to create a unique and well-designed master planned community to preserve natural features, open space, and other topographical features of the land. The community will be a walkable environment where the amenities will consist of long, contiguous open space greenways with hike and bike trails that connect the entire community and promote connectivity of the community to the City of Celina. The project will promote a sense of community, environmental stewardship, and healthy living, embrace new technology, and attempt to educate its residences through the project's design and planning principles.
2. Definitions. All terms used on this document shall be defined as stated in the Agreement and the Zoning Ordinance, as applicable, except as follows:
 - a. Concept Plan means the drawing attached as **Exhibit C** to this Agreement, as amended from time to time in accordance with Section 3.02 of this Agreement.
 - b. Open space means any publicly or privately owned or accessible property containing a minimum of 10,000 square feet in area and being at least 15 feet in width or 100 feet in length, with no slope greater than eight percent, exclusive of rights-of-way, that is designated as open space at the time of platting. Open space may include bodies of water, trails, landscaped or hardscaped areas, trails, and other similar features. The term open space shall include detention ponds in Area C. Typically, open space will not be individually owned, and will be for the common use or enjoyment of the residents within the Property. The City Manager may allow full or partial open space credit for areas exceeding the maximum eight percent slope if it is determined that such are environmentally or aesthetically significant and their existence enhances the development or surrounding area.
 - c. Zoning Ordinance means the comprehensive zoning ordinance of the City, as amended from time to time.
3. Applicable Regulations; Conflicts; Concept Plans and Site Plans
 - a. Development and use of the Property shall comply with this Agreement and the Zoning Ordinance. In the event of a conflict between this Agreement and the Zoning Ordinance, this Agreement controls. Areas A, B, and C, as shown on the Concept Plan and more particularly described on **Exhibit A-1**, shall be governed by the SF-R residential zoning district in the Zoning Ordinance, as amended by this **Exhibit D**. Areas D and E, as shown on the Concept Plan and more particularly described on **Exhibit A-1**, shall be governed, as determined by the developer at the time of platting, by either SF-R or MU-2, as amended by this **Exhibit D**.
 - b. The Concept Plan attached as **Exhibit C** is a conceptual plan that illustrates how the Property could be developed with single family uses. The following information on the Concept Plan is informational only and subject to change by the Owner without City approval: the lot layout, the location of different single family product types, the street layout, points of ingress and egress, the location, size, and configuration of an elementary school site (if one is provided), and the location, size, shapes configuration of open space. Revisions other than the foregoing revisions to the Concept Plan may be made in accordance with Section 3.02 of the Agreement.
 - c. Prior to the development of portions of the Property located in Area D or E, a concept plan and site plan for each non-single family project within that area must be approved in accordance with Division 7 of the Zoning Ordinance in effect on the Effective Date

(defined in Article III of the Agreement as the "Required Concept Plans and Site Plans"), except as follows:

- i. No concept plan or site plan other than the Concept Plan attached as **Exhibit C** shall be required in connection with the PD zoning of the Property upon annexation. The Required Concept Plans and Site Plans for Areas D and E shall be required only as a condition to the issuance of a building permit. Required Concept Plans and Site Plans are not required for single family detached or attached development, including amenities, at any location within the Property.
- ii. The Required Concept Plans and Site Plans for Areas D and E may be submitted and approved on a project by project basis. No particular phasing is required, and no development schedule shall be required.
- iii. The Division 7 process for approving the Required Concept Plans and Site Plans for Areas D and E may not be used to require conditions that conflict with or are inconsistent with the terms of this **Exhibit D** or this Agreement.
- iv. Consideration and approval of the Required Concept Plans and Site Plans for Areas D and E shall be subject to the same notice and public hearing procedural requirements before the Planning and Zoning Commission and City Council that apply to any request in the City for a change of zoning. Section 14.02.226 of the Zoning Ordinance shall not apply, and the City shall not be authorized to require additional studies or information described in that section in connection with an application under this Section 3(c).

4. General Regulations.

- a. All single family detached and attached residences may have front entry garages and direct access from a dedicated public street. All front entry garage doors must be in line with, or set back from, the front facade of the home as shown on Attachment 1. This requirement does not apply to a j-swing garage.
- b. No particular phasing of any area shown on the Concept Plan is required.

5. Use Regulations; Cap on Residential Units. The uses permitted by this Section 5 are permitted. In addition, any residential or commercial use that is less intense than permitted uses within the designated area, as reasonably determined by the Director of Planning and Development Services, is also permitted. The uses authorized by this Section 5 are the only uses permitted on the Property.

- a. Areas A, B, and C: SF-R single family residential district uses and the associated uses defined in Section 14.03.008 of the Zoning Ordinance, on the Effective Date of this Agreement, are permitted to the same extent they are permitted in the SF-R district. For example, if a use is permitted by right in the SF-R zoning district, that use is permitted by right in Areas A, B, and C. If a use is permitted by SUP in the SF-R zoning district, that use is permitted by SUP in Areas A, B, and C. In addition, a public elementary school is permitted by right. The maximum number of residential lots in Areas A, B, and C combined shall be 900. Within Areas A, B, and C combined, at full build out, a maximum of 50 percent shall be Type I lots, a minimum of 35 percent shall be Type II lots, and a minimum of 15 percent shall be Type III lots. Areas A and C are restricted to Type III lots.
- b. Area D:
 - i. The MU-2 mixed use regional district uses identified on Attachment 2 are permitted by right.
 - ii. Single family detached uses are permitted by right, and must be Type I, II, or III lots or patio homes, as described in Section 6 below.
 - iii. A public elementary school is permitted by right.
 - iv. Accessory dwellings are prohibited.

- v. Townhouses, multi-family and permitted non-residential uses are permitted without limitation. A minimum of ten percent of the net acreage within Area D shall be reserved for nonresidential development.
 - vi. Residential uses are permitted within Area D at a density not to exceed nine dwelling units per gross acre.
 - vii. Duplexes are prohibited.
- c. Area E:
- i. The MU-2 mixed use regional district uses identified on Attachment 2 are permitted by right.
 - ii. Single family detached uses are permitted by right, and must be Type I, II, or III lots or patio homes, as described in Section 6 below.
 - iii. A public elementary school is permitted by right.
 - iv. Accessory dwellings are prohibited.
 - v. Townhouses and permitted non-residential uses are permitted without limitation.
 - vi. Residential uses are permitted within Area E at a density not to exceed nine dwelling units per gross acre.
 - vii. Duplexes are prohibited.

6. Area Regulations.

- a. The regulations in Section 5 and this Section 6 shall serve as the exclusive regulations governing residential density (regardless of the type of residential use), as well as the following with respect to single family detached development only: lot size, width, and depth, setbacks, roof pitch, lot coverage, and minimum dwelling unit size.
- b. The regulations in the table below in this Section 6 shall apply to all single family detached residential lots within the Property. In addition, single family detached homes in Areas D and E may be developed in accordance with the patio home standards below in this Section 6.
- c. All single family detached homes within the Property that are on a key lot shall meet the minimum front yard setback requirement along both street frontages. A key lot is a corner lot with a rear yard that is adjacent to the front yard of the adjoining lot.
- d. Within Areas D and E, townhouses shall be developed in accordance with the height regulations and area regulations of the TH zoning district set forth in Section 14.03.017 of the Zoning Ordinance; and all permitted uses other than single family detached and townhouses shall be developed in accordance with the perimeter setback regulations and lot regulations of the MU-2 zoning district set forth in Section 14.03.006(a)-(d) of the Zoning Ordinance. All other requirements in Section 14.03.006 shall not apply to Areas D and E.

	Type I Lots	Type II Lots	Type III Lots
Minimum lot width	50 feet	60 feet	70 feet
Minimum lot depth	110 feet	115 feet	115 feet
Minimum lot area	5,500 square feet	7,000 square feet	8,500 square feet
Minimum front yard setback (applicable to both streets for key lots)	20 feet	20 feet generally 15 feet if the house has a j-swing garage	25 feet 15 feet if the house has a j-swing garage
Minimum rear yard setback	20 feet	20 feet	20 feet
Minimum side yard setback	5 feet generally 15 feet on corner side yards	5 feet generally 15 feet on corner side yards	7 feet generally 15 feet on corner side yards
Minimum front porch	15 feet	15 feet	20 feet

setback			
Minimum primary roof pitch*	6:12	8:12	8:12
Maximum percentage of impervious lot cover**	60 percent	60 percent	60 percent
Minimum dwelling unit size (air conditioned floor area)	1,600 square feet	1,800 square feet	2,000 square feet
Accessory building setbacks	Minimum front yard setback – 50 feet Minimum side yard setback generally – 3 feet Minimum setback for corner side yard – 15 feet Minimum rear setback – 3 feet		
Minimum off-street parking requirements	At a minimum, each dwelling unit shall provide: 2 parking spaces within an enclosed garage 2 unenclosed parking spaces (which may be included within a setback area)		

*Primary roof pitch does not include roofs over architectural features or enhancements, such as porches and dormers.

**Impervious lot cover limitations apply only to the footprint of an enclosed building, including enclosed garages, and excluding patios and porches (whether covered or uncovered), driveways, sidewalks, and other similar improvements that are not part of an enclosed building.

- e. Single Family Detached (Patio Homes) in Areas D and E. Single family detached homes may be developed pursuant to the following patio home standards:
- i. Minimum front yard setback: 20 feet (applies to both streets for key lots)
 - ii. Minimum side yard setback:
 1. Zero sided option: 0 feet on one side and 10 feet on the other side, except 15 feet on corner side yards
 2. Center option: 5 feet on both sides, except 15 feet on corner side yards
 - iii. Minimum rear yard setback: 12 feet
 - iv. Minimum lot area: 5,000 square feet for a zero side option, and 6,000 square feet for a center option
 - v. Minimum lot width: 40 feet
 - vi. Minimum lot depth: 90 feet
 - vii. Minimum dwelling unit size (air conditioned floor area): 1,200 square feet
 - viii. Minimum primary roof pitch: 6:12. Primary roof pitch does not include roofs over architectural features or enhancements, such as porches and dormers.
 - ix. Maximum height and number of stories: 40 feet and 2.5 stories, subject to Section 6(f) below.
 - x. Maximum impervious lot cover: 55 percent. Impervious lot cover limitations apply only to the footprint of an enclosed building, including enclosed garages, and excluding patios and porches (whether covered or uncovered), driveways, sidewalks, and other similar improvements that are not part of an enclosed building.

- xi. Accessory building setbacks: same requirements that apply to Type I, II, and III lots
 - xii. Minimum off-street parking: same requirements that apply to Type I, II, and III lots
7. Building Materials. Exterior Building Facade for Residential Main Structures. Except as follows, all exterior building facades shall meet the requirements in Section 14.05.152 of the Zoning Ordinance: Single family detached residential structures (primary and accessory) shall comply with the applicable requirements in Section 14.05.152 of the Zoning Ordinance in effect on the Effective Date, except that cementitious fiberboard may be used in the same vertical plane as the first story if it is interrupted with an intersecting roof line or another architectural element. No other building design or architectural standards shall apply to detached single family residences.
8. Screening and Landscaping Regulations. Landscaping and screening along CR-83 shall be provided as shown in one of the options in the conceptual drawings on Attachment 3. All required landscaping materials shall be selected from the recommended list on Attachment 4. Internal landscaping and screening shall comply with the internal landscaping edge treatment exhibit on Attachment 3. Where trees are shown along streets, trees must average a minimum of one tree per 50 feet of street frontage, but are not required to be evenly spaced and may be clustered. Section 14.05.122 of the Zoning Ordinance shall apply only when a nonresidential use in Area D or E abuts any residential use adjacent to the boundary of the Property, and a minimum six foot tall solid masonry wall shall be required in that instance.
9. Open Space Regulations. The following shall serve as the exclusive open space requirements:
- a. Open space requirements for Areas A, B, and C shall be governed by SF-R district requirements in effect on the Effective Date of this Agreement and the definition of the term "open space" on this document.
 - b. A minimum of ten percent of Areas D and E combined shall be open space.
 - c. Maintenance of open space may be funded through the PID or by a homeowners association. If the maintenance of open space is funded through the PID, a homeowners association shall also be established to assume all of the PID's maintenance responsibilities under this paragraph when and if the PID is dissolved. If open space maintenance will be funded through the PID, a homeowners association shall own the open space, and a public use easement covering the open space and benefiting the City shall be recorded by separate instrument with each final plat that includes open space. When and if the PID is dissolved, the City has the sole option of terminating the easement, at which point the homeowners association that owns the open space shall have the sole responsibility for maintaining the open space.
 - d. Other than the provision of open space required by these Development Regulations, no park land dedication or construction of park improvements shall be required, and no fee related to maintenance of park improvements shall be required other than PID assessments.
 - e. This Section 9 shall serve as the exclusive open space requirement for the Property.
10. Trails and Sidewalks. Trails shall be constructed in general conformance with the conceptual open space and trail plan attached as Attachment 5. The exact location of trails shown on the plan is conceptual and subject to change based on the final design of lot and street layouts at the time of platting. The construction of trails may be phased with each affected plat. Sidewalks shall generally be curvilinear.
11. Street Sections. The Property may be developed in accordance with the conceptual street sections and street diagram shown on Attachment 3. The street sections may be used to design roadways, and may be modified by the developer with the approval of the Director of Planning and Development Services. The lot and street layouts on Attachment 3 are conceptual and subject to change at the time of platting.

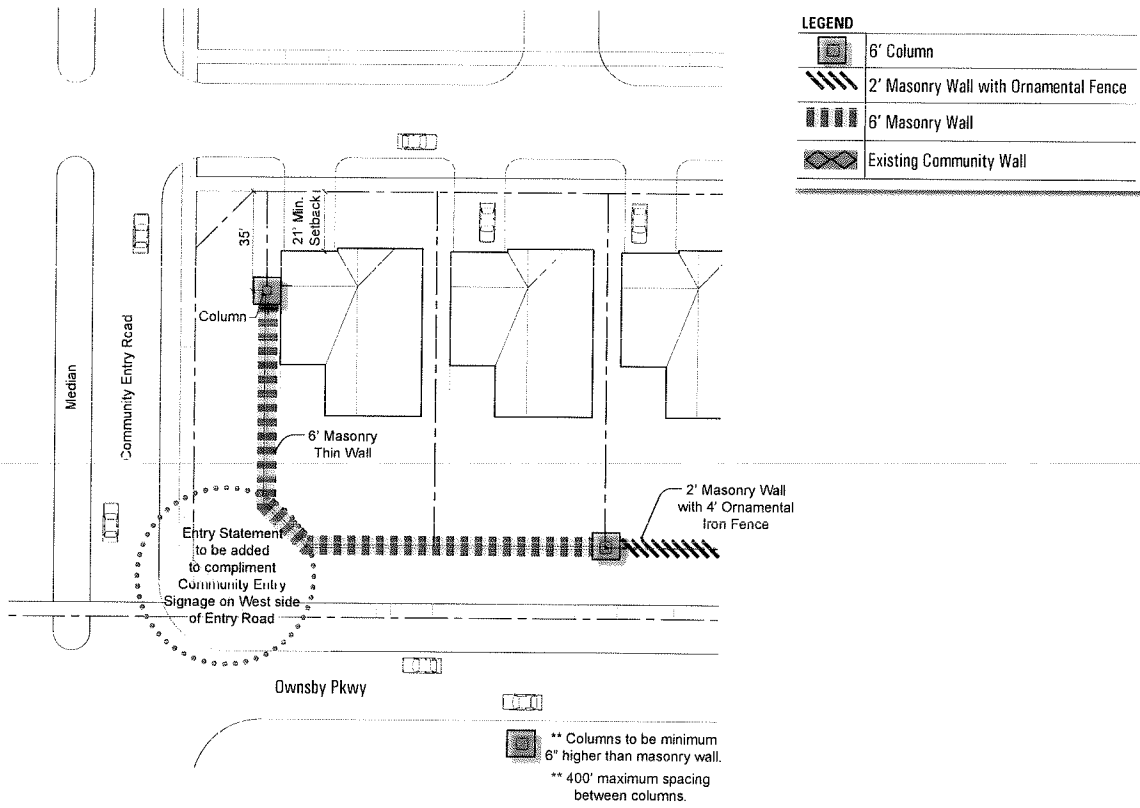
12. Street Trees.

- a. Street trees, as shown on the conceptual street tree diagram attached as Attachment 6, may be provided in the parkway at the option of the developer to meet landscaping requirements for large trees on the adjacent lot, subject to approval by the Director of Planning and Development Services and the Fire Marshall at the time of building permit issuance. If street trees are approved, the developer shall, as a condition of the City's approval, do one of the following, as determined by the City, to fund resulting damages to streets, sidewalks, and utilities: (1) enter into a repair agreement obligating developer to make the repairs and providing financial security of the ability to perform; or (2) consent to annual updates to PID assessments on the Property to fund repair costs.
- b. The lot and street layouts on Attachment 6 are conceptual and subject to change at the time of platting.
- c. For purposes of Attachment 6 and the landscaping regulations in the zoning ordinance, a large tree shall be a minimum of three inches in caliper at the time of planting, and a small or ornamental tree shall be a minimum of two inches in caliper at the time of planting.
- d. If trees are planted in the parkway in accordance with this section, the trees must have a minimum height clearance of 14 feet at maturity. Where trees are shown along streets, trees must average a minimum of one tree per 50 feet of street frontage, but are not required to be evenly spaced and may be clustered.

