



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 16, 2018
5:30 PM**

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. DIRECTOR'S REPORT:

1. Report on City Council meeting items from January 9, 2018.
2. Farewell for Robyn Miga, City Planner

IV. 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 - Dec 19, 2017 5:30 PM

V. ACTION:

1. Consider and act upon a Construction Plat for Green Meadows Phase 1, being an ±127.873 acre tract of land situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas, generally located west and south of FM 428, north of Carey Road, and east of FM 1385, containing 396 residential lots and 17 open space lots. (Green Meadows Phase 1 Construction Plat)

VI. ADJOURNMENT:

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

_____ at _____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Ben Rodriguez
Senior Planner

Date Notice Removed

City of Celina, Texas

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

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Alexis Jackson, Director of Development Services
Date: January 16, 2018
Re: Director's Report for 1.16.2018

Action Requested:

Report on City Council meeting items from January 9, 2018.

Staff Recommendation:



Planning & Development Services
City of Celina, Texas

Memorandum

To: The Celina Planning and Zoning Commission
From: Ben Rodriguez, Senior Planner
Meeting Date: January 16, 2018
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE JANUARY 9, 2018 CITY COUNCIL MEETING:

Plat:

- Approved a Construction Plat for Burnco;
- Approved a Final Plat for Staley;

Zoning:

- Approved a Planned Development for Burnco.

Attachment: 1.16.2018 - directors report (Director's Report 1.16.2018)



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
CC: Alexis Jackson, Director of Development Services
Date: January 16, 2018
Re: Farewell for Robyn Miga, City Planner

Action Requested:

Farewell for Robyn Miga, City Planner

Background Information:

Robyn joined the City of Celina in the August 2016 after previously working for the City of Marshall, Texas. During her time here in Celina, Robyn has been instrumental in the ensuring that the day to day operations of the Development Services department runs smoothly.

Robyn has been a key part of the departments success and has greatly assisted in the management of the City's Annexation Policy, the creation of the City's Neighborhood Empowerment Zone, plan review coordination, 911 addressing, and providing a friendly point of contact for both citizens and customers of the City.

We anticipate that Robyn will have a great deal of success in the future as she begins the next step of her career as a Senior Planner for the City of Georgetown.

On behalf of the Development Services Department I would like to say that Robyn will be greatly missed here at the City of Celina, and we want to thank her for all that she has done during her time here.

Staff Recommendation:



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 19, 2017
5:30 PM**

MINUTES

I. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENT OF 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	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice-Chairman	Present	

II. PLEDGE OF ALLEGIANCE:

Chairman Hangartner led the salute to the American and Texas flags.

III. DIRECTOR'S REPORT:

1. Report on items approved at City Council December 12, 2017.

Senior Planner Benjamin Rodriguez detailed the items that were approved at the December 12, 2017 City Council meeting.

2. Recognition of Ben Rodriguez receiving his American Institute of Certified Planners (AICP) certification.

Development Services Director Alexis Jackson honored Ben Rodriguez for passing his AICP certification.

IV. CONSENT AGENDA:

Commissioner Terry moved to approve the minutes pending changes discussed.

Minutes Acceptance: Minutes of Dec 19, 2017 5:30 PM (CONSENT AGENDA)

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

1. Planning and Zoning Commission - Regular Meeting - Nov 28, 2017 5:30 PM
2. Consider and act upon a Final Plat for the Staley Addition, being an approximately 2 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located west of the BNSF Railroad, east of North Louisiana Drive, North of Malone Street, and south of CR 95. (Staley Final Plat)

V. PUBLIC HEARING:

1. The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HI, Heavy Industrial, an approximately 18.74 acre tract of land, situated in the Collin County School land Survey, Abstract No. 167, the property is generally located west of the BNSF Railroad, south of the future Collin County Outer Loop, north of CR 53, and east of CR 52. (Burnco PD)

Staff provided an overview of the request and explained that the use of a concrete batch plant was a vested use and the PD was just cleaning up the zoning following an involuntary annexation.

RESULT:	APPROVED [5 TO 1]
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Freeman, Bain, Barley
NAYS:	Ousley
ABSENT:	Haley

2. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Littlefield Extraterritorial Jurisdiction Development, being an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, Abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas. The property is generally located south of CR 94, east of Preston Road, and south of FM 428. (Littlefield DA)

Staff provided an overview of the request.

Clayton Snodgrass, applicant, did a presentation on the development and explained the intent of the perimeter landscaping and what types of homes would be in the neighborhood.

Craig James, 2714 W. FM 455, opposed, explained that there were deed restrictions on the property preventing it from being subdivided to 1/2 acre lots. Said the development is too dense for the area.

Mary Thompson, 9101 CR 94, opposed, said she would like to see at least one acre lots around the perimeter and was concerned that headlights leaving the development would shine directly into her home. She also explained that she felt the development was too dense for the neighborhood.

Jack Ousley, 12798 W. FM 455, opposed, asked the Commission to table the item to allow more time for the developer to speak with the surrounding neighbors because the development didn't match the surrounding area. He also questioned why there was no open space provided.

Snodgrass told Commissioners that the deed restrictions had been approved to be lifted in order for the property to be developed according to the proposed plan. He also explained that the landscape buffer would screen all sides that were adjacent to the City limits.

Commissioner Ousley asked why there wasn't open space provided with the development, and Senior Planner Rodriguez explained that the intent was that with larger lots, residents would have more space on their property. Chairman Hangartner explained that he felt the adjacent property owners' opinions needed to be heard and that they wanted to see larger lots in order to maintain the "country charm."

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

- The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas, the property is generally located south of CR 94, east of Preston Road, west of CR 97, and north of FM 455. (Littlefield PD)

Staff provided an overview of the request.

Commissioner's requested to continue the public hearing to the January 19, 2018 meeting to allow the developer time to coordinate better with the adjacent neighborhood's HOA, as well as come back with a land plan that they felt met the intent of the surrounding neighborhood.

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

VI. ACTION:

- Consider and act upon a Construction Plat, being an approximate 18.74 acre tract of land situated in the Collin County Land Survey, Abstract No. 167, generally located west of the BNSF Railroad, east of Dallas Parkway, north and west of CR 53, and south of CR 55. (Burnco Construction Plat)

Staff provided an overview of the request and explained that this was the Construction Plat for the Planned Development that was just recommended for approval.