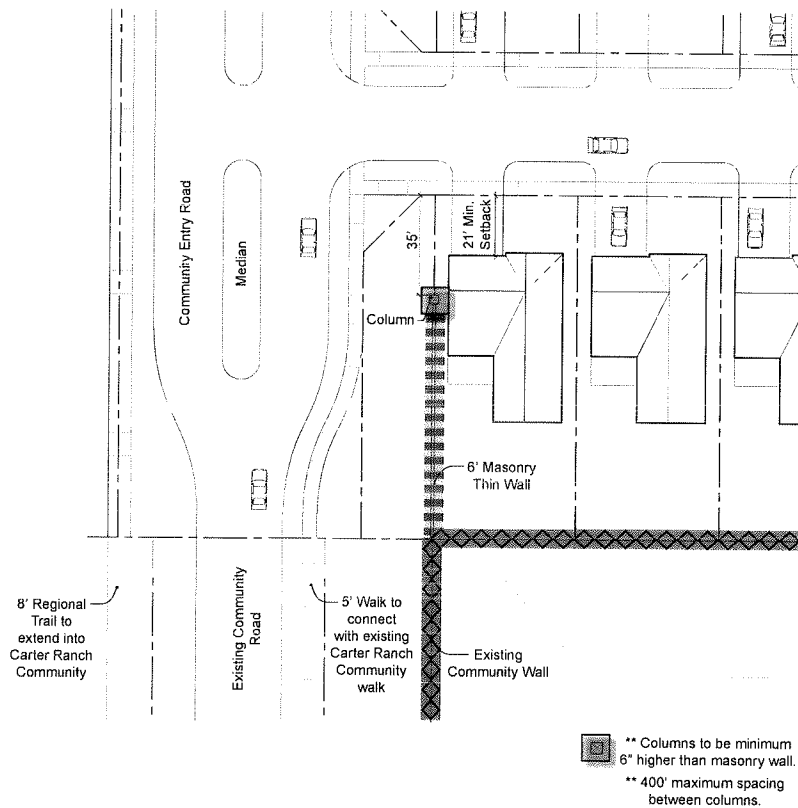
Attachment 1
Garage Setback

Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)

Community Entry at Ownsby Pkwy (Ornamental Fence Option)



Community Entry at Punk Carter Pkwy (Masonry Option)



INDEX MAP

Attachment 2
Uses Permitted in Areas D and E

The following uses are permitted by right in Areas D and E except as noted with a "C" indicating a conditional use permit is required for that use in accordance with the conditional use permit requirements of this Zoning Ordinance:

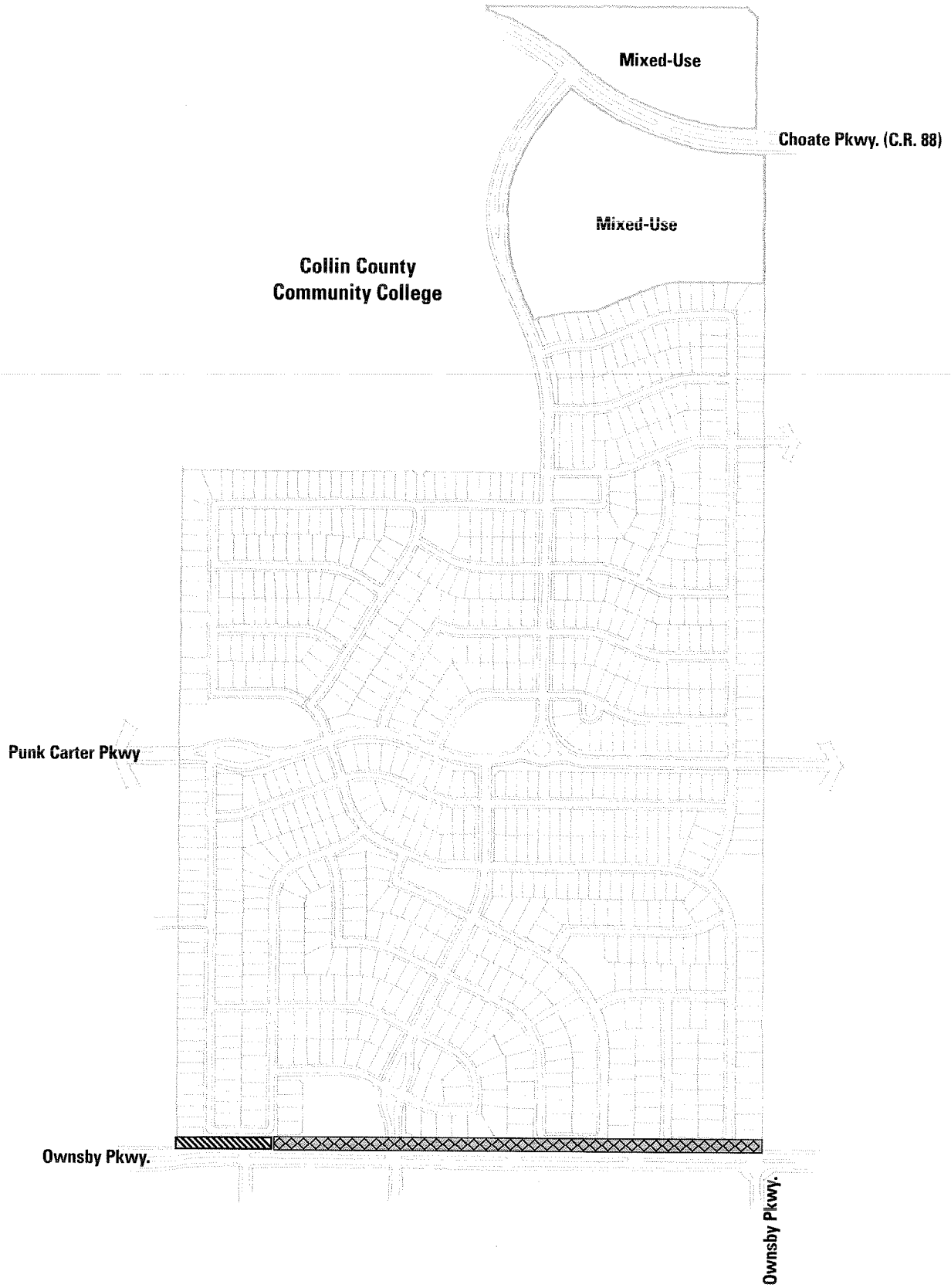
1. Amusement park – C
2. Amusement ride – C
3. Amusement services (indoors)
4. Amusement services (outdoors) – C
5. Armed services recruiting center
6. Artist studio
7. Assisted living facility – C
8. Auto dealer (new) – C
9. Auto laundry or car wash – C
10. Auto repair (major) – C
11. Auto repair (minor) – C
12. Auto supply stores for new & rebuilt parts – C
13. Bakery or confectionery (retail)
14. Bank/credit union
15. Bed & breakfast inn – C
16. Caretaker's/guard's residence – C
17. Carnival – C
18. Child day care (business)
19. Church/place of worship
20. Club, private (Class I & II) – C
21. Community home – C
22. Concrete or asphalt batching plant (temporary) – C
23. Contractor's office/sales (with no outside storage)
24. Convenience store
25. Convenience store (with gas sales) – C
26. Day camp for children
27. Drapery, blind or furniture upholstery shop
28. Dry cleaning plant – C
29. Dwelling, single family attached (no duplex)
30. Fair ground/exhibition area – C
31. Family home (adult or child care) – C
32. Farmers market (public) – C
33. Feed and grain store
34. Food or grocery store
35. Franchise private utility – C
36. Fraternal organization, lodge or union – C
37. Funeral home (without crematorium) – C
38. Garden shop (inside storage)
39. General retail store

40. Group day care home – C
41. Home improvement center (lumber yard) – C
42. Hotel – C
43. Household appliance service and repair – C
44. Kiosk (providing a service) – C
45. Laundry/dry cleaning (drop off/pick up)
46. Living quarters on-site with a business – C
47. Medical facilities
48. Micro brewery - C
49. Mini-warehouse/self storage – C
50. Motorcycle sales and repair – C
51. Municipal facility
52. Nursery (grown for commercial purposes) – C
53. Nursery (retail sales outdoors)
54. Nursing/convalescent home – C
55. Office center
56. Offices (professional and general business)
57. Office warehouse – C
58. Outdoor retail sales/commercial promotion – C
59. Parking lot structure, commercial (auto) – C
60. Pawn shop – C
61. Personal services shop
62. Pet and animal grooming shop (no outdoor kennels/play area)
63. Propane sales (retail) – C
64. Rehabilitation care facility – C
65. Rehabilitation care institutions – C
66. Residential loft
67. Restaurant (with or without drive-through or drive-in services)
68. Retirement home/home for the aged – C
69. Rooming/boarding house – C
70. Seasonal business – C
71. Studio for radio or television (without tower) – C
72. Telemarketing agency – C
73. Temporary amusement rides – C
74. Temporary business – C
75. Theater or playhouse (indoor)
76. Tire dealer, with or without open storage – C

Note: Uses listed above that involve the sale or consumption of alcohol are permitted only to the extent permitted by applicable state alcohol laws.

Attachment 3
Screening and Landscaping

Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)

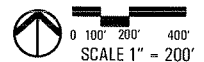


Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)

WELLS NORTH / Screening and Landscaping Edge Treatment Area

Celina, TX

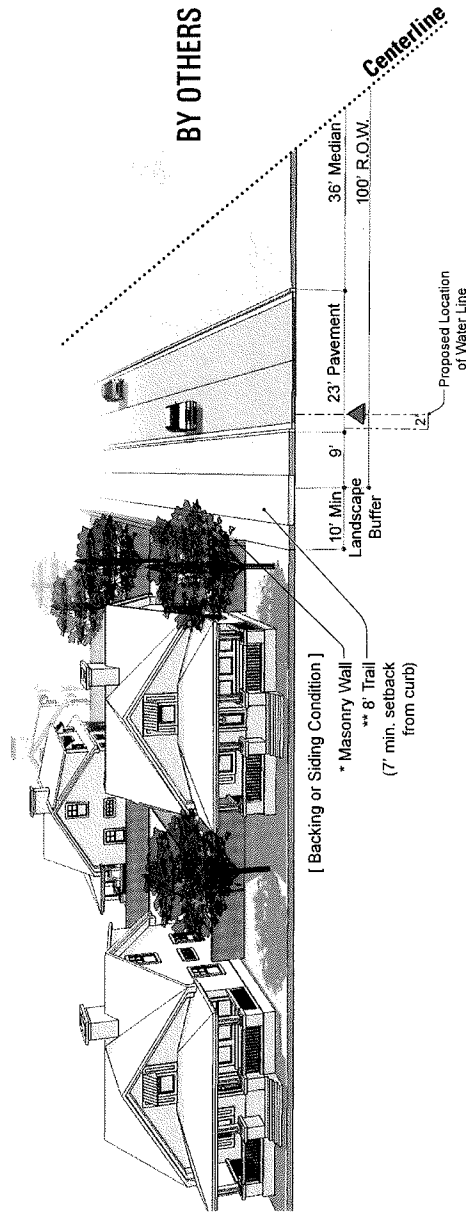
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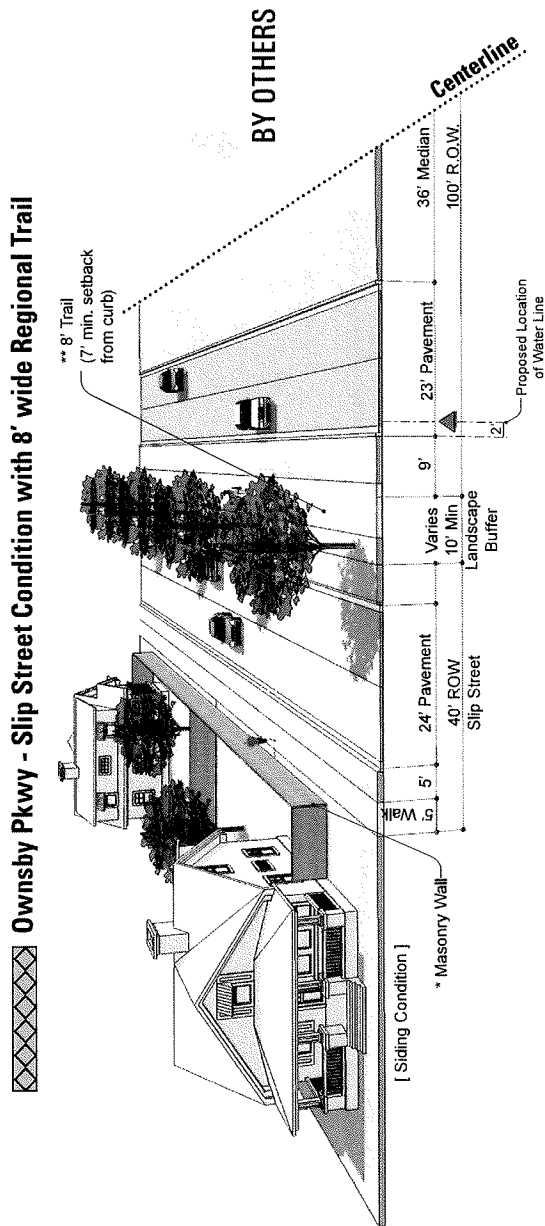
HILLWOOD
COMMUNITIES
Live Smart

T B G
James Knapp
Landscape Architecture

Ownsby Pkwy - Siding & Backing Condition with 8' wide Regional Trail



Ownsby Pkwy - Slip Street Condition with 8' wide Regional Trail



UTILITIES LEGEND

●	Storm Sewer Line
□	Sanitary Sewer Line
▲	Water Line

INDEX MAP



*No wood fences shall be used at rear or sides of residential homes along CR 83.
 ** Trail shown for conceptual purposes only.

WELLS NORTH / Screening and Landscaping - Ownsby Pkwy (CR 83) Edge Treatment Sections

Celina, TX Hillwood Communities

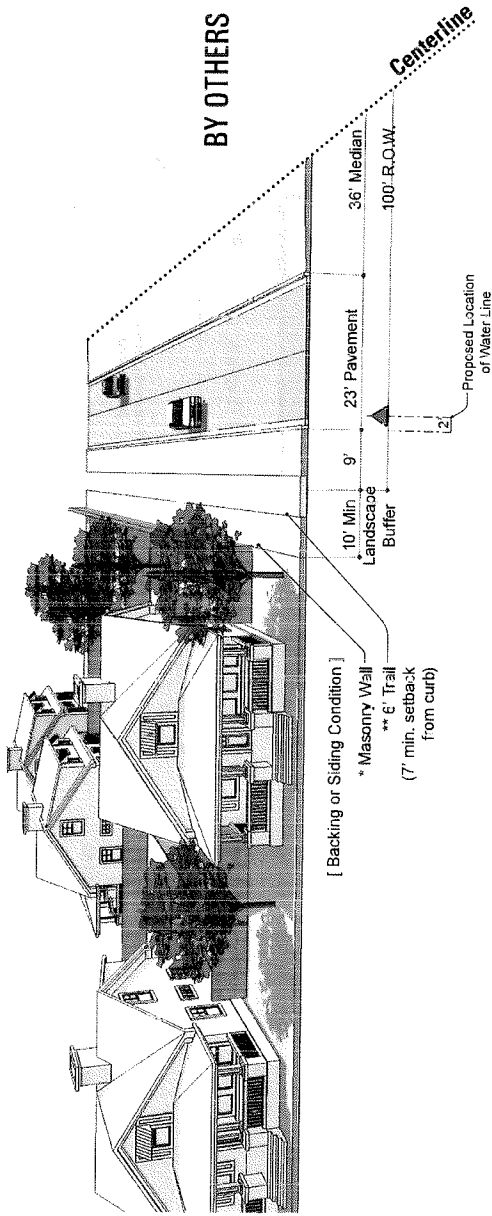
HILLWOOD COMMUNITIES
 Live Smart

T B G

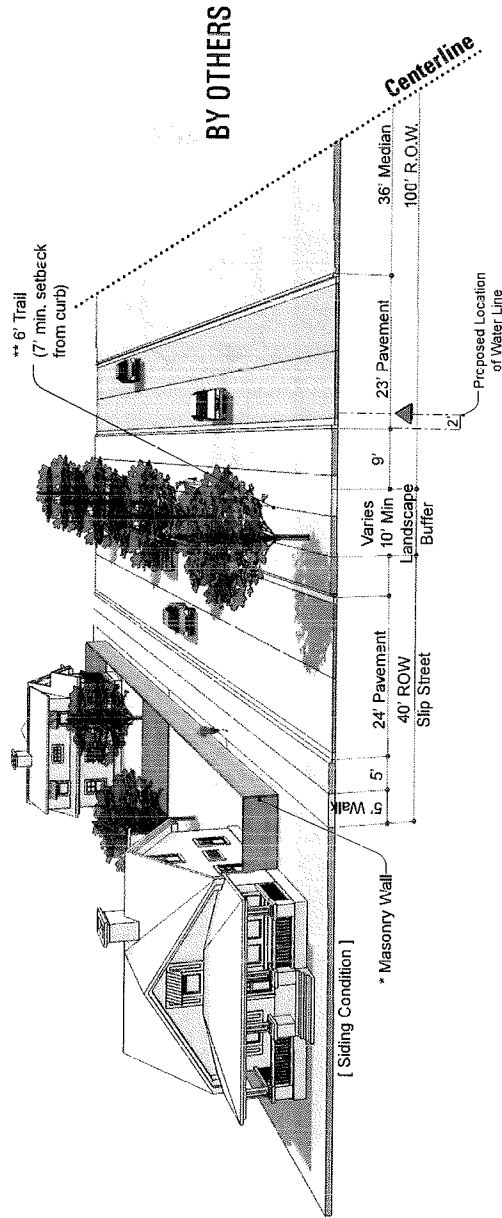
James Krueger

Information shown is based on the best information available and is subject to change without notice.

Ownsby Pkwy - Siding & Backing Condition with 6' wide trail



Ownsby Pkwy - Slip Street Condition with 6' wide trail



*No wood fences shall be used at rear or sides of residential homes along CR 83.
 ** Trail shown for conceptual purposes only.

WELLS NORTH / Screening and Landscaping - Ownsby Pkwy (CR 83) Edge Treatment Sections

Celina, TX Hillwood Communities

Information shown is based on the best information available and is subject to change without notice.

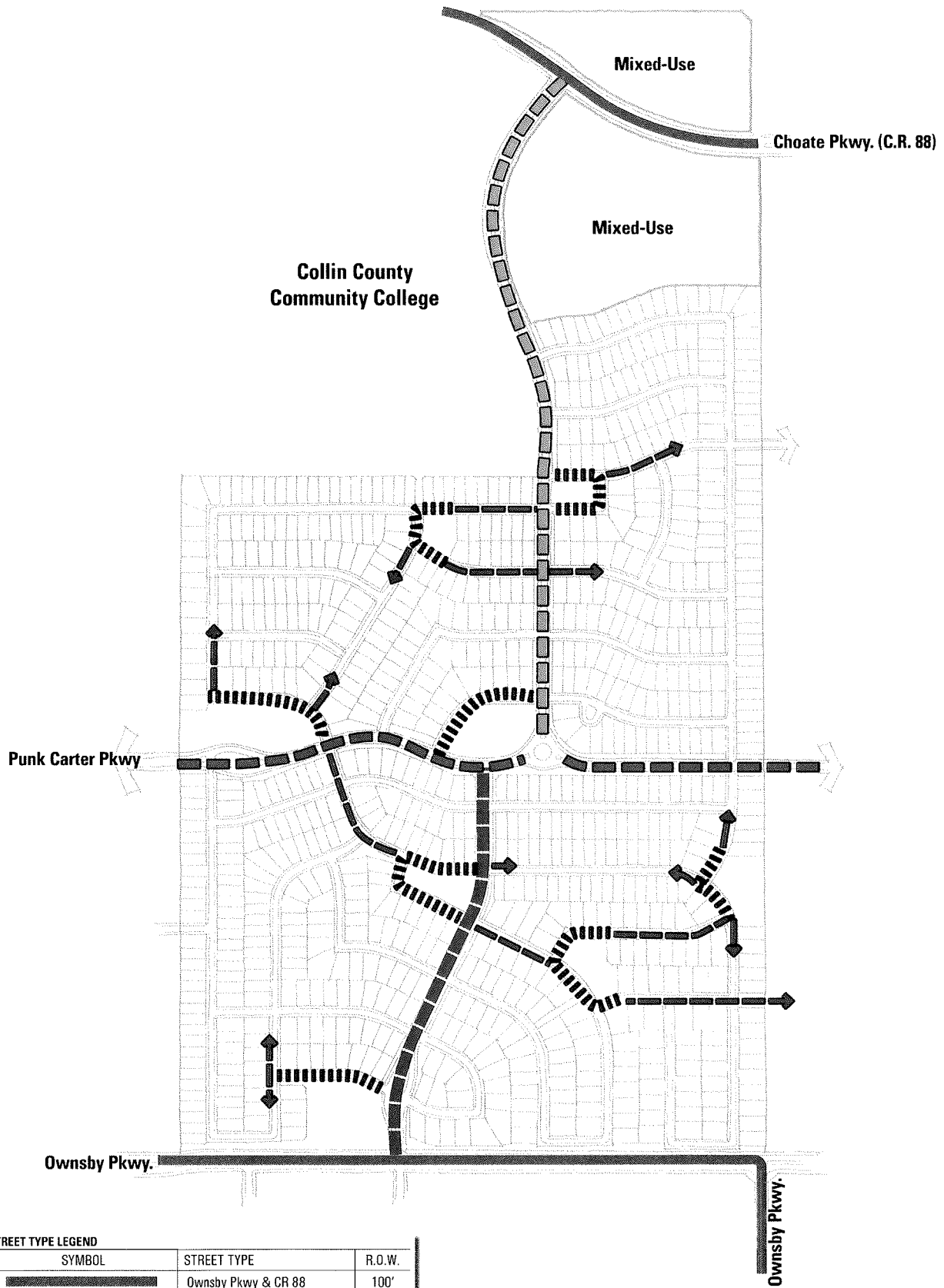
UTILITIES LEGEND

●	Storm Sewer Line
■	Sanitary Sewer Line
▲	Water Line

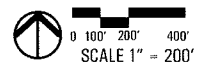
INDEX MAP



6.1.h



STREET TYPE LEGEND		
SYMBOL	STREET TYPE	R.O.W.
	Ownsby Pkwy & CR 88	100'
	Punk Carter Pkwy.	60'
	Road "A"	60'
	Road "B"	60'
	Parkway	50'
	Neighborhood Street (Typ.)	50'



WELLS NORTH / Screening and Landscaping - Street System Diagram

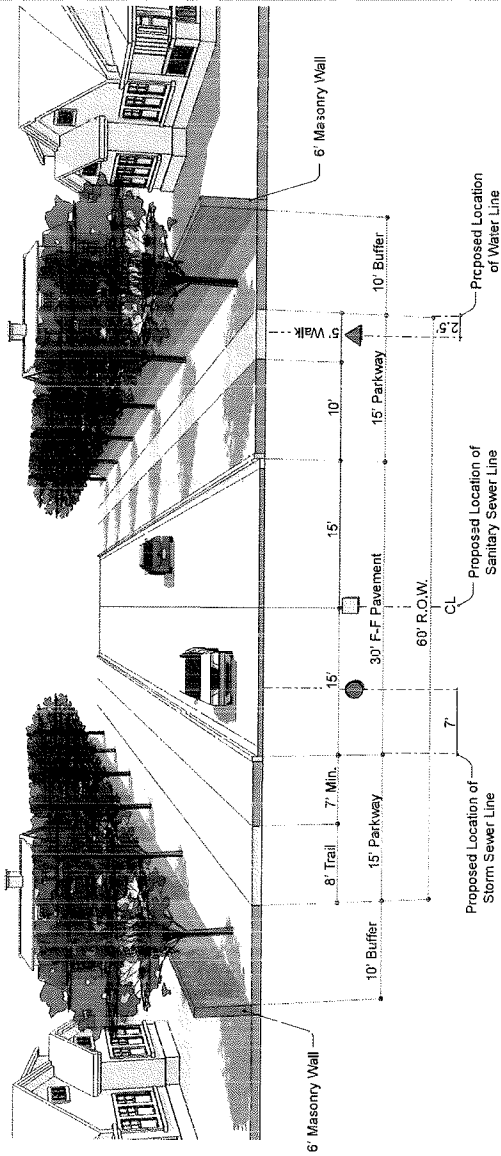
Celina, TX

The information shown is based on the best information available and is subject to change without notice.

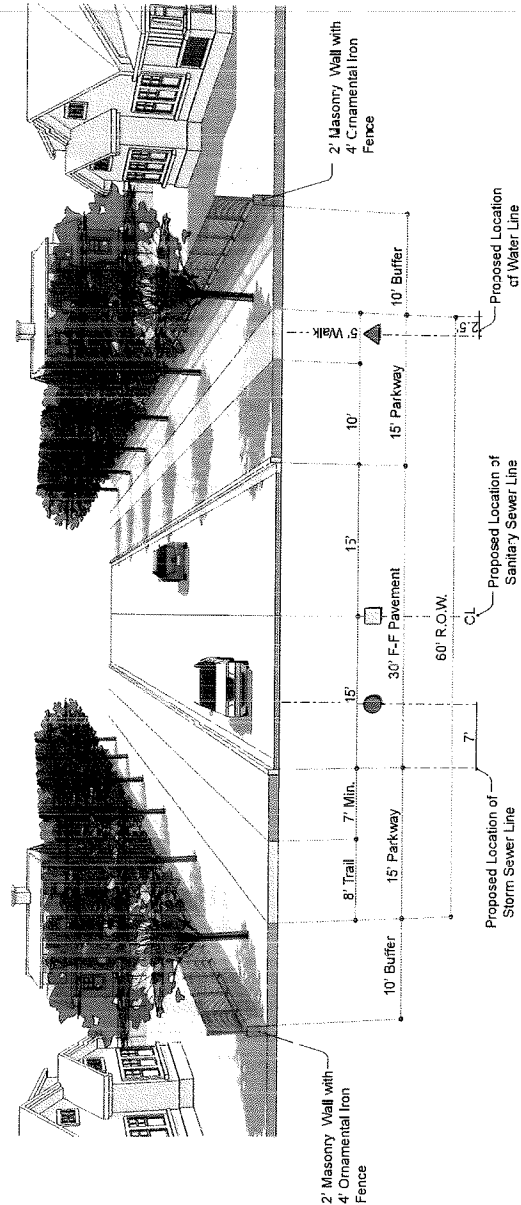
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James
Knapp
ARCHITECTS & PLANNERS

Road 'A' (Option 1- Masonry Screen Wall)



Road 'A' (Option 2- Low Masonry Wall with Ornamental Screen Wall)



VELLS NORTH / Screening and Landscaping - Street Sections

Celina, TX Hillwood Communities

Information shown is based on the best information available and is subject to change without notice.

UTILITIES LEGEND	
●	Storm Sewer Line
■	Sanitary Sewer Line
▲	Water Line

INDEX MAP

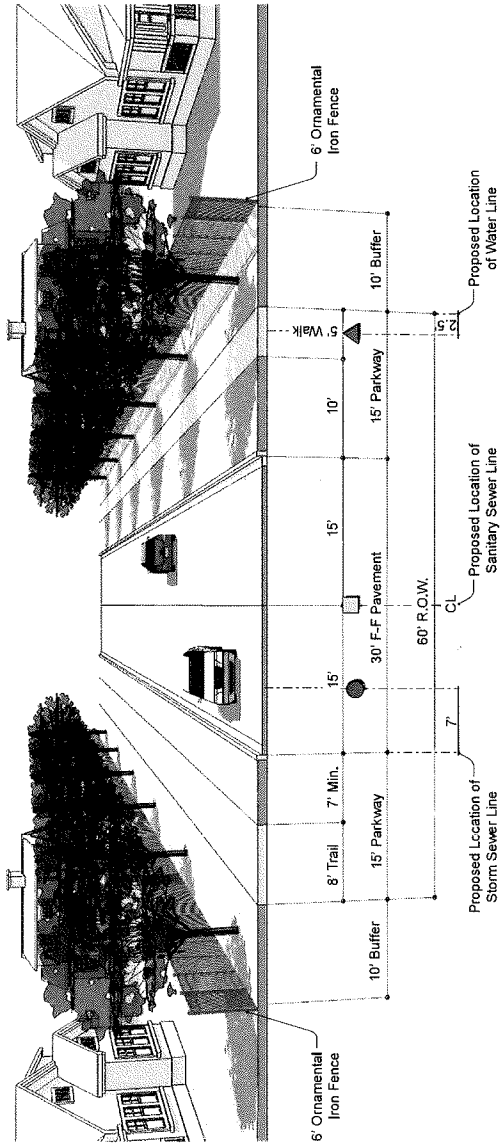


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T.B.G.
James Knapp, Inc.
ARCHITECTS

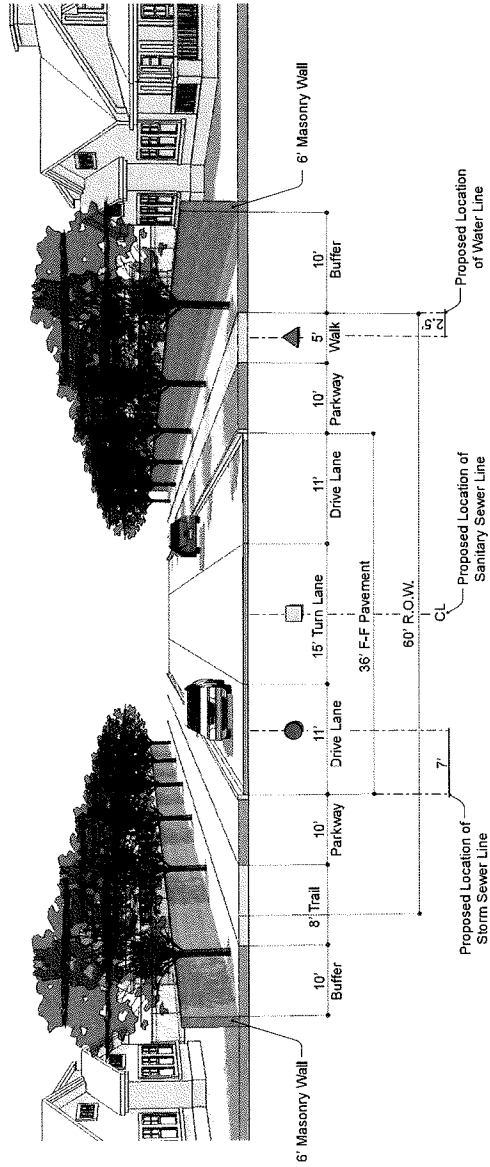
6.1.h

Road 'A' (Option 3- Ornamental Screen Wall)



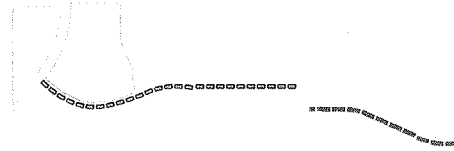
UTILITIES LEGEND	
●	Storm Sewer Line
□	Sanitary Sewer Line
▲	Water Line

Road 'B' (Shown with Option 1 - Shown with Masonry Screen Wall)



Reference Road 'A'. 3 Screen Wall Options to be applied to Punk Carter Road.

INDEX MAP



WELLS NORTH / Screening and Landscaping - Street Sections

Celina, TX Hillwood Communities

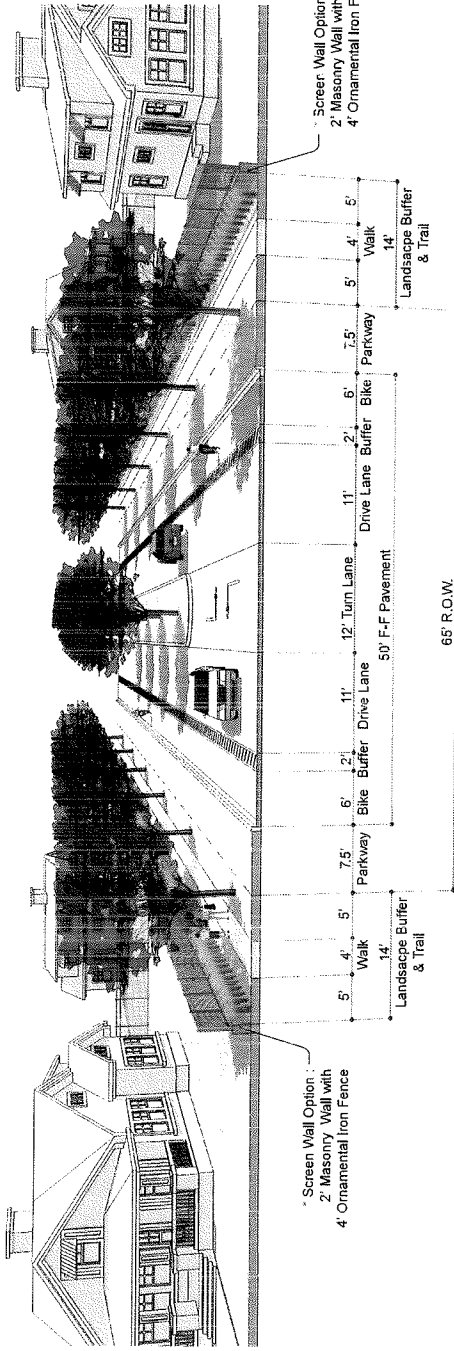
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TBG
Lyness Krueger

6.1.h

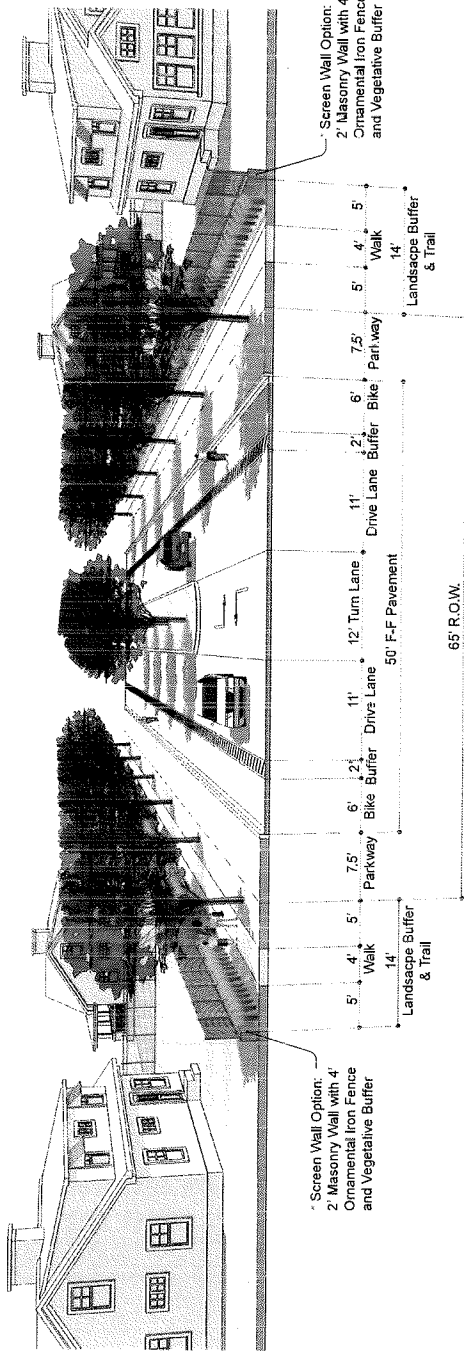
Punk Carter Pkwy (Side Lot Condition)



Reference Road A
3 Screen Wall Options to be applied to Punk Carter Road.