RESULT: APPROVED [5 TO 1]
MOVER: Mike Terry, Commissioner
SECONDER: Shawn Bain, Commissioner
AYES: Terry, Hangartner, Freeman, Bain, Barley
NAYS: Ousley
ABSENT: Haley

2. Consider and act upon a General Development for Greenway 63, being an approximate 63.154 acre tract of land situated in the I.C. Williamson Survey, abstract No. 943, City of Celina, Collin County, Texas. The property is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 GDP)

Staff provided an overview of the request.

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

3. The Planning & Zoning Commission will act upon a General Development Plan for Celina 5, being an approximately 4.869 acre tract of land situated in the Robert Cowan Survey, Abstract 211, Denton County, Texas, the property is generally located south and east of FM 428 (Glendenning Parkway), west of CR 51, and north of CR 7. (Celina 5 GDP)

Staff provided an overview of the request.

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

Chairman

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

Date Minutes Approved



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Robyn Miga, Planner
 CC: Alexis Jackson, Director of Development Services
 Date: January 16, 2018
 Re: Green Meadows Phase 1 Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Green Meadows Phase 1, being an ± 127.873 acre tract of land situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas, generally located west and south of FM 428, north of Carey Road, and east of FM 1385, containing 396 residential lots and 17 open space lots. (Green Meadows Phase 1 Construction Plat)

Background Information:

Staff has reviewed the proposed Construction Plat for Green Meadows Phase 1 and determined that the outstanding comments are minor in nature and can be addressed prior to City Council February 13, 2018.

The Green Meadows development is a Fresh Water Supply District located in Denton County. They will be served water and sewer by the Mustang Special Utility District.

Outstanding comments included:

- Relabeling open space lots;
- Calling out drainage/detention easements; and
- Updating a few technical engineering requirements in the civil plans.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

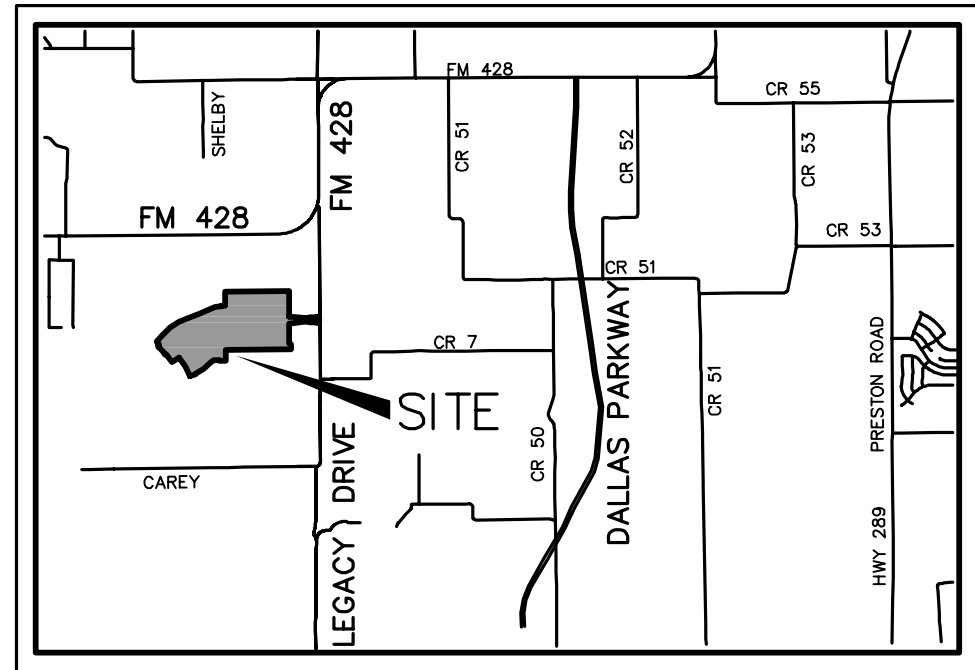
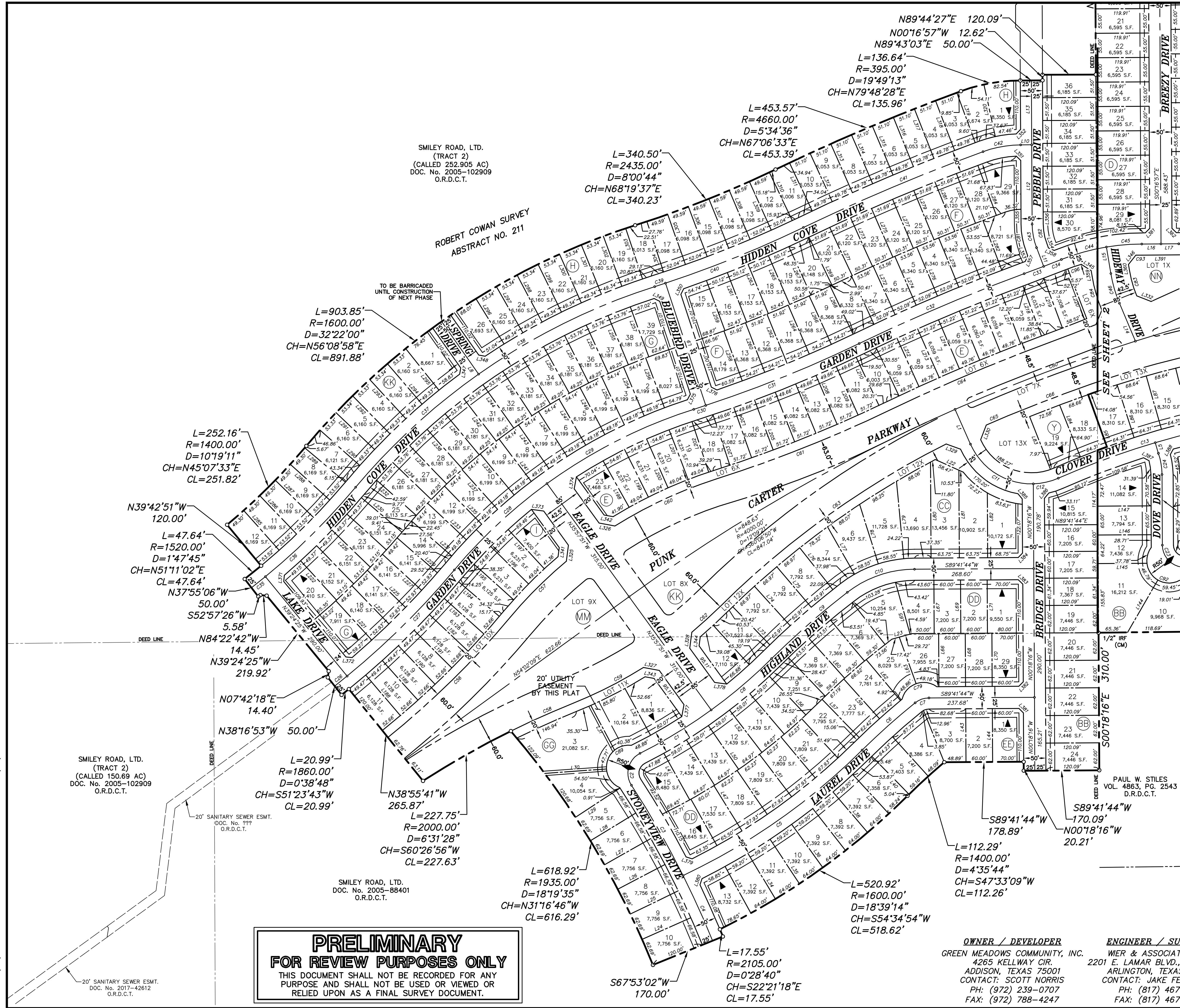
- Plat Exhibit

Staff Recommendation:

Staff recommends approval pending all outstanding comments are addressed prior to City Council.

Attachment: Green Meadows Final Plat (Green Meadows Phase 1 Construction Plat)

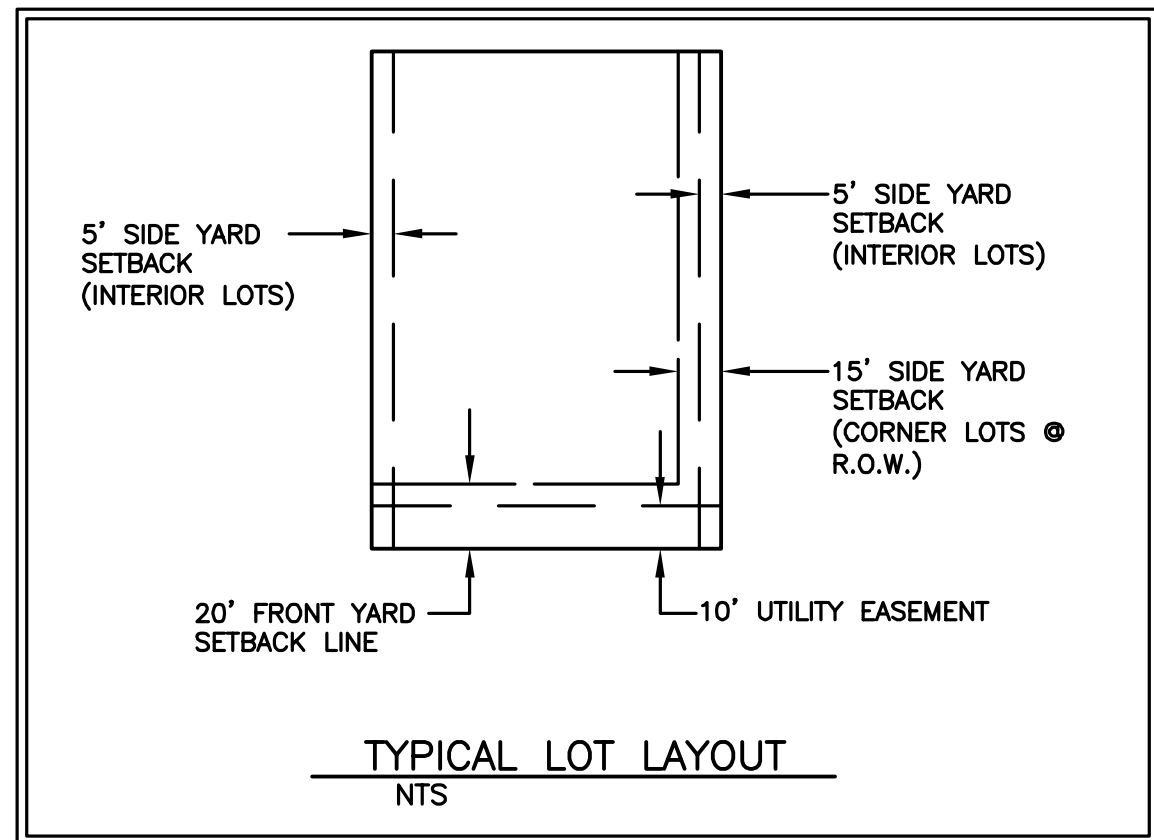
PRINTED: 1/10/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 1/10/2018 11:48 AM SAVED BY: AARONLS FILE: FINAL-PLAT-13135.01 REV 3.DWG



VICINITY MAP
NOT TO SCALE

* LAND USE TABLE *	
GROSS SITE AREA	127.873 ACRES
TOTAL NUMBER OF LOTS	413
TOTAL RESIDENTIAL LOTS	396
TOTAL NON-RESIDENTIAL LOTS	
HOA PRIVATE OPEN SPACE	17
PROPOSED LAND USE	RESIDENTIAL

* LEGEND *	
BL	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
WIER	*WIER & ASSOC INC*
U.E.	UTILITY EASEMENT
	STREET NAME CHANGE
	LOT ORIENTATION



CONSTRUCTION PLAT GREEN MEADOWS PHASE 1

AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 396 RESIDENTIAL LOTS AND 17 OPEN SPACE LOTS
BEING 127.873 ACRES (5,570,132 S.F.) OF LAND LOCATED IN THE
ROBERT COWAN SURVEY, ABSTRACT No. 211, DENTON COUNTY, TEXAS