Screen Wall Option:
2' Masonry Wall with
4' Ornamental Iron Fence

Punk Carter Pkwy (Rear Lot Condition)



Reference Road A
3 Screen Wall Options to be applied to Punk Carter Road.

Screen Wall Option:
2' Masonry Wall with 4' Ornamental Iron Fence and Vegetative Buffer

UTILITIES LEGEND

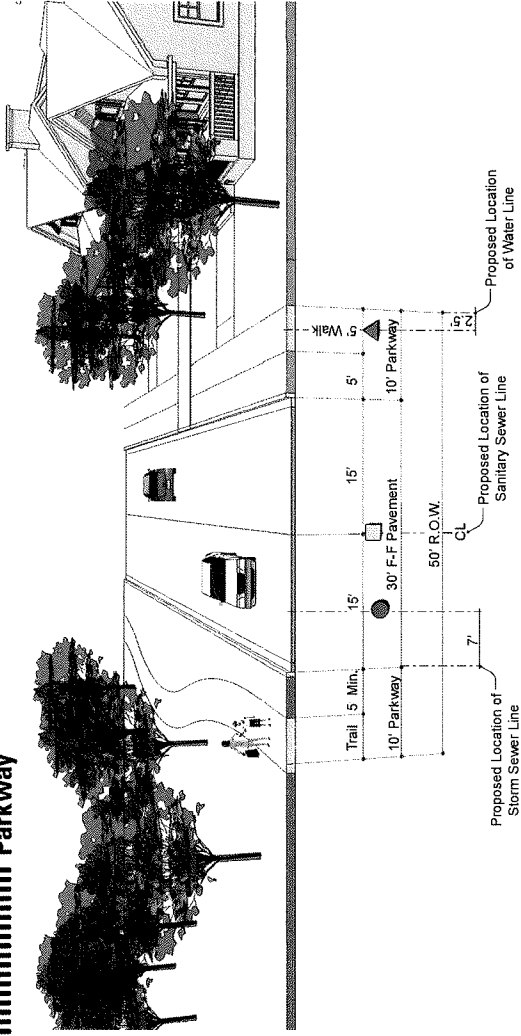
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line

INDEX MAP

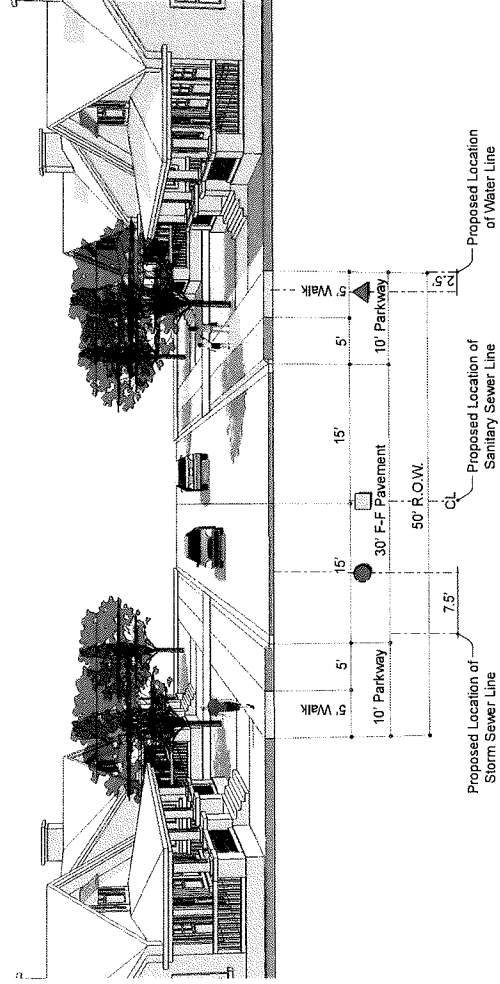
VELLS NORTH / Screening and Landscaping - Street Sections

Celina, TX Hillwood Communities
Information shown is based on the best information available and is subject to change without notice.

mmmmmm Parkway

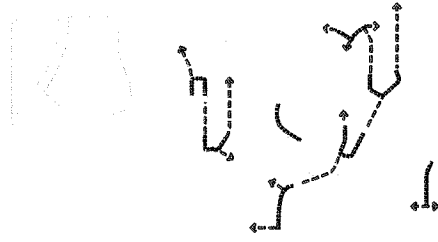


Neighborhood Street (Typ.)



UTILITIES LEGEND	
●	Storm Sewer Line
□	Sanitary Sewer Line
▲	Water Line

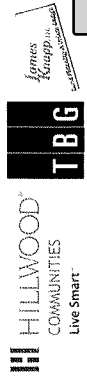
INDEX MAP



VELLS NORTH / Screening and Landscaping - Street Sections

Celina, TX Hillwood Communities

Information shown is based on the best information available and is subject to change without notice.



Attachment 4
Recommended Planting List

Canopy Trees:

1. *Acer barbatum* var. **Caddo**. **Caddo Maple**
2. *Acer buergerianum*. **Trident Maple**
3. *Acer grandidentatum*. **Bigtooth Maple**
4. *Acer negundo*. **Boxelder Tree** or **Ashleaf Maple**
5. *Carya illinoensis*. **Pecan**, select Sioux or Desirable variety
6. *Fraxinus americana*. **White Ash**
7. *Fraxinus pennsylvanica*. **Green Ash**
8. *Fraxinus pennsylvanica* var. **Urbanite**. **Urbanite Ash**
9. *Fraxinus texensis*. **Texas Ash**
10. *Ginkgo biloba*. **Ginkgo**
11. *Gleditsia triacanthus* var. **Inermis**. **Inermis Thornless Honeylocust**
12. *Gymnocladus dioica*. **Kentucky Coffeetree**
13. *Juglans microcarpa*. **Texas Black Walnut**
14. *Koeleria paniculata*. **Goldenrain Tree**
15. *Pistacia chinensis*. **Chinese Pistache**
16. *Quercus acutissima*. **Sawtooth Oak**
17. *Quercus buckleyi*. **Texas Red Oak**
18. *Quercus durandii*. **Durand Oak**
19. *Quercus laceyana*. **Lacey Oak**, bluish foliage
20. *Quercus macrocarpa*. **Bur Oak**
21. *Quercus muhlenbergii*. **Chinquapin Oak**
22. *Quercus prinus*. **Chestnut Oak**
23. *Quercus shumardii*. **Shumard Red Oak**
24. *Quercus virginiana*. **Live Oak**
25. *Sapindus drummondii*. **Western Soap berry**
26. *Sideroxylon lanuginosum*. **Chittamwood**
27. *Taxodium ascendens*. **Pond Cypress**
28. *Taxodium distichum*. **Bald Cypress**
29. *Taxodium distichum* var. **Shawnee Brave**. **Shawnee Brave Bald Cypress**
30. *Ulmus alata*. **Winged Elm**
31. *Ulmus Americana* var. **Valley Forge**. **Valley Forge American Elm**, this variety is resistant to Dutch Elm Disease
32. *Ulmus crassifolia*. **Cedar Elm**
33. *Ulmus parvifolia*. **Lacebark Elm**
34. *Ulmus parvifolia* var. **Allee**. **Allee Elm**
35. *Zelkova serrata*. **Japanese Zelkova** - very drought tolerant

Accent Plants:

1. *Aesculus pavia*. **Red Buckeye**
2. *Aesculus parviflora*. **Bottlebrush Buckeye**

3. *Callicarpa americana*. **American Beautyberry**
4. *Callicarpa Americana* var. *Profusion*. **Profusion Beautyberry**
5. *Callicarpa dichotoma* var. *Early Amethyst*. **Early Amethyst Beautyberry**
6. *Carpinus betulus*. **European Hornbeam**
7. *Cephalanthus occidentalis*. **Button Bush**
8. *Cercis canadensis*. **Redbud** - full sun or understory tree
9. *Cercis canadensis* var. *Alba*, **White Redbud** - full sun or understory tree
10. *Cercis canadensis* var. *Texensis*, **Texas Redbud** - full sun or understory tree
11. *Cercis canadensis* var. *Mexicana*, **Mexican Redbud** - full sun or understory tree
12. *Cercis reniformis* var. *Oklahoma*, **Oklahoma Redbud** - full sun or understory tree
13. *Chilopsis linearis*, **Desert Willow**
14. *Chionanthus virginicus*, **White Fringe Tree**
15. *Cornus drummondii*, **Roughleaf Dogwood** - understory tree
16. *Cotinus obovatus*, **American Smoketree**
17. *Cupressus arizonica* - **Arizona Cypress**
18. *Cupressus sempervirens*, **Italian Cypress**
19. *Diospyros texana*, **Texas Persimmon**
20. *Foresteria pubescens*, **Elbow Bush**
21. *Hamamelis vernalis*, **Arkansas Witch Hazel**
22. *Hamamelis virginiana*, **Common Witch Hazel**
23. *Ilex decidua*, **Possumhaw Holly**
24. *Ilex decidua* var. *Finch's Golden*, **Finch's Golden Possumhaw Holly** - bright golden berries
25. *Ilex decidua* var. *Paco*, **Paco Possumhaw Holly** - deep orange berries
26. *Ilex decidua* var. *Warren's Red*, **Warren's Red Possumhaw Holly** - bright red berries
27. *Ilex* var. *Mary Nell*, **Mary Nell Holly**
28. *Ilex* var. *Nellie R. Steven's*, **Nellie R. Steven's Holly**
29. *Ilex vomitoria* var. *Pride of Houston*, **Pride of Houston Yaupon Holly**
30. *Ilex vomitoria* var. *Will Fleming*, **Will Fleming Yaupon Holly** - upright, 1-2' spread, no berries
31. *Juniperus asheii*, **Ash Juniper or Blueberry Juniper**
32. *Juniperus chinensis* var. *Blue Point*, **Blue Point Juniper** - blue color foliage
33. *Juniperus chinensis* var. *Spartan*, **Spartan Juniper** - more upright
34. *Juniperus virginiana*, **Eastern Red Cedar**
35. *Lagerstroemia indica* var. *Acoma*, **Acoma Crape Myrtle** - white with weeping, cascading growth habit
36. *Lagerstroemia indica* var. *Basham's Party Pink*, **Party Pink Crape Myrtle** - lavender pink
37. *Lagerstroemia indica* var. *Muskogee*, **Muskogee Crape Myrtle** - light lavender
38. *Lagerstroemia indica* var. *Natchez*, **Natchez Crape Myrtle** - White
39. *Lagerstroemia indica* var. *Sioux*, **Sioux Crape Myrtle** - vivid pink
40. *Lagerstroemia indica* var. *Tonto*, **Tonto Crape Myrtle** - deep red
41. *Lagerstroemia indica* var. *Tuscarora*, **Tuscarora Crape Myrtle** - coral pink
42. *Lagerstroemia indica* var. *Tuskegee*, **Tuskegee Crape Myrtle** - dark pink
43. *Leucana retusa*, **Lemonball or Goldenball Lead Tree** - very drought tolerant
44. *Undera benzoin*, **Spice Bush**

45. *Magnolia grandiflora* var. *Alta*, **Alta Magnolia** - upright and dense
46. *Magnolia grandiflora* var. *Claudia Wannamaker* - **Claudia Wannamaker Magnolia**
47. *Magnolia grandiflora* var. *Uttle Gem* - **Little Gem Magnolia**
48. *Magnolia stellata*, **Star Magnolia** - understory tree
49. *Magnolia soulangiana*, **Saucer Magnolia** - understory tree
50. *Pinus edulis*, **Pinion Pine**
51. *Pinus eldarica*, **Afghan Pine**
52. *Pinus nigra*, **Austrian Pine**
53. *Pinus pinea*, **Italian Stone Pine**
54. *Pinus thunbergi* L. **Japanese Black Pine**
55. *Prosopis glandulosa*, **Honey Mesquite**
56. *Prunus mexicana*, **Mexican Plum**
57. *Rhamnus caroliniana*, **Carolina Buckthorn**
58. *Rhus aromatic*, **Fragrant Sumac**
59. *Rhus lanceolata*, **Prairie Flameleaf Sumac**
60. *Rhus microphylla*, **Littleleaf Sumac** - very, very drought tolerant
61. *Sophora affinis*, **Eve's Necklace**
62. *Ungnadia speciosa*, **Mexican Buckeye**
63. *Viburnum macrocephalum*, **Chinese Snowball Viburnum**
64. *Viburnum rufulum*, **Rusty Blackhaw** - good understory tree
65. *Vitex agnus-castus*, **Vitex** - purple variety
66. *Vitex agnus-castus* var. *Cooke's White*, **Cooke's White Vitex** - white variety

Shrubs:

1. *Abelia* var. *Rose Creek*, **Rose Creek Abelia**
2. *Abelia* var. *Kaleidoscope*, **Kaleidoscope Abelia**
3. *Abelia* var. *White Prostrate*, **White Prostrate Abelia**
4. *Agavespp.* **Agave**
5. *Buxus* var. *Wintergreen*, **Wintergreen Boxwood**
6. *Buxus* var. *Winter Gem*, **Winter Gem Boxwood**
7. *Ceanothus americana*, **New Jersey Tea Plant**
8. *Chaenomeles superba* var. *Texas Scarlet*, **Texas Scarlet Flowering Quince**
9. *Cotoneaster glaucophyllus*, **Gray Cotoneaster**
10. *Dalea formosa*, **Feather Dalea**
11. *Eupatorium greggii*, **Greg's Mist Flower**
12. *Hesperaloe funifera*, **Giant Red Yucca**
13. *Hesperaloe parviflora*, **False Red Yucca**
14. *Hesperaloe parviflora*, **False Yellow Yucca**
15. *Hibiscus coccineus*, **Texas Star Hibiscus**
16. *Hydrangea quercifolia*, **Oakleaf Hydrangea**
17. *Ilex vomitoria* var. *Nona*, **Dwarf Yaupon Holly**
18. *Ilex vomitoria* var. *Bordeaux*, **Bordeaux Dwarf Yaupon Holly**
19. *Lagerstroemia indica*, **Dwarf Crape Myrtle**, this plant is available in many colors and range of heights
20. *Leucophyllum frutescens*, **Texas Sage**
21. *Leucophyllum* var. *Greencloud*, **Greencloud Texas Sage**

22. *Leucophyllum* var. Silverado Dwarf. **Silverado Dwarf Texas Sage**
23. *Malvastrum* *drummondii*. **Turk's Cap**
24. *Mimosa borealis*. **Fragrant Mimosa**
25. *Myrica pusilla*. **Dwarf Wax Myrtle**
26. *Opuntia ellisiana*. **Spineless Prickly Pear**
27. *Rhus michauxii* **Michaux's Sumac**
28. *Rosa* var. Belinda's Dream. **Belinda's Dream Rose**
29. *Rosa* var. Knockout. **Knockout Rose**
30. *Rosa* var. Martha Gonzalez. **Martha Gonzalez Rose**
31. *Rosa* var. Mutabilis. **Mutabilis Rose**
32. *Rosmarinus officinalis*. **Rosemary**
33. *Sedum* var. Autumn Joy. **Autumn Joy Sedum**
34. *Spirea vanhouttei*. **Bridal Wreath Spirea**
35. *Spirea japonica* var. Anthony Japonica. **Anthony Spirea**
36. *Symphoricarpos chenaultii* var. Hancock, **Hancock Snowberry**
37. *Symphoricarpos orbiculatus*, **Coralberry**
38. *Yucca filamentosa* var. Color Guard, **Color Guard Yucca**
39. *Yucca gloriosa* var. Variegata, **Variegated Spanish Dagger**
40. *Yucca pallida*, **Pale Leaf Yucca**
41. *Yucca recurvifolia*, **Softleaf Yucca**
42. *Yucca rigida*, **Blue Yucca**
43. *Yucca rostrata* var. Sapphire Skies, **Sapphire Skies Yucca**
44. *Yucca rupicola*, **Twisted Leaf Yucca**
45. *Yucca treculeana*, **Texas Bayonet Yucca**

Ornamental Grasses:

1. *Carex buechananii* var. Red Rooster, **Red Rooster Sedge**
2. *Carex cherokeensis*, **Cherokee Sedge**
3. *Carex divulsa*, **Meadow Sedge**
4. *Carex oshimensis* var. Everest **Everest Weeping Sedge**
5. *Carex oshimensis* var. Evergold, **Evergold Sedge**
6. *Carex perdentata*, **Webberville Sedge**
7. *Carex phyllocephala* var. Sparkler, **Sparkler Sedge**
8. *Chasmanthium latifolium*, **Inland Sea Oats**
9. *Cortaderia selloana* var. Pumila, **Dwarf Pampas Grass**
10. *Corynephorus canescens* var. Spiky Blue, **Spiky Blue Grass**
11. *Cyperus alternifolius*, **Umbrella Plant**
12. *Cyperus nanus*, **Compact Umbrella Plant**
13. *Dianella tasmanica* var. Variegata, **Variegated Flax Lily**
14. *Eragrostis curvula*, **Weeping Lovegrass**
15. *Eragrostis elliottii*. **Blue Lovegrass**
16. *Juncus inflexus* var. Blue Arrows, **Blue Arrows Rush**
17. *Juncus pallidus* var. Javelin, **Javelin Rush**
18. *Koeleria glauca* var. Coolio, **Coolio Blue Hair Grass**
19. *Koeleria glauca* var. Blue Sprite, **Blue Sprite Blue Hair Grass**
20. *Miscanthus sinensis* var. Adagio, **Adagio Miscanthus**