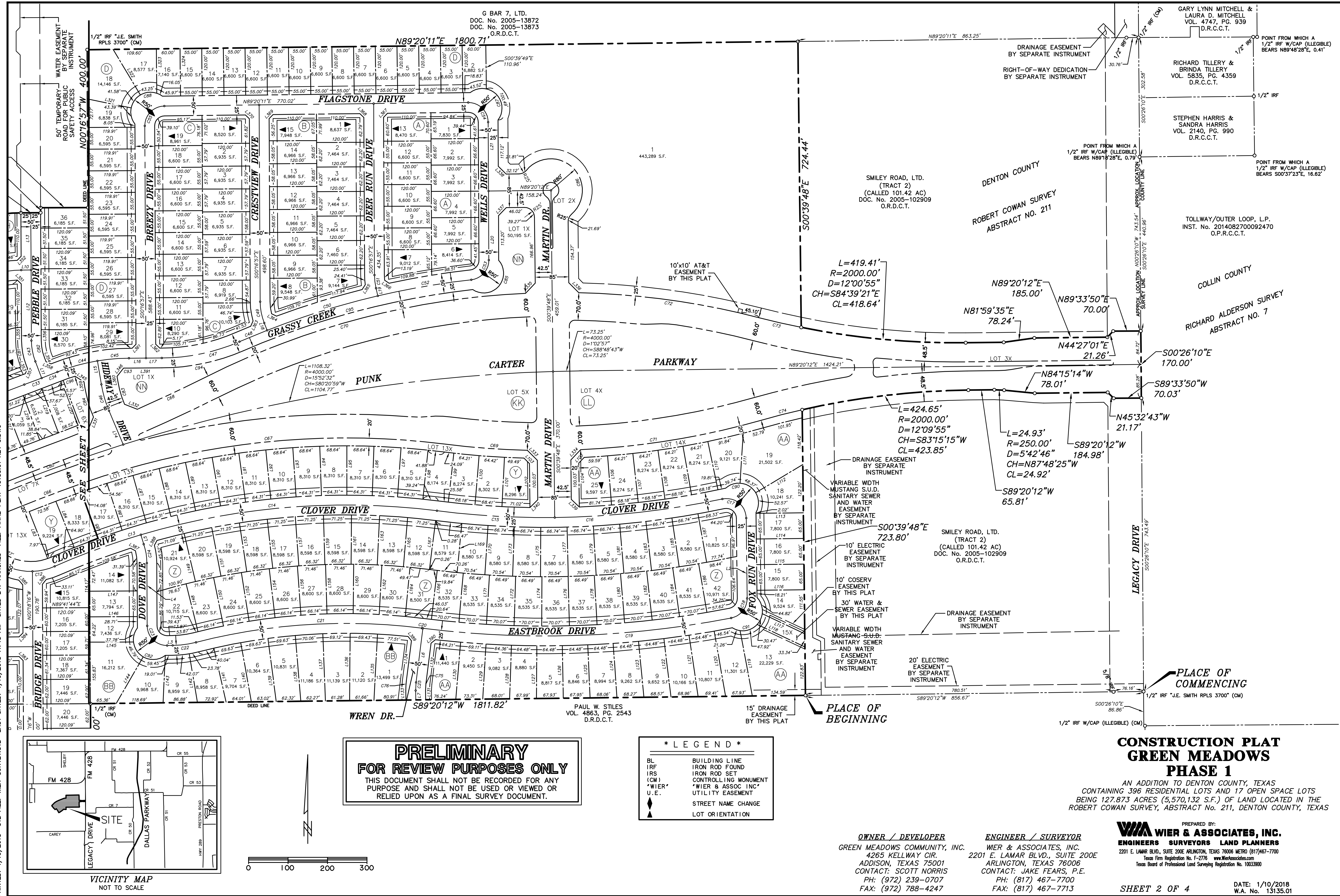
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER / DEVELOPER
GREEN MEADOWS COMMUNITY, INC.
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
CONTACT: SCOTT NORRIS
PH: (972) 239-0707
FAX: (972) 788-4247

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: JAKE FEARS, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

Attachment: Green Meadows Final Plat (Green Meadows Phase 1 Construction Plat)

PRINTED: 1/10/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 1/10/2018 11:48 AM SAVED BY: AARONLS FILE: FINAL-PLAT-13135.01 REV 3.DWG



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	187.89'	1165.00'	91°4'27"	N58°39'23"E	187.69'
C2	84.03'	50.00'	96°17'20"	S15°07'56"W	74.48'
C3	234.51'	2080.00'	6°27'35"	N29°46'56"W	234.38'
C4	161.05'	2080.00'	4°26'11"	N24°20'04"W	161.01'
C5	494.86'	1455.00'	19°29'12"	N54°59'53"E	492.47'
C6	160.01'	1545.00'	5°56'03"	S48°13'18"W	159.94'
C7	33.60'	50.00'	38°30'25"	S70°26'32"W	32.97'
C8	178.55'	1165.00'	8°46'53"	N49°38'43"E	178.38'
C9	226.91'	1835.00'	7°05'06"	S48°47'50"W	226.77'
C10	163.00'	250.00'	37°21'21"	S71°01'03"W	160.12'
C11	177.58'	150.00'	67°49'48"	S57°43'24"E	167.39'
C12	57.99'	150.00'	22°09'08"	N77°17'08"E	57.63'
C13	232.90'	1830.00'	7°17'31"	S69°51'20"W	232.74'
C14	758.04'	1830.00'	23°44'01"	S85°22'06"W	752.63'
C15	298.14'	2170.00'	7°53'54"	S86°42'51"E	298.90'
C16	427.97'	2170.00'	11°18'00"	N83°41'12"E	427.28'
C17	86.40'	50.00'	101°18'00"	N51°18'48"W	77.33'
C18	69.50'	50.00'	79°38'41"	N39°08'32"E	64.04'
C19	784.70'	2470.00'	18°12'08"	N88°04'57"E	781.40'
C20	2.21'	2470.00'	0°03'05"	S82°47'26"E	2.21'
C21	577.26'	1530.00'	21°37'03"	S86°25'35"W	573.84'
C22	58.86'	250.00'	13°43'09"	N82°28'38"E	59.72'
C23	78.85'	50.00'	90°21'32"	S45°29'02"E	70.93'
C24	48.63'	150.00'	18°34'32"	N09°35'32"W	48.42'
C25	20.54'	150.00'	7°50'49"	S03°15'37"W	20.53'
C26	36.05'	1835.00'	1°07'32"	N51°08'21"E	36.05'
C27	340.35'	1835.00'	10°37'37"	N45°16'47"E	339.86'
C28	286.08'	1165.00'	14°04'12"	S47°00'04"W	285.37'
C29	372.03'	1165.00'	18°17'49"	S63°11'04"W	370.45'
C30	28.32'	2870.00'	0°33'55"	N72°03'01"E	28.32'
C31	373.02'	2870.00'	7°26'48"	N68°02'39"E	372.75'
C32	403.68'	4225.00'	5°28'28"	S67°03'29"W	403.52'
C33	46.99'	3835.00'	0°42'07"	N69°26'39"E	46.99'
C34	42.81'	3835.00'	0°38'22"	N68°46'24"E	42.81'
C35	40.14'	1545.00'	1°29'19"	N51°20'15"E	40.14'
C36	286.56'	1545.00'	10°37'37"	N45°16'47"E	286.15'
C37	377.37'	1455.00'	14°51'37"	S47°23'47"W	376.32'
C38	444.57'	1455.00'	17°30'23"	S63°34'47"W	442.84'
C39	25.46'	2580.00'	0°33'55"	N72°03'01"E	25.46'
C40	335.32'	2580.00'	7°26'48"	N68°02'39"E	335.09'
C41	439.46'	4515.00'	5°34'36"	S67°06'33"W	439.28'
C42	86.48'	250.00'	19°49'13"	S79°48'28"W	86.05'
C43	54.00'	150.00'	20°37'29"	S10°35'41"E	53.70'
C44	105.43'	500.00'	12°04'55"	S74°29'40"W	105.24'
C45	80.13'	500.00'	9°10'56"	S85°07'36"W	80.05'
C46	69.71'	300.00'	13°18'47"	S16°07'16"E	69.55'
C47	202.57'	500.00'	23°12'45"	N78°06'42"E	201.18'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C48	75.53'	2045.00'	2°06'58"	S67°33'48"W	75.53'
C49	55.23'	150.00'	21°05'46"	S10°49'50"E	54.92'
C50	294.08'	2045.00'	8°14'22"	S72°44'28"W	293.83'
C51	33.66'	150.00'	12°51'24"	S06°42'39"E	33.59'
C52	240.55'	2045.00'	6°44'22"	S80°13'50"W	240.41'
C53	73.20'	50.00'	83°52'58"	N41°39'32"E	66.84'
C54	78.87'	50.00'	90°22'52"	N45°28'23"W	70.95'
C55	78.21'	50.00'	89°37'08"	S44°31'37"W	70.48'
C56	388.71'	2000.00'	11°08'08"	N45°32'02"E	388.10'
C57	178.05'	1000.00'	10°12'06"	S45°04'01"W	177.82'
C58	153.40'	2000.00'	4°23'41"	S65°54'30"W	153.37'
C59	178.05'	1000.00'	10°12'06"	N63°00'18"E	177.82'
C60	251.83'	1000.00'	14°25'43"	S65°07'07"W	251.16'
C61	424.41'	3035.00'	8°00'44"	N68°19'37"E	424.06'
C62	85.75'	1000.00'	4°54'47"	N47°42'40"E	85.72'
C63	630.06'	2000.00'	18°03'00"	S54°16'47"W	627.46'
C64	387.91'	4060.00'	5°28'28"	S67°03'29"W	387.77'
C65	53.10'	2000.00'	1°31'16"	S66°55'50"W	53.10'
C66	200.58'	3940.00'	2°55'01"	S69°08'58"W	200.56'
C67	929.46'	2000.00'	26°37'36"	S83°55'17"W	921.12'
C68	198.21'	4000.00'	2°50'21"	N64°50'09"E	198.19'
C69	208.20'	2000.00'	5°57'52"	S65°44'50"E	208.11'
C70	837.29'	2000.00'	23°59'12"	S75°24'34"W	831.19'
C71	464.48'	2000.00'	13°18'23"	N80°44'59"E	463.44'
C72	461.83'	2000.00'	13°13'49"	N82°06'52"W	460.80'
C73	108.92'	2000.00'	3°08'56"	S77°04'25"E	109.90'
C74	107.34'	2000.00'	3°04'30"	S75°38'02"W	107.32'
C75	17.12'	125.00'	7°50'49"	S03°15'37"W	17.11'
C76	23.97'	175.00'	7°50'49"	S03°15'37"W	23.95'
C79	98.04'	50.00'	11°22'04"	S70°23'35"W	83.07'
C81	62.99'	175.00'	20°37'28"	S10°35'41"E	62.65'
C82	45.00'	125.00'	20°37'28"	S10°35'41"E	44.75'
C83	59.83'	257.50'	13°18'47"	S16°07'16"E	59.70'
C84	78.99'	342.50'	13°12'48"	S16°04'17"E	78.81'
C85	144.54'	50.00'	165°37'37"	N41°39'32"E	99.21'
C86	264.88'	80.00'	189°42'11"	N45°48'24"W	159.43'
C87	144.01'	50.00'	165°01'25"	N45°28'23"W	99.15'
C88	144.12'	50.00'	165°08'45"	S44°31'37"W	99.16'
C89	142.59'	50.00'	163°23'42"	S15°06'48"W	98.95'
C90	140.69'	50.00'	161°13'04"	N51°15'46"W	98.66'
C91	144.46'	50.00'	165°32'35"	N39°09'35"E	99.21'
C92	144.01'	50.00'	165°01'39"	S45°29'02"E	99.15'
C93	13.57'	475.00'	1°38'11"	S88°53'59"W	13.57'
C94	212.70'	525.00'	23°12'45"	N78°06'42"E	211.24'
C95	603.40'	2020.00'	17°06'54"	S75°03'46"W	601.16'
C96	32.04'	475.00'	3°51'51"	S71°03'26"W	32.03'