21. *Miscanthus sinensis* var. *Gracillimus*, **Maiden Grass**
22. *Muhlenbergia capillaris*, **Gulf Coast Muhly**
23. *Muhlenbergia capillaris* var. *Lenca*, **Regal Mist Pink Muhly**
24. *Muhlenbergia duboides*, **Weeping Muhly**
25. *Muhlenbergia dumosa*, **Bamboo Muhly**
26. *Muhlenbergia lindheimeri*, **Lindheimer Muhly**
27. *Panicum virgatum* var. *Dallas Blues*, **Dallas Blues Switchgrass**
28. *Panicum virgatum* var. *Heavy Metal*, **Heavy Metal Switchgrass**
29. *Schizachyrium scoparium*, **Little Bluestem**
30. *Stipa tenuissima*, **Mexican Feathergrass**

Perennials:

1. *Achillea* var. *Moonshine*, **Moonshine Yarrow**
2. *Anisacanthus quadrifidus wrightii*, **Flame Acanthus**
3. *Aquilegia chrysantha* var. *hinkleyana*, **Texas Gold Columbine**
4. *Artemisia* var. *Powis Castle*, **Powis CasHe Artemesia**
5. *Aster oblongifolius*, **Fall Aster**
6. *Astrolepis sinuata*, **Wavy Scaly Cloakfern**
7. *Buddleia david ii*, **Butterfly Bush**
8. *Caillirhoe involucrate*, **Winecup**
9. *Calyptocarpus vialis*, **Horse Herb**
10. *Chrysactinia mexicana*, **Damianita**
11. *Coreopsis lanceolata*, **Lanceleaf Coreopsis**
12. *Datura wrightii*, **Datura Jimson Weed**
13. *Dyschoriste linearis*, **Snake Herb**
14. *Echinacea purpurea*, **Purple Coneflower**
15. *Eupatorium greggii*, **Greg's Mist Flower**
16. *Gaura lindheimeri*, **Pink Gaura**
17. *Lantana horrida*, **Texas Lantana**
18. *Lavandula intermedia* var. *Provence*, **Provence Lavender**
19. *Lippia graveolens*, **Mexican Oregano**
20. *Marsilia macropoda*, **Clover Fern**
21. *Melampodium leucanthum*, **Blackfoot Daisy**
22. *Nepeta faassenii* var. *Walker's Low*, **Walker's Low Catmint**
23. *Nierembergia gracilis* var. *Starry Eyes*, **Starry Eyes Nierembergia**
24. *Oenothera missouriensis*, **Fluttermills**
25. *Penstemon tenuis*, **Brazos Penstemon**
26. *Perovskia atriplicifolia*, **Russian Sage**
27. *Physostegia virginiana*, **Fall Obedient Plant**
28. *Rosmarinus officinalis* var. *Prostratus*, **Prostrate Rosemary**
29. *Rudbeckia fulgida*, **Black-eyed Susan**
30. *Rudbeckia fulgida* var. *Goldsturm*, **Goldsturm Rudbeckia**
31. *Rudbeckia maxima*, **Giant Coneflower**
32. *Salvia chamaedryoides*, **Gray Shrub Sage**
33. *Salvia farinacea* var. *Henry Duelberg*, **Henry Duelberg Sage**
34. *Salvia greggii* var. *Autumn Sage*, **Autumn Sage Salvia**

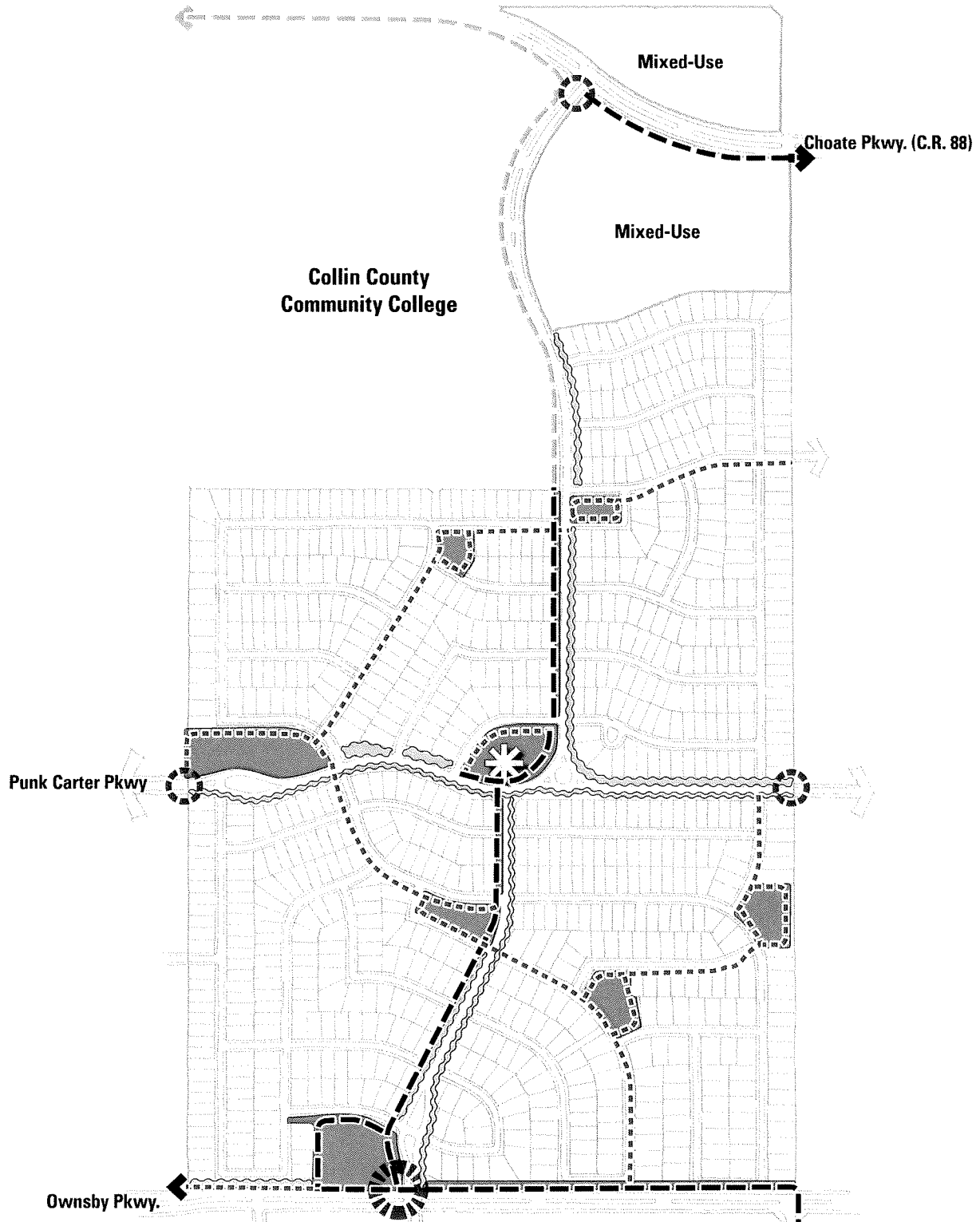
35. *Salvia* hybrid. **Nuevo Leon Sage**
36. *Salvia longispicata* var. Indigo Spires, **Indigo Spires Salvia**
37. *Salvia lyrata*, **Lyre Leaf Sage**
38. *Salvia roemeriana*, **Cedar Sage**
39. *Salvia* var. May Night. **May Night Salvia**
40. *Santolina chamaecyparissus*, **Gray Santolina**
41. *Santolina pin nata*, **Green Santolina**
42. *Scytellaria ovate*, **Heartleaf Skullcap**
43. *Scutellaria suffrutescens*, **Pink Skullcap**
44. *Sedum* var. Autumn Joy, **Autumn Joy Sedum**
45. *Stachys byzantine*, **Lamb's Ear**
46. *Tetranneuris scaposa*, **Four Nerve Daisy**
47. *Thelypteris kunthii*. **Southern Wood Fern**
48. *Verbena canadensis* var. Homestead Purple, **Homestead Purple Verbena**
49. *Wedelia texana*, **Orange Zexmenia**

Vines and Groundcover:

1. *Bignonia capreolata* var. Tangerine Beauty, **Tangerine Beauty Crossvine**
2. *Campsis tagliabuana* var. Madame Galen, **Madame Galen Trumpet creeper**
3. *Campsis radicans* var. MonbaL **Balboa Sunset Trumpet creeper**
4. *Campsis radicans* var. Flamingo, **Flamingo Trumpet creeper**
5. *Campsis radicans* var. Flava, **Yellow Trumpet creeper**
6. *Clematis paniculata*, **Sweet Autumn Clematis**
7. *Clematis* var. Henryi, **Henry's Clematis**
8. *Clematis* var. Jackmanii, **Jackmanii Clematis**
9. *Clematis* var. Ramona, **Ramona Clematis**
10. *Gelsemium rankinii*, **Swamp Jessamine**
11. *Gelsemium sempervirens*, **Carolina Jessamine**
12. *Ipomoea quamoclit*, **Cypress Vine**
13. *Ipomoea sinuate*, **Alamo Vine**
14. *Lonicera sempervirens*, **Coral Honeysuckle**
15. *Lonicera sempervirens*, **Yellow Honeysuckle**
16. *Mascagnia macroptera*, **Butterfly Vine**
17. *Mazus Reptans*, **Mazus Reptans**
18. *Parthenocissus quinquefolia*, **Virginia Creeper**
19. *Passiflora caerulea* var. Blue Crown, **Blue Crown Passion Vine**
20. *Passiflora incarnate cinnicata* var. Incense, **Incense Passion Vine**
21. *Phyla nodiflora*, **Texas Frogfruit**
22. *Sedum* spp., **Sedum**
23. *Vinca Major*, **Vinca Major**
24. *Vinca Minor*, **Vinca Minor**
25. *Wisteria frutescens*, **Texas Wisteria**

Attachment 5
Conceptual Open Space and Trail Plan

Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)



AMENITIES & OPEN SPACE		TRAILS	NOTES
	Secondary Entry	 8' (minimum width) Regional Hike & Bike Trail	City Standard Open Space Requirement -- One acre per every 75 housing units = 12.0 acres IF maximum density is constructed.
	Primary Entry	 Future Regional Hike & Bike Trail by C.C.C.C.	
	Amenity Center	 6' (minimum width) Trail ** 6' Trails in front of homes to be built by builder.	
	Open Space	* 5' minimum width on all internal walks and 4' minimum width on Punk Carter Pkwy ** Material on all walks and trails to be concrete. City shall consider design alternative materials such as decomposed granite at the time of design. - Bike Route from Carter Ranch Community along Punk Carter Pkwy will be accommodated within proposed hike and bike trail for Wells North	If elementary school site plan is to be implemented, overall proposed open space to remain at 14.8 ac. total. For informational purposes only
	Buffer		
14.8 AC			

WELLS NORTH / Conceptual Open Space & Trail Plan

Celina, TX

The information shown is based on the best information available and is subject to change without notice.

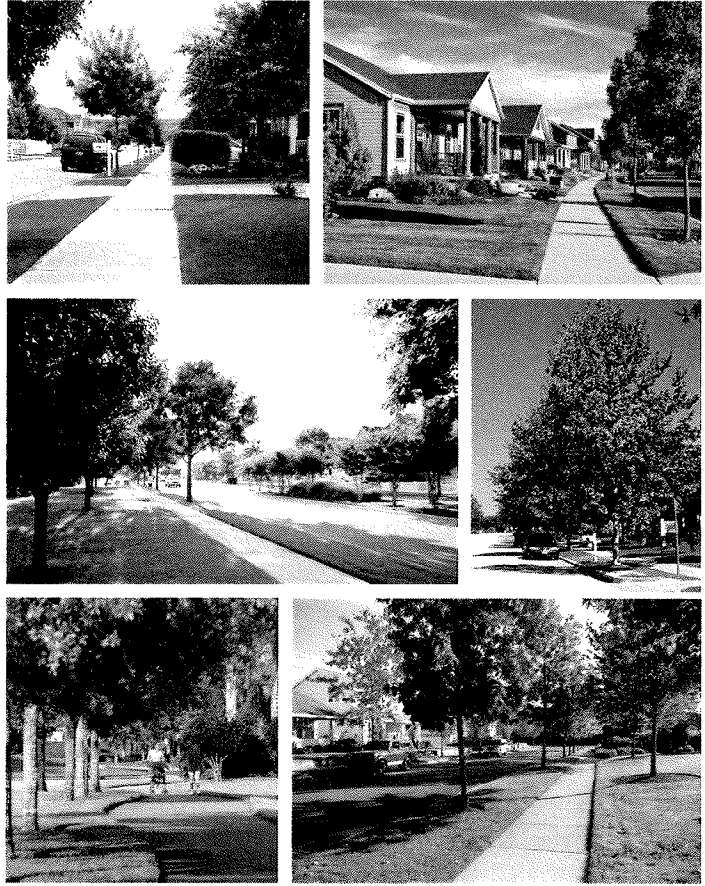
HILLWOOD
COMMUNITIES
Live Smart

TBG James Knapp
ARCHITECTS & PLANNERS

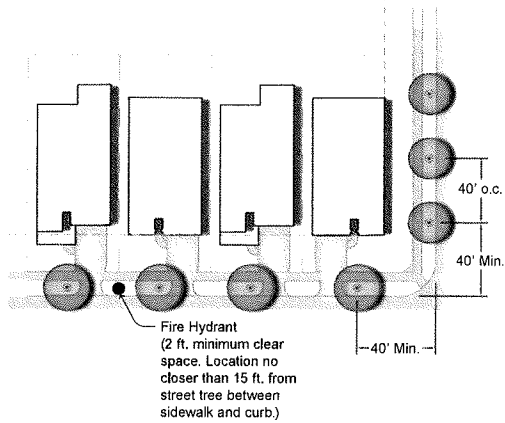
Attachment 6
Conceptual Street Tree Diagram

Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)

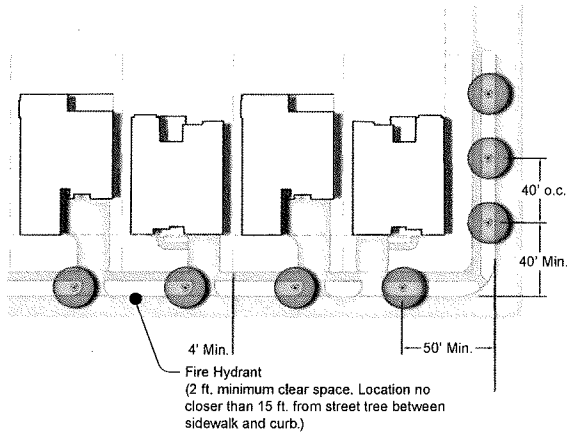
Tree Lined Street Examples



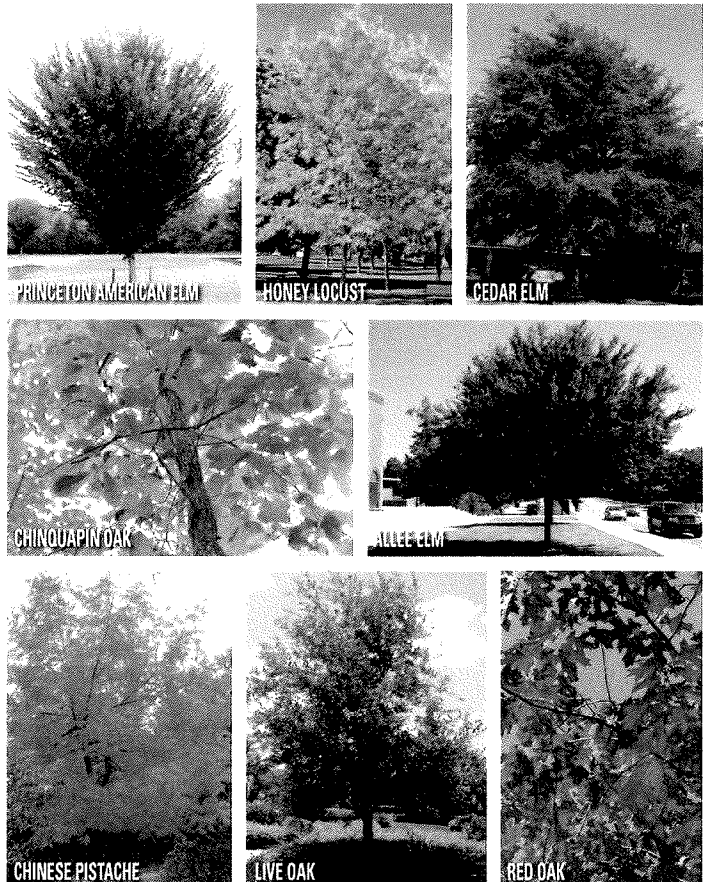
50' Lot Street Tree Layout



60' Lot Street Tree Layout



Street Tree Palette



**Street trees are subject to section 12 of Exhibit D.

WELLS NORTH / Conceptual Street Tree Diagram

📍 Celina, TX

The information shown is based on the best information available and is subject to change without notice.

HILLWOOD
COMMUNITIES
Live Smart

T B G
James Knapp
Landscape Architecture

CERTIFICATE OF DEVELOPER

The undersigned officer of Celina Development North, LLC, a Texas limited liability company (the "*Developer*"), being duly authorized to execute this certificate on behalf of the Developer, does hereby certify on behalf of the Developer, with respect to the "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) (the "*Neighborhood Improvement Area #1 Bonds*") and the "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project) (the "*Major Improvement Area Bonds*", and together with the Neighborhood Improvement Area #1 Bonds referred to collectively herein as the "*PID Bonds*") and the creation of the Wells North Public Improvement District (the "*District*") by the City of Celina, Texas (the "*City*"), as follows:

1. Capitalized terms not otherwise defined shall have the meaning given to them in the Wells North Public Improvement District Service and Assessment Plan approved by the City on March 29, 2016 (the "*Service and Assessment Plan*").

2. The Developer owns 100% of the Assessed Property within the District and hereby reaffirms and ratifies its consent to and the approval of:

- a. the correction of the legal description of the Property as described in the Correction Affidavit (the "*Correction Affidavit*") dated May 6, 2016 and recorded in the real property records of Collin County, Texas, on June 9, 2016 at Instrument #20160609000720900 correcting a non-material scrivener's error as follows:
 - i. the clerical error in the Original Instrument (as defined in the Correction Affidavit) with respect to a scrivener's error in the third paragraph of the legal description for Tract 2, after the commencing call, which reads: "South 88 deg. 48 min. 06 sec. West" should correctly read: "South 88 deg. 48 min. 06 sec. East";
- b. the creation and boundaries of the District as created on February 9, 2016 and with the corrected legal description of the Property as described above;
- c. the levy of the Special Assessments on each Assessed Parcel of the Assessed Property as shown on the Assessment Rolls in the Service and Assessment Plan; and
- d. the issuance and sale of the PID Bonds by the City.

3. The authorized individual whose signature appears on the signature page of this Certificate, is currently authorized to execute documents on behalf of the Developer, and the signature of such person appearing on the signature page of this Certificate below is a true and correct specimen of his or her genuine signature.

4. The Developer reaffirms each of the representations and warranties relating to or made by the Developer contained in the documents relating to the District and the PID Bonds to which the Developer is a party and in certificates or other instruments delivered pursuant thereto or in connection therewith.

Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)

IN WITNESS WHEREOF, the undersigned has delivered this certificate this

June 29, 2016.

CELINA DEVELOPMENT NORTH, LLC,
a Texas limited liability company,

By: [Signature]

Name: Fred J. Balda

Title: Executive Vice President

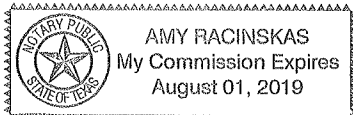
STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me by Fred J. Balda, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this June 29, 2016.



ID# 128692547

[Signature]

Notary Public, State of Texas

(NOTARY SEAL/STAMP)

Attachment: Original Bluewood PD Ordinance (Bluewood PD Amendment)



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Alexis Jackson, Director of Development Services
 CC: Jason Laumer, City Manager
 Date: March 20, 2018
 Re: Preston Park Estates Replat

Action Requested:

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

Background Information:

The applicant is requesting to replat a single 8.64 acre tract of land into two tracts, one 1.7 acres in size and the other 6.941 acres in size.

The property is located in the City's Extra-Territorial Jurisdiction.

Collin County has not yet approved the OSSF, septic facility plan for these lots.

Per the applicant's Surveyor there are no deed restrictions prohibiting the subdivision of lots

Board Review/Citizen Input:

Notices were mailed to all owners within 200 feet of the subject tract and within the original subdivision. And notice was published in the Celina Record.

As of the time of packet creation staff has received one letter in support of the replat request.

Supporting Documents:

- Proposed Replat
- Letter of Support - Williamson/Higdon
- Location Map

Staff Recommendation:

Staff recommends approval on the condition that Collin County approves their proposed OSSF plan prior to the plat being recorded.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°20'58"	350.00'	130.42'	S 79°31'45" E	129.66'
C2	26°11'51"	450.00'	205.71'	S 81°45'15" E	203.92'

PRESTON PARK ESTATES
PHASE II
CABINET P, PAGE 228

STATE OF TEXAS
COUNTY OF COLLIN

COLLIN COUNTY NOTES:

1. "Collin County permits are required for building construction, and on-site sewage facilities."
2. There is an existing structure with an existing OSSF on Lot 19A.
3. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
4. Tree removal and/or grading for OSSF may be required on individual lots.
5. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
6. NOTE: This OSSF Review shall remain valid for twelve (12) months from the date of approval, after which it will be automatically void.
7. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the onsite sewer facilities described on this plat conform to applicable OSSF laws of the State of Texas, of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

PURPOSE OF THIS PLAT:

The purpose of this plat is to create 2 Lots.

FLOOD NOTE:

This tract falls in Zone X (unshaded) according to the Flood Insurance Rate Map, Panel No. 48085C0040 J, Revised June 2, 2009 as published by the Federal Emergency Management Agency.

STANDARD 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. Basis of bearings is the east line of Lot 19 (SOUTH) as shown on the Plat of Preston Park Estates, Phase II as recorded in Cabinet P, Page 228, Plat Records of Collin County, Texas.
3. Property ID: 2579410 — Geographic ID: R-8695-000-0190-1

WHEREAS Robert and Jennifer Patton are the Owners of a tract of land situated in the B. E. Blackwell Survey, Abstract 1073, Collin County, Texas and being all of a tract conveyed to Robert and Jennifer Patton as recorded in Volume 5873, Page 1782, Land Records of Collin County, Texas, and being Lot 19, Block B, of Preston Park Estates, Phase II, a Addition to Collin County, Texas, according to the Map thereof recorded in Cabinet P, Page 228, Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped ("GEER") found at the northwest corner of said Lot 19, said capped iron rod being at the intersection of the east ROW line of CR No. 106 and the south ROW line of Kallee Cove;
THENCE DUE EAST following the south ROW line of Kallee Cove a distance of 249.93' to a 1/2" iron rod found for corner at the beginning of a curve to the right;
THENCE along said curve to the right following the south ROW line of Kallee Cove through a central angle of 21°20'58", a radius of 350.00', an arc length of 130.42', with a chord bearing of S 79°31'45" E, and a chord length of 129.66' to a 1/2" iron rod with a yellow plastic cap stamped ("4613") found for corner at the point of a reverse curve to the left,
THENCE along said reverse curve to the left following the south ROW line of Kallee Cove through a central angle of 26°11'31", a radius of 450.00', an arc length of 205.71', with a chord bearing of S 81°45'15" E, and a chord length of 203.92' to a 1/2" iron rod with a yellow plastic cap stamped ("4613") found for corner at the northeast corner of said Lot 19;
THENCE DUE SOUTH following the east line of said Lot 19 a distance of 600.00' to a 1/2" iron rod with a yellow plastic cap stamped ("5560") found for corner at the southeast corner of said Lot 19;
THENCE N 89°41'35" W following the south line of said Lot 19 a distance of 426.09' to a 1/2" iron rod found for corner;
THENCE S 89°54'41" W following the south line of said Lot 19 a distance of 187.07' to a 1/2" iron rod found for corner;
THENCE N 00°22'30" E following the west line of said Lot 19 a distance of 275.09' to a 1/2" iron rod with a yellow plastic cap stamped ("GEER") found for corner;
THENCE EAST following the west line of said Lot 19 a distance of 30.04' to a 1/2" iron rod with a yellow plastic cap stamped ("4613") found for corner;
THENCE N 00°18'53" E following the west line of said Lot 19 a distance of 375.74' to the POINT OF BEGINNING and containing 376,509 Square Feet or 8.643 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Robert & Jennifer Patton acting herein, does hereby adopt this plat designating the herein above described property as Replat of **PRESTON PARK ESTATES, PHASE II, Lots 19R-1 and 19R-2**. Being a replat of Lot 19 of the Preston Park Estates, Phase II an addition to Collin County, Texas, as recorded in Cabinet P, Page 228, Plat Records of Collin County, 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 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 use thereof. Collin County, 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. Collin County, 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 Celina, Texas.

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

BY: NAME: Robert Patton, Owner
BY: NAME: Robert Patton, Owner

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 Robert Patton, 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: _____

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 Robert Patton, 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: _____

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

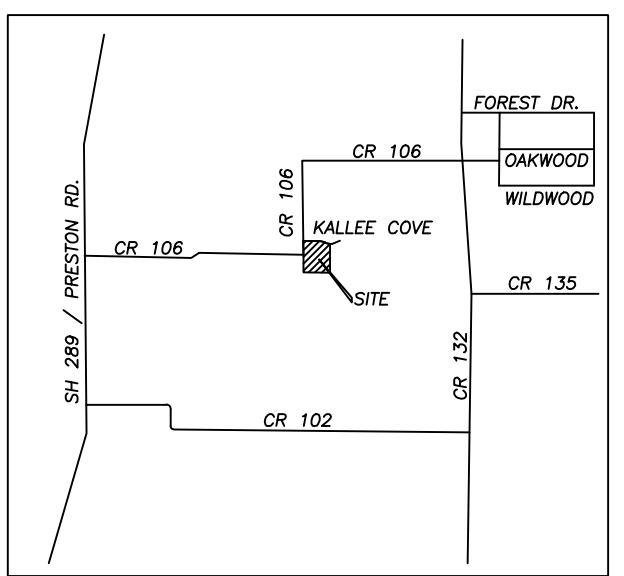
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST: _____

City Secretary Date

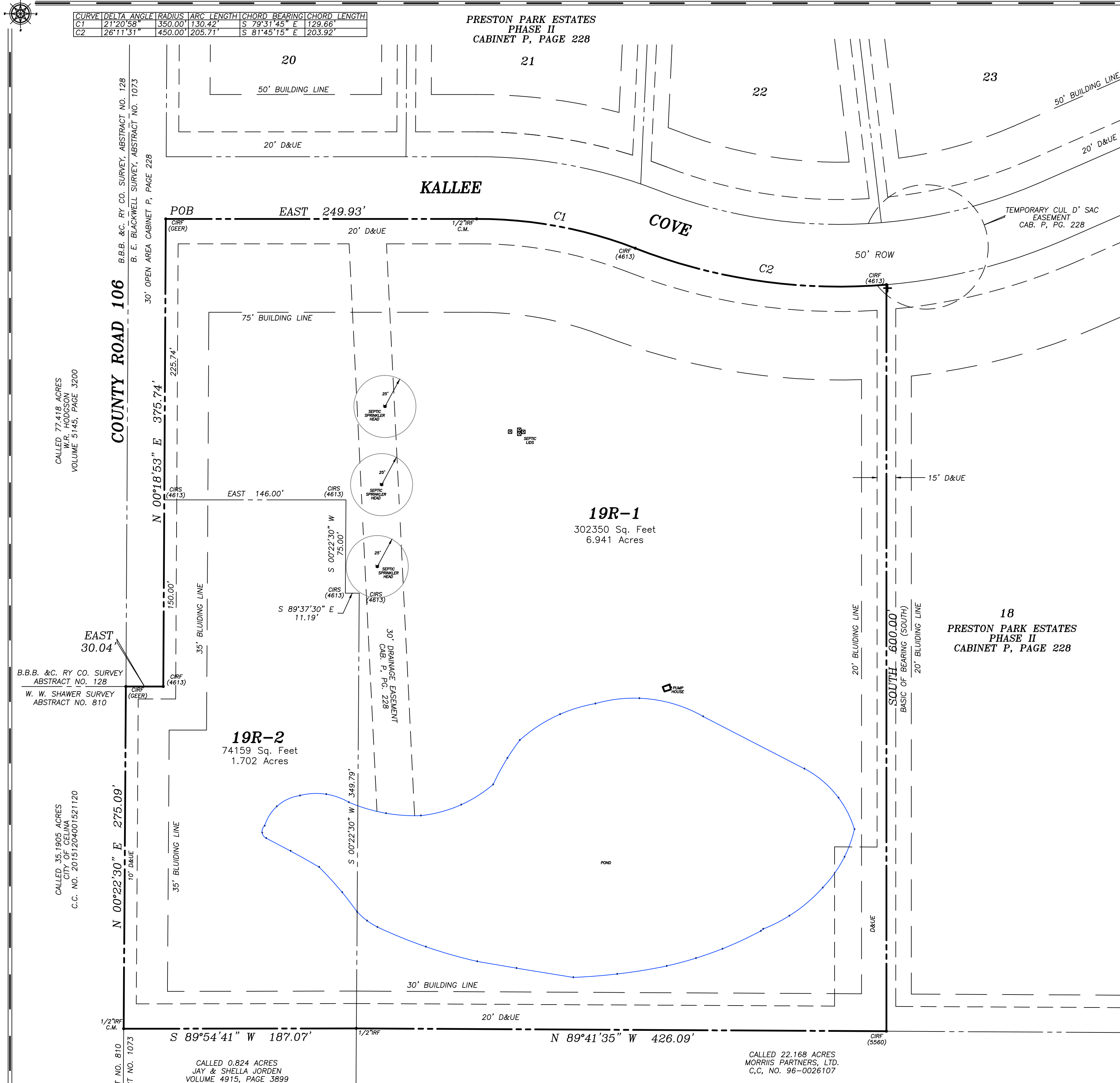


LOCATION MAP

**REPLAT
OF THE
PRESTON PARK ESTATES, PHASE II
LOTS 19A, & 19B
BEING A REPLAT OF LOT 19
PRESTON PARK ESTATES, PHASE II
AN ADDITION TO COLLIN COUNTY, TEXAS
AS RECORDED IN CABINET P, PAGE 228
OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
BEING 8.643 ACRES OUT OF THE
B. E. BLACKWELL SURVEY
ABSTRACT NO. 1073
COLLIN COUNTY, TEXAS**

**OWNERS
ROBERT & JENNIFER PATTON**
P.O. BOX 126
2181 KALLEE COVE
CELINA, TEXAS 75009

**SURVEYOR
SURDUKAN SURVEYING, INC.**
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500



KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual 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.

DAVID J. SURDUKAN
R.P.L.S. NO. 4613

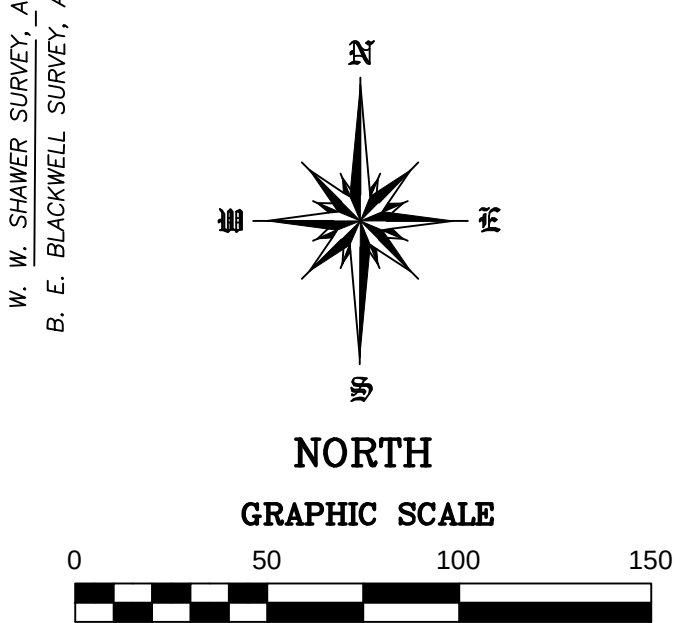
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____



LEGEND
C.M. = CONTROLLING MONUMENT
CIRF = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND
CIRF = CAPPED 1/2" IRON ROD FOUND STAMPED (GEER OR 5560)



**NOTICE OF PUBLIC HEARING TO
PROPERTY OWNERS WITHIN 200 FEET OF PROPERTY
SUBJECT TO PROPOSED RESIDENTIAL REPLAT**

The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. March 20, 2018 to consider testimony and act upon a Residential Replat request for Lot 19 of Preston Park Estates, Phase II, being an approximately 8.64 acre tract of land, into two (2) residential lots. The property is located east of Preston Road and also east of CR 106. (Preston Park Estates Lot 19 Replat)

State law requires cities to notify property owners within 200 feet of any proposed residential replat. According to the most recently approved City tax roll, you are the owner of property within 200 feet of the property which is the subject of the proposed residential replat. The meeting shown above is open to the public, and you will have the right to speak for or against the proposed residential replat during the public hearing portion of the meeting. You may also register your opinion by returning this form to the Department of Development Services, 142 N. Ohio Street, Celina, Texas, 75009.

The Planning & Zoning Commission forwards its recommendations for any residential replat to the City Council after conducting a public hearing. Cases recommended for approval are automatically scheduled for a public hearing before the City Council at the next available public meeting, which will be held on April 10, 2018 at 5 p.m. Cases recommended for denial may be appealed by the applicant within thirty (30)

You may contact the Department of Development Services, 142 N. Ohio Street, Celina, Texas, 75009 for additional information, or contact Ben Rodriguez, AICP, Planning Manager by phone at 972-382-2682 Ext. 1022 or by e-mail at brodriguez@celina-tx.gov

Cut here

March 20, 2018

Residential Replat: Preston Park Estates Lot 19 Replat

Members of the Planning & Zoning Commission:

I, Carolyn J. Williamson with property located at 2130 Kalke Cove, Celina, Texas
(NAME) (ADDRESS)

☒ Support

Phone: 214-929-9933

☐ Oppose

Email: johnfhigdon@gmail.com

The proposed residential replat for the following reasons. (Use space on back if more room is needed):

Huge lot; plenty of room for two
homes; looking forward to more great
neighbors; Patton family is wonderful.