LINE TABLE			
LINE	BEARING	DIST	
L1	N23°48'30"W	85.76'	
L2	N00°39'48"W	203.62'	
L3	N89°20'12"E	13.87'	
L4	N89°18'16"E	158.14'	
L5	S16°29'55"E	25.00'	
L6	S07°11'01"W	138.05'	
L7	S00°39'48"E	23.73'	
L8	N35°10'25"W	145.00'	
L9	S18°13'57"E	290.00'	
L10	N89°43'04"E	25.00'	
L11	S20°54'25"E	45.21'	
L12	N00°16'57"W	178.76'	
L13	N00°16'57"W	145.00'	
L14	N22°46'40"W	92.90'	
L15	N08°27'52"W	60.48'	
L16	S89°43'04"W	43.15'	
L17	S89°43'04"W	40.17'	
L18	S21°22'43"E	19.82'	
L19	S13°08'21"E	19.99'	
L20	S00°16'57"E	174.84'	
L21	S00°16'57"E	174.63'	
L22	N66°01'41"W	69.00'	
L24	N66°01'39"E	125.86'	
L25	N64°10'16"E	120.00'	
L26	N62°18'53"E	120.00'	
L27	N60°27'30"E	120.00'	
L28	N58°36'08"E	120.00'	
L29	N56°44'45"E	120.00'	
L30	N85°52'02"E	139.49'	
L31	N27°55'14"W	114.15'	
L32	S28°41'47"E	120.00'	
L33	S28°54'31"E	120.00'	
L34	S31°11'59"E	120.00'	
L35	S33°29'30"E	120.00'	
L36	S35°47'02"E	120.00'	
L37	S04°02'12"W	125.00'	
L38	S40°22'04"E	120.00'	
L39	S42°39'35"E	120.00'	
L40	N44°32'20"W	119.98'	
L41	N42°07'04"W	120.00'	
L42	S21°53'26"E	125.52'	
L43	N00°18'16"W	120.00'	
L44	N00°18'16"W	120.00'	
L45	S29°10'16"E	120.00'	
L46	N29°01'43"W	120.00'	
L47	S31°47'44"E	120.00'	
L48	N31°52'12"W	120.00'	
L49	S34°31'02"E	120.00'	
L50	N34°42'41"W	120.00'	
L51	S37°14'20"E	120.00'	
L52	N37°33'10"W	120.00'	
L53	S39°57'38"E	120.00'	
L54	N40°23'39"W	120.00'	
L55	S42°40'56"E	120.00'	
L56	S43°14'08"E	120.00'	
L57	N44°11'45"W	120.00'	
L58	S43°50'43"E	120.00'	
L59	N41°55'04"W	120.00'	
L60	S41°50'05"E	120.00'	
L61	S39°49'28"E	120.00'	

LINE TABLE			
LINE	BEARING	DIST	
L62	S39°46'20"E	120.00'	
L63	N19°47'27"W	111.33'	
L64	S37°48'50"E	120.00'	
L65	S15°44'45"E	121.43'	
L66	S00°18'16"E	120.00'	
L67	S00°18'16"E	120.00'	
L68	S00°18'16"E	120.00'	
L69	N00°18'16"W	120.00'	
L70	S00°18'16"E	120.00'	
L71	S00°18'16"E	120.00'	
L72	S42°28'06"E	120.00'	
L73	S44°09'15"E	120.00'	
L74	S42°12'59"E	120.00'	
L75	S40°16'43"E	120.00'	
L76	S38°20'27"E	120.00'	
L77	S29°44'49"E	123.03'	
L78	S17°32'55"E	140.16'	
L79	S05°21'00"E	175.01'	
L80	S00°18'16"E	216.10'	
L81	S00°18'16"E	197.54'	
L82	S00°18'16"E	146.02'	
L83	N21°39'45"W	127.84'	
L84	S21°47'09"E	125.86'	
L85	S19°47'58"E	125.00'	
L86	S17°48'47"E	125.00'	
L87	S15°49'37"E	125.00'	
L88	S13°50'26"E	125.00'	
L89	S11°51'15"E	125.00'	
L90	S09°52'04"E	125.00'	
L91	S07°52'53"E	125.00'	
L92	S05°53'42"E	125.00'	
L93	S03°54'31"E	125.00'	
L94	S01°55'20"E	125.00'	
L95	S00°03'50"W	125.00'	
L96	S02°03'01"W	125.00'	
L97	S04°02'12"W	125.00'	
L98	S06°01'23"W	125.00'	
L99	S06°33'06"W	125.00'	
L100	S04°43'50"W	125.00'	
L101	S02°54'11"W	125.00'	
L102	N00°39'48"W	111.42'	
L103	S44°52'32"E	19.69'	
L104	N00°39'48"W	111.42'	
L105	S43°32'56"W	19.69'	
L106	S04°30'58"E	125.00'	
L107	S06°20'14"E	125.00'	
L108	S08°09'31"E	125.00'	
L109	S09°58'47"E	125.00'	
L110	S11°48'04"E	125.00'	
L111	S03°35'33"W	126.62'	
L112	S59°06'09"W	138.01'	
L113	N89°20'12"E	120.00'	
L114	N89°20'12"E	120.00'	
L115	N89°20'12"E	120.00'	
L116	N89°20'12"E	120.00'	
L117	N64°47'31"W	119.07'	
L118	N64°47'31"W	133.62'	
L119	S10°38'35"E	168.31'	
L120	N09°54'10"W	167.40'	
L121	N08°25'19"W	157.32'	

LINE TABLE		
LINE	BEARING	DIST
L122	N06°56'28"W	148.90'
L123	N05°27'37"W	142.28'
L124	N03°58'46"W	137.45'
L125	N02°29'55"W	134.39'
L126	N01°01'04"W	133.10'
L127	N00°27'47"E	133.55'
L128	N01°56'38"E	135.77'
L129	N03°25'29"E	139.75'
L130	N04°54'20"E	145.21'
L131	S00°39'48"E	23.73'
L132	S07°11'01"W	103.18'
L133	S00°39'48"E	23.73'
L134	S07°11'01"W	102.90'
L135	N03°02'13"E	168.21'
L136	N00°23'37"E	170.77'
L137	N02°41'17"W	170.49'
L138	N04°54'19"W	167.33'
L139	N07°33'23"E	161.28'
L140	N10°12'28"E	152.27'
L141	N12°51'29"W	140.20'
L142	N08°25'41"W	124.85'
L143	S02°38'35"W	120.39'
L144	N03°07'27"E	136.21'
L145	S89°43'15"E	109.94'
L146	S89°43'15"W	119.91'
L147	S89°43'14"W	119.91'
L148	S13°57'28"E	125.00'
L149	S13°17'49"E	125.00'
L150	S11°31'14"E	125.00'
L151	S10°52'06"E	125.00'
L152	S08°05'01"E	125.00'
L153	S09°05'21"E	125.00'
L154	S06°38'47"E	125.00'
L155	S06°20'41"E	125.00'
L156	S04°12'34"E	125.00'
L157	S04°04'58"E	125.00'
L158	S01°46'25"E	125.00'
L159	S01°49'16"E	125.00'
L160	S00°39'53"W	125.00'
L161	S00°26'26"W	125.00'
L162	S00°08'06"W	125.00'
L163	S02°42'09"W	125.00'
L164	S05°32'30"W	125.00'
L165	S04°57'52"W	125.00'
L166	S06°45'05"W	125.00'
L167	N07°13'34"E	125.00'
L168	N05°06'34"E	125.00'
L169	N05°30'00"E	125.00'
L170	N03°45'28"E	125.00'
L171	N03°28'03"E	125.00'
L172	N01°49'31"E	125.00'
L173	N02°00'56"E	125.00'
L174	N00°11'00"E	125.00'
L175	N00°16'24"E	125.00'
L176	N01°27'31"W	125.00'
L177	N01°28'08"W	125.00'
L178	N03°06'02"E	125.00'
L179	N03°12'39"W	125.00'
L180	N04°44'33"W	125.00'
L181	N04°57'11"W	125.00'