SIGNATURE

Carolyn J. Williamson
John F. Higdon

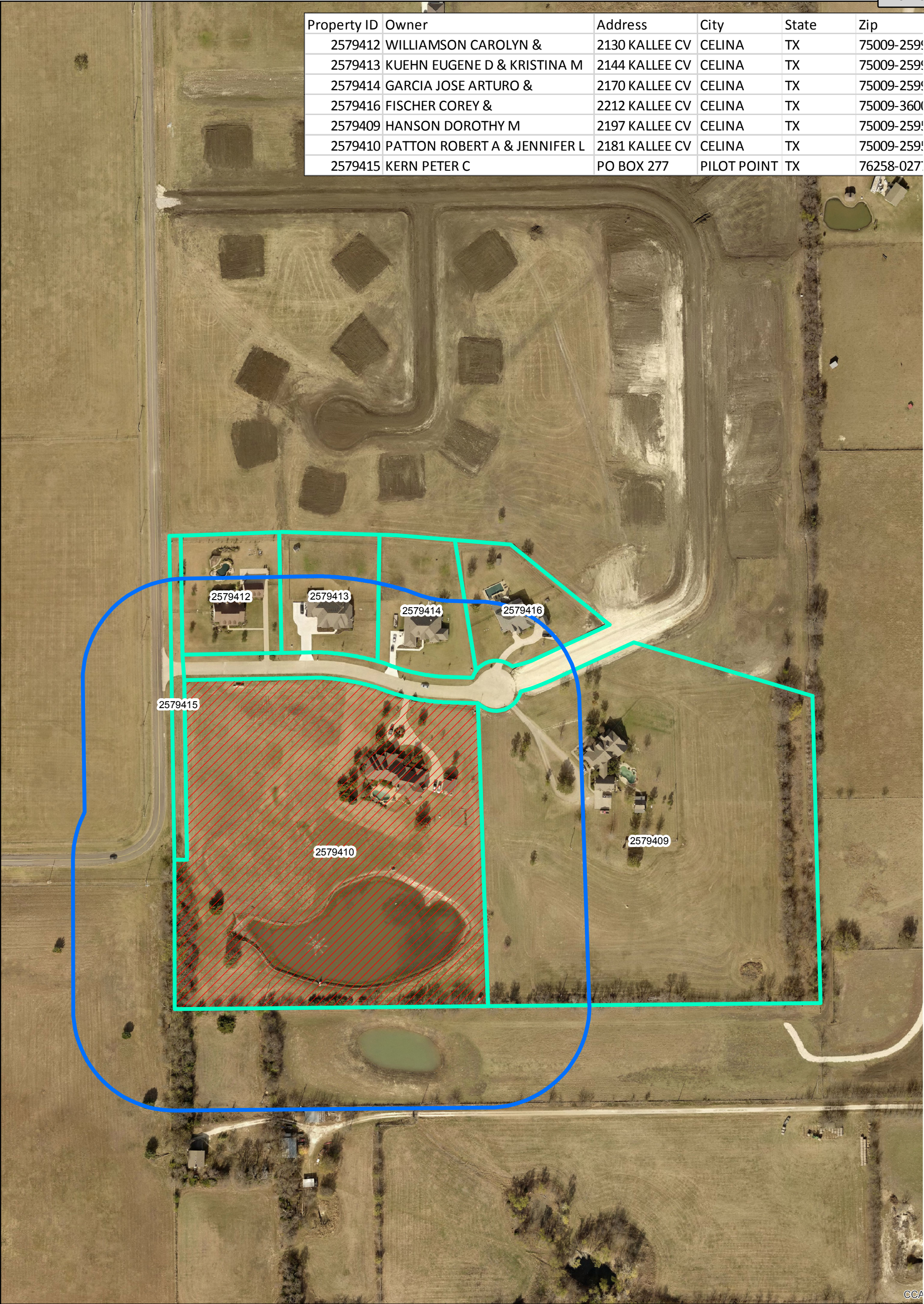
DATE

3-10-18

3-10-18

Attachment: Letter of Support (Preston Park Estates Replat)

Property ID	Owner	Address	City	State	Zip
2579412	WILLIAMSON CAROLYN &	2130 KALLEE CV	CELINA	TX	75009-2591
2579413	KUEHN EUGENE D & KRISTINA M	2144 KALLEE CV	CELINA	TX	75009-2591
2579414	GARCIA JOSE ARTURO &	2170 KALLEE CV	CELINA	TX	75009-2591
2579416	FISCHER COREY &	2212 KALLEE CV	CELINA	TX	75009-3601
2579409	HANSON DOROTHY M	2197 KALLEE CV	CELINA	TX	75009-2591
2579410	PATTON ROBERT A & JENNIFER L	2181 KALLEe CV	CELINA	TX	75009-2591
2579415	KERN PETER C	PO BOX 277	PILOT POINT	TX	76258-0271



Attachment: PrestonParkEstatesPhase2 (Preston Park Estates Replat)

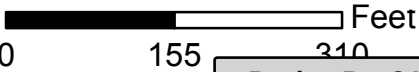
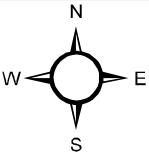


200 ft Buffer
Preston Park Estates
Phase 2

Date: 3/15/2018

Legend

- Roads
- 200 ft Buffer
- Parcels
- Lot 19A & 19B





Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Planning Manager
CC: Jason Laumer, City Manager
Date: March 20, 2018
Re: Light Farms Elementary School #2 & Bridgewater Blvd. Final Plat

Action Requested:

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

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms School #2, Bridgewater Blvd. & Montgomery Lane and has determined that the outstanding comments are minor in nature and can be addressed prior to the April 10, 2018 City Council meeting.

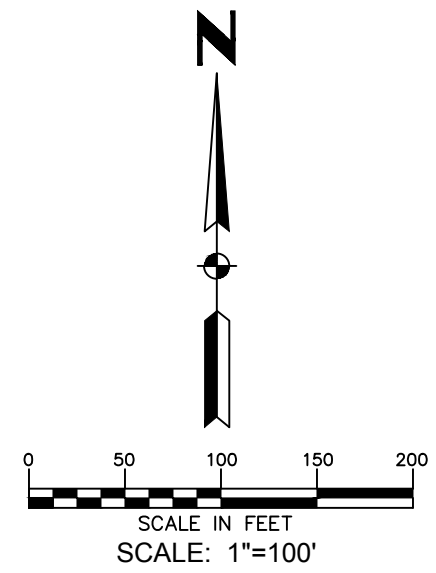
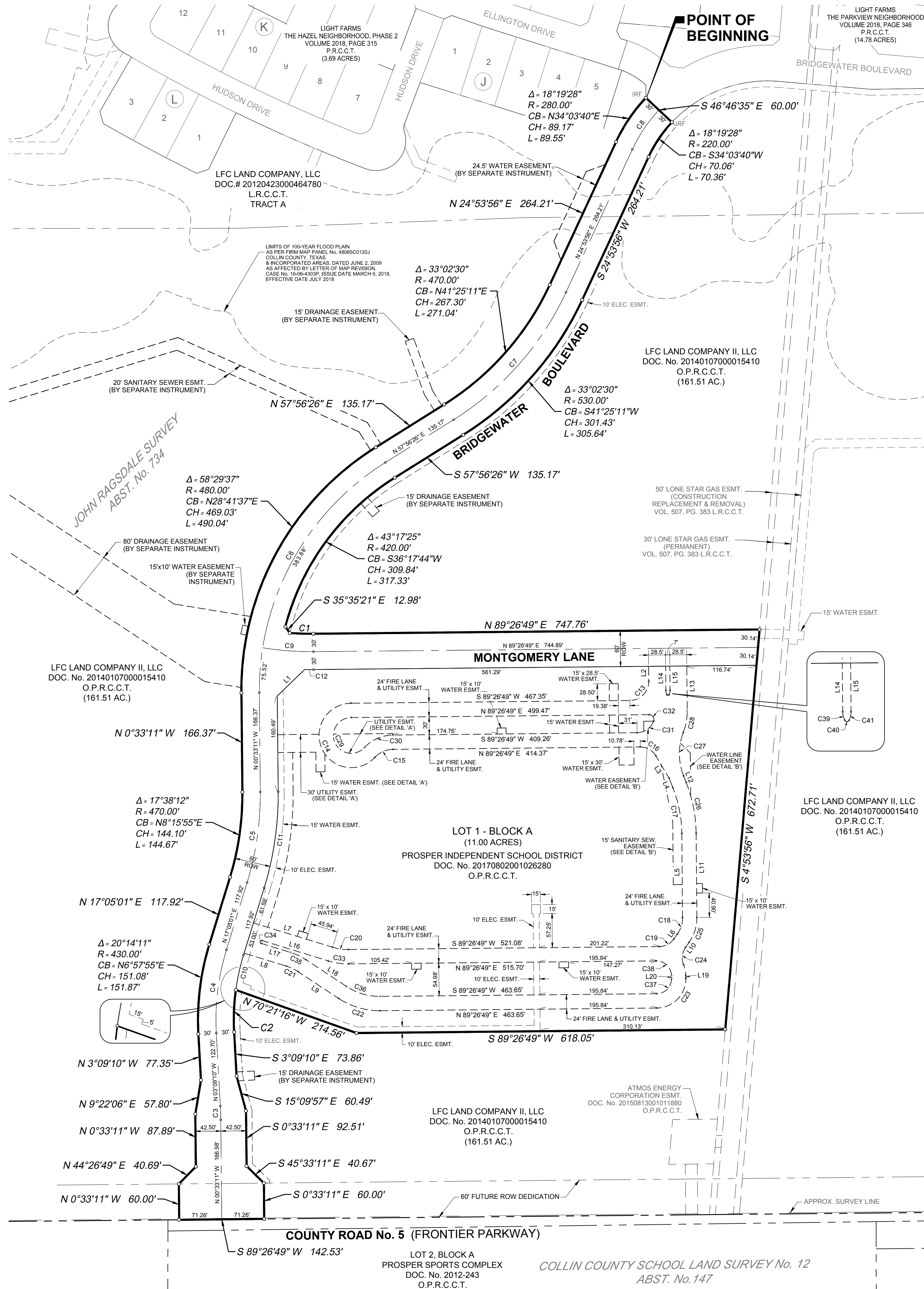
Supporting Documents:

- Proposed Plat

Staff Recommendation:

Staff recommends approval on the condition that the improvements are inspected and accepted by the City prior to Plat Filing.

DWG: I:\proj\3905.83 - Light Farms Southwest Roadway and Utility CADD & BIMDWG\FINAL PLAT\PROSPER ISD_FINAL PLAT.dwg USER: tam
DATE: Feb 27, 2018 3:42pm XREFS: PROSPER ISD_BASE LF-MASTER-BASE PROSPER ISD_IP-BORDER



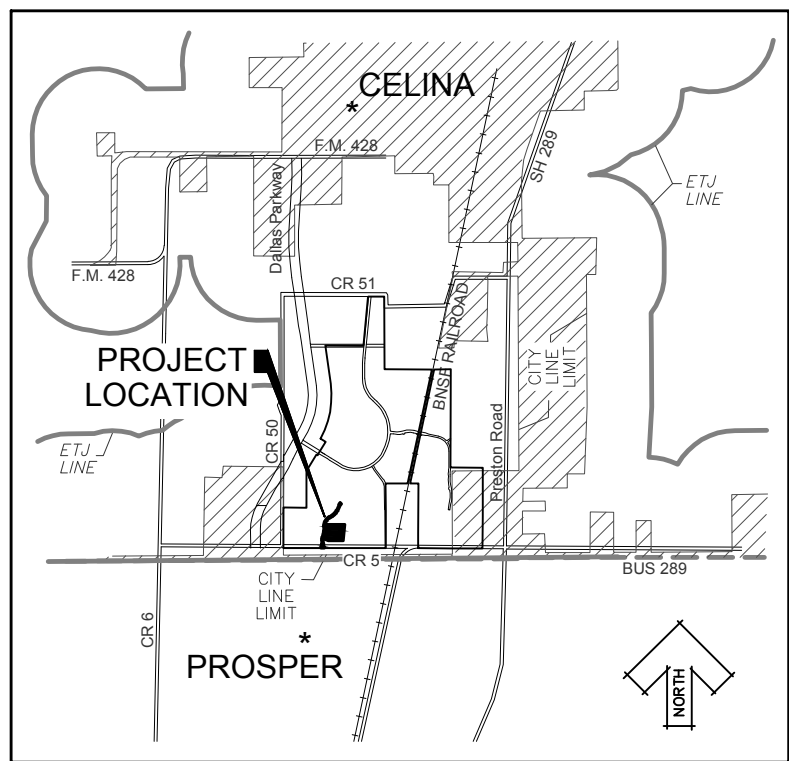
BASIS OF BEARINGS:
THE BEARINGS SHOWN ARE BASED ON
N.A.D. 1983, TIED TO THE TEXAS STATE
PLANE COORDINATE SYSTEM OF 1983,
NORTH CENTRAL TEXAS ZONE (4202).

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. ALL BOUNDARY CORNERS ARE IRON ROD SET (IRS), EXCEPT AS NOTED.

LEGEND

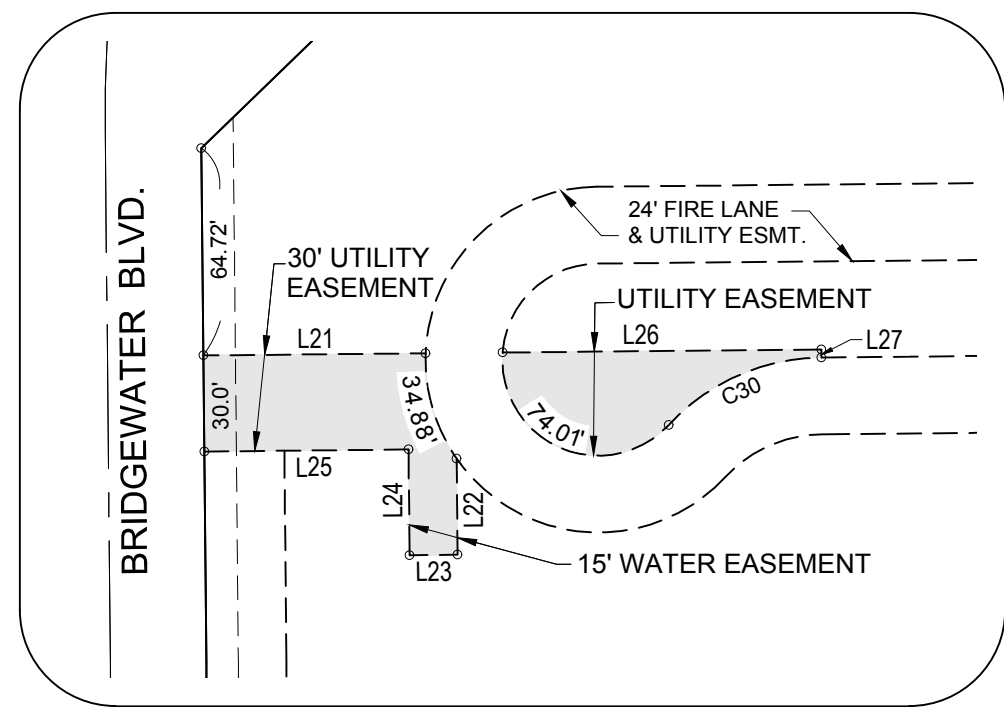
- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS



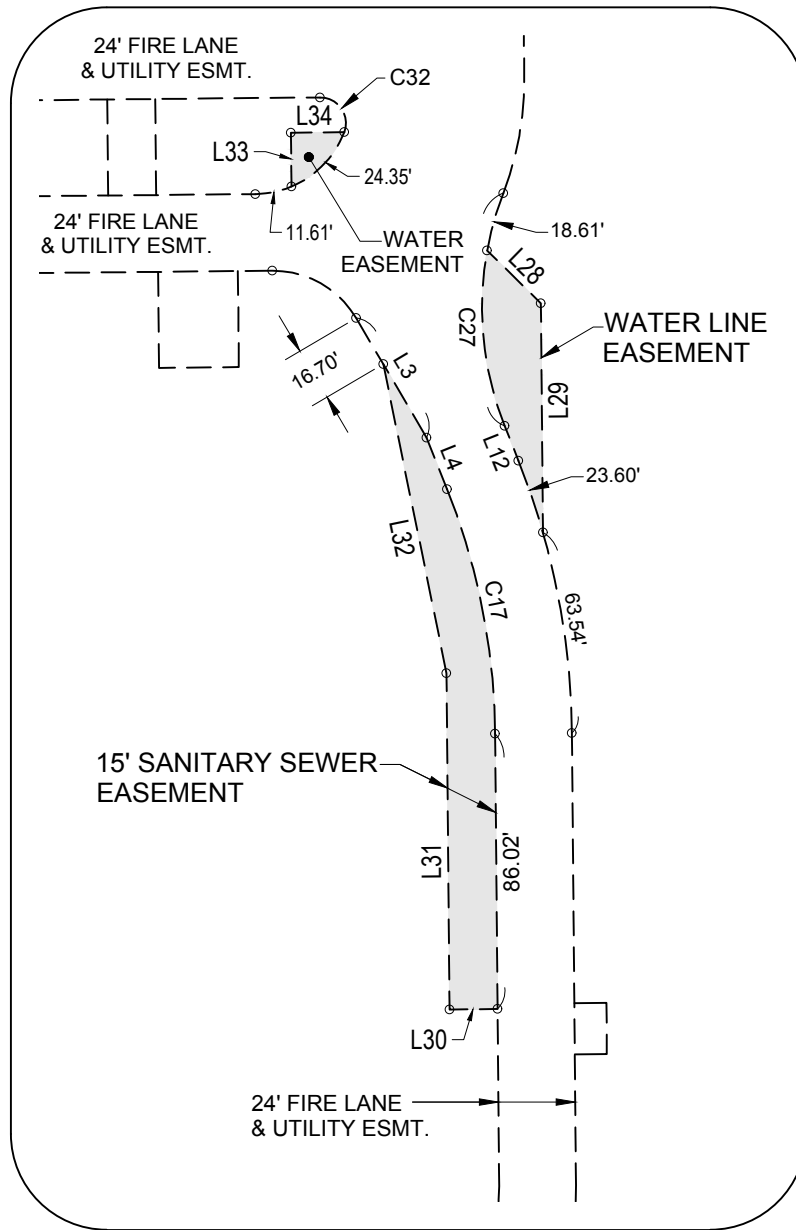
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°54'16" E	63.83'
L2	S 00°31'03" E	24.99'
L3	S 30°31'03" E	43.42'
L4	S 21°40'27" E	17.31'
L5	S 00°31'03" E	141.32'
L6	S 35°23'12" W	10.05'
L7	N 72°54'59" W	138.74'
L8	S 72°54'59" E	73.98'
L9	S 56°34'45" E	81.71'
L10	N 35°23'12" E	10.25'
L11	N 00°31'03" W	141.32'
L12	N 21°40'27" W	11.73'
L13	N 00°31'03" W	75.08'
L14	S 00°31'03" E	40.69'
L15	N 00°31'03" W	40.70'
L16	N 72°54'59" W	116.24'
L17	S 72°54'59" E	51.48'
L18	S 56°34'45" E	81.71'
L19	N 00°33'11" W	4.98'
L20	S 00°33'11" E	4.98'
L21	N 89°26'49" E	69.43'
L22	S 00°33'09" E	30.04'
L23	S 89°26'51" W	15.00'
L24	N 00°33'09" W	33.01'
L25	S 89°26'49" W	63.80'
L26	N 89°26'44" E	99.61'
L27	S 00°33'11" E	2.50'
L28	S 45°33'11" E	23.47'
L29	S 00°31'03" E	71.57'
L30	S 89°28'57" W	15.00'
L31	N 00°31'03" W	105.08'
L32	N 11°34'20" W	98.57'