Attachment: Green Meadows Final Plat (Green Meadows Phase 1 Construction Plat)

PRINTED: 1/10/2018 5TB FILE: WIER--SURVEY.STB LAST SAVED: 1/10/2018 11:48 AM SAVED BY: AARONLS FILE: FINAL--PLAT--13135.01 REV 3.DWG

FIELD NOTES

WHEREAS, GREEN MEADOWS COMMUNITY, INC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ROBERT COWAN SURVEY, ABSTRACT No. 211, DENTON COUNTY, TEXAS, AND BEING OUT OF 252.905 ACRE TRACT CONVEYED TO THEM BY A DEED TO SMILEY ROAD, LTD., RECORDED IN DOCUMENT NUMBER 2005-102909 (DENOTED AS TRACT 2), A 101.42 ACRE TRACT CONVEYED TO THEM BY A DEED TO SMILEY ROAD, LTD. RECORDED IN DOCUMENT NUMBER 2005-102909 (DENOTED AS TRACT 2) AND A 151.593 ACRE TRACT CONVEYED TO THEM BY A DEED TO SMILEY ROAD, LTD. RECORDED IN DOCUMENT NUMBER 2005-88401, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "J.E. SMITH RPLS 3700", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID 101.42 ACRE TRACT, THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PAUL W. STILES, RECORDED IN VOLUME 4863, PAGE 2543, DEED RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO TOLLWAY/OUTER LOOP, L.P. RECORDED IN INSTRUMENT NUMBER 2014082700092470, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING IN THE CENTER OF LEGACY DRIVE;

THENCE SOUTH 89°20'12" WEST, DEPARTING THE CENTER OF SAID LEGACY DRIVE AND ALONG THE SOUTH LINE OF SAID 101.42 ACRE TRACT AND THE NORTH LINE OF SAID STILES TRACT, AT 76.16 FEET PASSING A 5/8" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 856.67 FEET TO THE PLACE BEGINNING;

THENCE SOUTH 89°20'12" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 101.42 ACRE TRACT AND THE NORTH LINE OF SAID STILES TRACT, A DISTANCE OF 1811.82 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STILES TRACT, THE SOUTHWEST CORNER OF SAID 101.42 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 252.905 ACRE TRACT AND THE NORTHEAST CORNER OF SAID SMILEY ROAD, LTD. TRACT RECORDED IN DOCUMENT NUMBER 2005-88401;

THENCE SOUTH 00°18'16" EAST, ALONG THE EAST LINE OF SAID SMILEY ROAD, LTD. TRACT RECORDED IN DOCUMENT NUMBER 2005-88401 AND THE WEST LINE OF SAID STILES TRACT, A DISTANCE OF 310.00 FEET TO A POINT;

THENCE SOUTH 89°41'44" WEST, DEPARTING THE EAST LINE OF SAID SMILEY ROAD, LTD. TRACT RECORDED IN DOCUMENT NUMBER 2005-88401 AND THE WEST LINE OF SAID STILES TRACT, A DISTANCE OF 170.09 FEET TO A POINT;

THENCE NORTH 00°18'16" WEST, A DISTANCE OF 20.21 FEET TO A POINT;

THENCE SOUTH 89°41'44" WEST, A DISTANCE OF 178.89 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 112.29 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1467.10 FEET, A DELTA ANGLE OF 04°35'44" AND A CHORD BEARING OF SOUTH 47°33'09" WEST, 112.26 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 520.92 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1600.00 FEET, A DELTA ANGLE OF 18°39'14" AND A CHORD BEARING OF SOUTH 54°34'54" WEST, 518.62 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 17.55 FEET, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 00°28'40" AND A CHORD BEARING OF SOUTH 22°21'18" EAST, 17.55 FEET TO A POINT;

THENCE SOUTH 67°53'02" WEST, A DISTANCE OF 170.00 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 618.92 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1935.00 FEET, A DELTA ANGLE OF 18°19'35" AND A CHORD BEARING OF NORTH 31°16'46" WEST, 616.29 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 227.75 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET, A DELTA ANGLE OF 06°31'28" AND A CHORD BEARING OF SOUTH 60°26'56" WEST, 227.63 FEET TO A POINT;

THENCE NORTH 38°55'41" WEST, A DISTANCE OF 265.87 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 20.99 FEET, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1860.00 FEET, A DELTA ANGLE OF 00°38'48" AND A CHORD BEARING OF SOUTH 51°23'43" WEST, 20.99 FEET TO A POINT;

THENCE NORTH 38°16'53" WEST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 05°27'08" EAST, A DISTANCE OF 13.87 FEET TO A POINT;

THENCE NORTH 40°39'21" WEST, A DISTANCE OF 220.18 FEET TO A POINT;

THENCE NORTH 84°22'42" WEST, A DISTANCE OF 14.45 FEET TO A POINT;

THENCE NORTH 37°55'06" WEST, A DISTANCE OF 50.00 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 47.64 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1520.00 FEET, A DELTA ANGLE OF 01°47'45" AND A CHORD BEARING OF NORTH 51°11'02" EAST, 47.64 FEET TO A POINT;

THENCE NORTH 39°42'51" WEST, A DISTANCE OF 120.00 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 252.16 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1400.00 FEET, A DELTA ANGLE OF 10°19'11" AND A CHORD BEARING OF NORTH 45°07'33" EAST, 251.82 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 903.85 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1600.00 FEET, A DELTA ANGLE OF 32°22'00" AND A CHORD BEARING OF NORTH 56°08'58" EAST, 891.88 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 340.50 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2435.00 FEET, A DELTA ANGLE OF 08°05'44" AND A CHORD BEARING OF NORTH 68°19'37" EAST, 340.23 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 453.57 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4660.00 FEET, A DELTA ANGLE OF 05°34'36" AND A CHORD BEARING OF NORTH 67°06'33" EAST, 453.39 FEET TO A POINT, BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 136.64 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET, A DELTA ANGLE OF 19°49'13" AND A CHORD BEARING OF NORTH 79°48'28" EAST, 135.96 FEET TO A POINT;

THENCE NORTH 89°43'03" EAST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 00°16'57" WEST, A DISTANCE OF 12.62 FEET TO A POINT;

THENCE NORTH 89°44°27" EAST, A DISTANCE OF 120.09 FEET TO A POINT IN THE EAST LINE OF SAID 252.905 ACRE TRACT AND THE WEST LINE OF SAID 101.42 ACRE TRACT;

THENCE NORTH 00°16'57" WEST, ALONG THE EAST LINE OF SAID 252.905 ACRE TRACT AND THE WEST LINE OF SAID 101.42 ACRE TRACT, A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "J.E. SMITH RPLS 3700", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID 101.42 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO G BAR 7, LTD. RECORDED IN DOCUMENT NUMBER 2005-13672 AND DOCUMENT NUMBER 2005-13673, O.R.D.C.T.;

THENCE NORTH 89°20'11" EAST, DEPARTING THE EAST LINE OF SAID 252.905 ACRE TRACT, ALONG THE NORTH LINE OF SAID 101.42 ACRE TRACT AND THE SOUTH LINE OF SAID G BAR 7 TRACT, A DISTANCE OF 1800.71 FEET TO A POINT;

THENCE SOUTH 00°39'48" EAST, DEPARTING THE NORTH LINE OF SAID 101.42 ACRE TRACT AND THE SOUTH LINE OF SAID G BAR 7 TRACT, A DISTANCE OF 724.44 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 419.41 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET, A DELTA ANGLE OF 12°00'55" AND A CHORD BEARING OF SOUTH 84°39'21" EAST, 419.64 FEET TO A POINT;

THENCE NORTH 89°20'12" EAST, A DISTANCE OF 96.30 FEET TO A POINT;

THENCE NORTH 81°59'35" EAST, A DISTANCE OF 78.24 FEET TO A POINT;

THENCE NORTH 89°20'12" EAST, A DISTANCE OF 185.00 FEET TO A POINT;

THENCE NORTH 44°27'01" EAST, A DISTANCE OF 21.26 FEET TO A POINT;

THENCE NORTH 89°33'50" EAST, A DISTANCE OF 70.00 FEET TO A POINT IN THE EAST LINE OF SAID 101.42 ACRE TRACT, THE WEST LINE OF SAID TOLLWAY/OUTER LOOP TRACT AND IN THE CENTER OF SAID LEGACY DRIVE, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 00°26'10" WEST, 734.54 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID 101.42 ACRE TRACT;

THENCE SOUTH 00°26'10" EAST, ALONG THE EAST LINE OF SAID 101.42 ACRE TRACT, THE WEST LINE OF SAID TOLLWAY/OUTER LOOP TRACT AND THE CENTER OF SAID LEGACY DRIVE, A DISTANCE OF 170.00 FEET TO A POINT;

THENCE SOUTH 89°33'50" WEST, DEPARTING THE EAST LINE OF SAID 101.42 ACRE TRACT, THE WEST LINE OF SAID TOLLWAY/OUTER LOOP TRACT AND THE CENTER OF SAID LEGACY DRIVE, A DISTANCE OF 70.03 FEET TO A POINT;

THENCE NORTH 45°32'43" WEST, A DISTANCE OF 21.17 FEET TO A POINT;

THENCE SOUTH 89°20'12" WEST, A DISTANCE OF 184.98 FEET TO A POINT;

THENCE NORTH 84°15'14" WEST, A DISTANCE OF 78.01 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 24.93 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 05°42'46", AND A CHORD BEARING OF NORTH 87°48'25" WEST, 24.92 FEET TO A POINT;

THENCE SOUTH 89°20'12" WEST, A DISTANCE OF 65.81 FEET TO THE BEGINNING OF CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 424.65 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET, A DELTA ANGLE OF 12°09'55", AND A CHORD BEARING OF SOUTH 83°15'15" WEST, 423.85 FEET TO A POINT;

THENCE SOUTH 00°39'48" EAST, A DISTANCE OF 723.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 127.873 ACRES (5,570,145 SQUARE FEET) OF LAND, MORE OR LESS.

PROPERTY OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SMILEY ROAD, LTD., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GREEN MEADOWS PHASE 1, AN ADDITION TO DENTON 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 COUNCIL OF THE CITY OF CELINA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF CELINA'S USE THEREOF. DENTON 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, DENTON COUNTY, THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

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

BY: SMILEY ROAD, LTD.

AUTHORIZED SIGNATURE OF OWNER

ROBERT PORTER, PARTNER

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 PORTER, 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 _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

PREPARERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

(SEAL)

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON January 10, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

SIGNATURE OF THE REGISTERED PROFESSIONAL

TEXAS REGISTRATION NO.

STATE OF TEXAS
COUNTY OF COLLIN

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

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

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, DENTON COUNTY, TEXAS.

SIGNATURE OF MAYOR

DATE OF APPROVAL

ATTEST:

CITY SECRETARY

DATE

NOTES

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

2. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48121C0290G, MAP REVISED APRIL 18, 2011, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE X, AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

3. APPLICABLE FOR LOTS WITH DRAINAGE EASEMENTS ONLY: THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF CELINA (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF LOT 12X, BLOCK LL AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN ACCESSIBLE AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED SHALL BE PERMITTED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

4. ALL OPEN SPACE AREAS ("X" LOTS) SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CONSTRUCTION PLAT
GREEN MEADOWS
PHASE 1

AN ADDITION TO DENTON COUNTY, TEXAS
CONTAINING 396 RESIDENTIAL LOTS AND 17 OPEN SPACE LOTS
BEING 127.873 ACRES (5,570,132 S.F.) OF LAND LOCATED IN THE
ROBERT COWAN SURVEY, ABSTRACT No. 211, DENTON COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER / DEVELOPER
GREEN MEADOWS COMMUNITY, INC.
4265 KELLWAY CIR.
ADDISON, TEXAS 75001
CONTACT: SCOTT NORRIS
PH: (972) 239-0707
FAX: (972) 788-4247

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FAX: (817) 467-7713

SHEET 4 OF 4

DATE: 1/10/2018
W.A. No. 13135.01