CURVE TABLE				
CURVE	DELTA	RADIUS	CH BEARING	CHORD
C1	4°47'49"	470.00'	S 88°09'16" E	39.34'
C2	10°56'50"	370.00'	S 2°19'15" W	70.59'
C3	2°35'59"	500.00'	N 1°51'11" W	22.69'
C4	20°14'11"	400.00'	N 8°57'55" E	140.54'
C5	17°38'12"	500.00'	N 8°15'55" E	153.30'
C6	58°29'37"	450.00'	N 28°41'37" E	439.72'
C7	33°02'30"	500.00'	N 41°25'11" E	284.36'
C8	18°19'28"	250.00'	N 34°03'40" E	79.62'
C9	9°48'12"	500.00'	S 85°39'05" E	85.45'
C10	9°17'21"	370.00'	N 12°26'20" E	59.92'
C11	17°38'12"	530.00'	N 8°15'55" E	162.50'
C12	1°38'33"	530.00'	S 89°43'55" E	15.19'
C13	89°57'52"	32.00'	S 44°27'53" W	45.24'
C14	S 00°31'03" E	40.69'		
C15	46°34'03"	42.00'	N 66°09'47" E	33.20'
C16	60°02'08"	30.00'	S 60°32'07" E	30.02'
C17	21°09'24"	212.00'	S 11°05'45" E	77.84'
C18	35°54'16"	47.00'	S 17°26'05" W	28.97'
C19	54°03'38"	30.00'	S 62°25'01" W	27.27'
C20	17°38'21"	88.00'	N 81°44'10" W	26.99'
C21	16°20'17"	75.99'	S 64°44'51" E	21.60'
C22	33°58'28"	124.00'	S 73°33'58" E	72.45'
C23	90°00'00"	49.00'	N 44°26'49" E	69.30'
C24	57°53'37"	30.00'	N 6°26'24" E	29.04'
C25	35°54'16"	71.00'	N 17°26'05" E	43.77'
C26	21°09'24"	236.00'	N 11°05'45" W	86.65'
C27	42°37'06"	100.00'	N 0°21'54" W	72.68'
C28	21°27'42"	99.50'	N 10°12'48" E	37.05'
C29	226°34'03"	30.00'	S 23°50'13" E	55.11'
C30	46°34'03"	66.00'	N 66°09'47" E	52.18'
C31	68°40'35"	30.00'	N 55°06'31" E	33.84'
C32	111°19'25"	8.00'	N 34°53'29" W	13.21'
C33	17°38'21"	112.00'	N 81°44'09" W	34.34'
C34	180°00'00"	2.50'	N 17°05'01" E	5.00'
C35	16°20'17"	99.99'	S 64°44'51" E	28.42'
C36	33°58'28"	100.00'	S 73°33'58" E	58.43'
C37	90°00'00"	25.00'	N 44°26'49" E	35.36'
C38	90°00'00"	25.00'	N 45°33'11" W	35.36'
C39	26°45'56"	16.00'	S 13°54'01" E	7.41'
C40	126°28'08"	2.00'	N 89°28'57" E	3.57'
C41	26°45'56"	16.00'	N 12°51'54" E	7.41'



DETAIL 'A'
SCALE: 1" = 60'



DETAIL 'B'
SCALE: 1" = 60'

FINAL PLAT
LIGHT FARMS
LIGHT FARMS ELEMENTARY SCHOOL No. 2 ADDITION
(11.00 ACRES)
BRIDGEWATER BOULEVARD & MONTGOMERY LANE
(4.27 ACRES)
TOTALING 15.27 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNERS:
LFC LAND COMPANY, LLC
LFC LAND COMPANY II, LLC
8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225
TEL. 214-292-3410 FAX. 214-292-3411
PROSPER I.S.D.
605 E. SEVENTH STREET, PROSPER, TEXAS 75078
TEL. 469-219-2000 FAX. 972-346-9247

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

MARCH, 2018

SHEET 1 OF 2

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC Land Company, LLC., LFC Land Company II, LLC., and Prosper Independent School District are the owners of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described as Tract A in instrument to LFC Land Company, LLC as recorded under Document Number 20120423000464780 of the Official Public Records of Collin County, Texas, and being a portion of a 161.51 acre tract of land described in instrument to LFC Land Company II, LLC as recorded under Document No. 20140107000015410 of the Official Public Records of Collin County, Texas and also being all of an 11.00 acre tract of land described as Tract A in instrument to Prosper Independent School District as recorded under Document No. 20170802001026280 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 intersection of the southerly right-of-way line of Ellington Drive with the northwesterly right-of-way line of Bridgewater Boulevard (a 60 foot wide right-of-way) as shown on final plat of Light Farms - The Parkview Neighborhood, an addition to Collin County, Texas as recorded in Volume 2018, Page 346 of the Plat Records, Collin County, Texas;

THENCE South 46 degrees 46 minutes 35 seconds East, along the southerly line of said Light Farms - The Parkview Neighborhood, a distance of 60.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southeasterly right-of-way line of said Bridgewater Boulevard, said point being the beginning of a non-tangent curve to the left having a delta angle of 18 degrees 19 minutes 28 seconds, a radius of 220.00 feet and being subtended by a chord which bears South 34 degrees 03 minutes 40 seconds West a distance of 70.06 feet;

THENCE departing the southerly line of said Light Farms - The Parkview Neighborhood and continuing southerly along said curve to the left an arc distance of 70.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at end of said curve;

THENCE South 24 degrees 53 minutes 56 seconds West, a distance of 264.21 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 33 degrees 02 minutes 30 seconds, a radius of 530.00 feet and being subtended by a chord which bears South 41 degrees 25 minutes 13 seconds West a distance of 301.43 feet;

THENCE continuing southwesterly along said curve to the right an arc distance of 305.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 57 degrees 56 minutes 26 seconds West, a distance of 135.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 43 degrees 17 minutes 25 seconds, a radius of 420.00 feet and being subtended by a chord which bears South 36 degrees 17 minutes 44 seconds West a distance of 309.84 feet;

THENCE continuing southwesterly along said curve to the left an arc distance of 317.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 35 degrees 35 minutes 21 seconds East, a distance of 12.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner at the beginning of a non-tangent curve to the left having a delta angle of 4 degrees 47 minutes 49 seconds, a radius of 470.00 feet and being subtended by a chord which bears South 88 degrees 09 minutes 16 seconds East a distance of 39.34 feet;

THENCE continuing easterly along said curve to the left an arc distance of 39.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 89 degrees 26 minutes 49 seconds East, a distance of 747.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner on the west line of a 50 foot wide easement for construction, replacement and removal of a gas pipeline as described in instrument to Lone Star Gas Company as recorded in Volume 507, Page 383 of the Land Records of Collin County, Texas;

THENCE South 4 degrees 53 minutes 56 seconds West, along the west line of said 50 foot wide Lone Star Gas Co. easement, a distance of 672.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 89 degrees 26 minutes 49 seconds West, departing from said west line of the Lone Star Gas Co. easement, a distance of 618.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 70 degrees 21 minutes 16 seconds West, a distance of 214.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner at the beginning of a non-tangent curve to the left having a delta angle of 10 degrees 56 minutes 50 seconds, a radius of 370.00 feet and being subtended by a chord which bears South 2 degrees 19 minutes 15 seconds West a distance of 70.59 feet;

THENCE continuing southerly along said curve to the left an arc distance of 70.69 feet to the end of said curve;

THENCE South 3 degrees 09 minutes 10 seconds East a distance of 73.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 15 degrees 09 minutes 57 seconds East a distance of 60.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 0 degrees 33 minutes 11 seconds East a distance of 92.51 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 45 degrees 33 minutes 11 seconds East a distance of 40.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 0 degrees 33 minutes 11 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner on the south line of the aforementioned 161.51 acre tract, said point also being in the approximate center of County Road No. 5, also known as Frontier Parkway;

THENCE South 89 degrees 26 minutes 49 seconds West, continuing along the south line of said 161.51 acre tract and approximate center of County Road No. 5, a distance of 142.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 0 degrees 33 minutes 11 seconds West a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 44 degrees 26 minutes 49 seconds East a distance of 40.69 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 0 degrees 33 minutes 11 seconds West a distance of 87.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 9 degrees 22 minutes 06 seconds East a distance of 57.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 3 degrees 09 minutes 10 seconds West a distance of 77.35 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 20 degrees 14 minutes 11 seconds, a radius of 430.00 feet and being subtended by a chord which bears North 6 degrees 57 minutes 55 seconds East a distance of 151.08 feet;

THENCE northerly along said curve to the right an arc distance of 151.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 17 degrees 05 minutes 01 second East a distance of 117.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 17 degrees 38 minutes 12 seconds, a radius of 470.00 feet and being subtended by a chord which bears North 8 degrees 15 minutes 55 seconds East a distance of 144.10 feet;

THENCE northerly along said curve to the left an arc distance of 144.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 0 degrees 33 minutes 11 seconds West a distance of 166.37 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 58 degrees 29 minutes 37 seconds, a radius of 480.00 feet and being subtended by a chord which bears North 28 degrees 41 minutes 37 seconds East a distance of 469.03 feet;

THENCE northeasterly along said curve to the right an arc distance of 490.04 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 57 degrees 56 minutes 26 seconds East a distance of 135.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 33 degrees 02 minutes 30 seconds, a radius of 470.00 feet and being subtended by a chord which bears North 41 degrees 25 minutes 11 seconds East a distance of 267.30 feet;

THENCE northeasterly along said curve to the left an arc distance of 271.04 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 24 degrees 53 minutes 56 seconds East a distance of 264.21 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 18 degrees 19 minutes 28 seconds, a radius of 280.00 feet and being subtended by a chord which bears North 34 degrees 03 minutes 40 seconds East a distance of 89.17 feet;

THENCE northeasterly along said curve to the right an arc distance of 89.55 feet to the Point of Beginning and containing 15.27 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC., LFC LAND COMPANY II, LLC., and PROSPER INDEPENDENT SCHOOL DISTRICT acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS ELEMENTARY SCHOOL No. 2, BRIDGEWATER BOULEVARD & MONTGOMERY LANE, an addition within the extra-territorial jurisdiction of 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 in 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 easements 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 utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

LFC Land Company, LLC

By: RJM/Celina III, L.P., a Texas Limited Partnership, Manager

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

.....
Tony Ruggeri, 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 Tony Ruggeri, 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 hand and seal of office, this day of ,2018.

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

My Commission Expires On:

LFC Land Company II, LLC

By: RJM/Celina III, L.P., a Texas Limited Partnership, Manager

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

.....
Tony Ruggeri, 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 Tony Ruggeri, 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 hand and seal of office, this day of ,2018.

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

My Commission Expires On:

Prosper Independent School District

By:

.....
, 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 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:

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

By:
Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

.....
Keller Webster, 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 Keller 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:

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.

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

.....
Mitchell S. Pillar, Registered Professional Land Surveyor Date:
Texas Registration No. 5491
Firm Registration No. 10025600
.

STATE OF TEXAS
COUNTY OF DALLAS

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

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

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

My Commission Expires On:

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

.....
Signature of Mayor Date of approval

ATTEST:

.....
City Secretary Date

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

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

.....
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

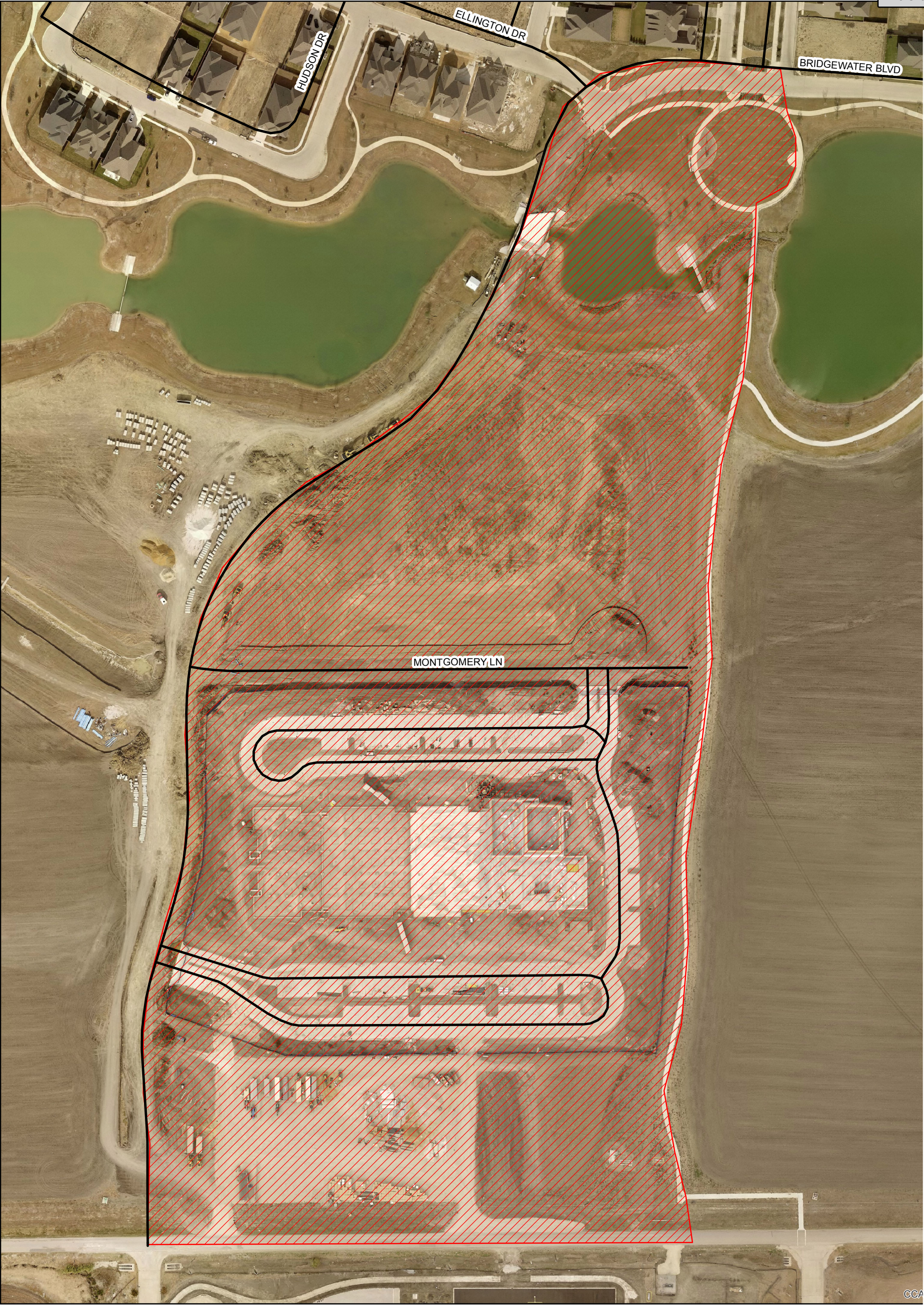
.....
Signature of Mayor Date of Approval

ATTEST:

.....
City Secretary Date

FINAL PLAT
LIGHT FARMS
LIGHT FARMS ELEMENTARY SCHOOL No. 2 ADDITION
(11.00 ACRES)
BRIDGEWATER BOULEVARD & MONTGOMERY LANE
(4.27 ACRES)
TOTALING 15.27 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

OWNERS : LFC LAND COMPANY, LLC LFC LAND COMPANY II, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350, DALLAS, TX 75225 TEL. 214-292-3410 FAX. 214-292-3411	
PROSPER I.S.D. 605 E. SEVENTH STREET, PROSPER, TEXAS 75078 TEL. 469-219-2000 FAX. 972-346-9247	
PREPARED BY: Huitt-Zollars, Inc. 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	HUITT-ZOLLARS Dallas
MARCH, 2018	SHEET 2 of 2



Attachment: Light Farms Bridgewater (Light Farms Elem School #2 Final Plat)



Lightfarms

Bridgewater

Date: 3/16/2018

Legend

— Roads

 Lightfarms

A north arrow pointing upwards, with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below the arrow is a scale bar with markings at 0, 65, 130, and 260 feet. The word 'Feet' is at the end of the scale bar.

0 65 130 260 Feet

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