

# PLANS FOR THE CONSTRUCTION OF CELINA TOWN CENTER ADDITION PHASE 2 LOT 3, BLOCK A



## CITY OF CELINA COLLIN COUNTY, TEXAS

**OWNER:**

UNDERWOOD FINANCIAL LTD.  
25 HIGHLAND PARK VILLAGE SUITE 100-574  
DALLAS, TEXAS 75205  
(214) 521-3099

**DEVELOPER:**

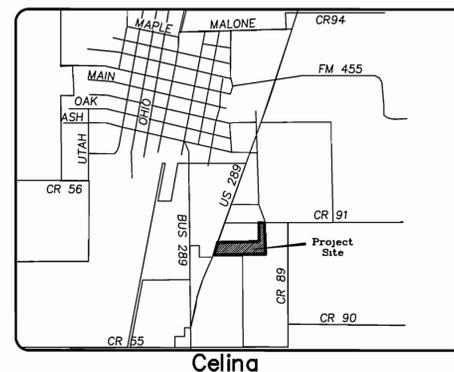
HODGES DEVELOPMENT SERVICES  
13642 OMEGA  
DALLAS, TEXAS 75244  
(972) 387-1000

**ARCHITECT:**

HODGES + ASSOCIATES ARCHITECTS  
13642 OMEGA  
DALLAS, TEXAS 75244  
(972) 387-1000

**ENGINEER \  
LANDSCAPE ARCHITECT**

JONES & BOYD, INC.  
17090 DALLAS PARKWAY  
SUITE 200  
DALLAS, TEXAS 75248  
(972) 248-7676



### LOCATION MAP

NOT TO SCALE

**RECORD DOCUMENTS**  
THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC., HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JONES & BOYD, INC., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
BY: *[Signature]*  
DATE: 7-20-07

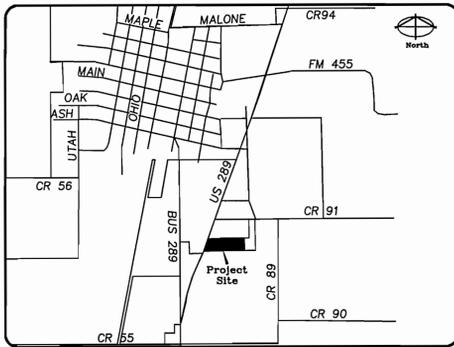
### INDEX

SHEET NO.	DESCRIPTION
1-2	CONSTRUCTION PLAT
GN1	GENERAL NOTES
3	SITE PLAN
4	PAVING & DIMENSION CONTROL PLAN
5	PAVING DETAILS
6	MASS GRADING PLAN
7	GRADING PLAN
8	DRAINAGE AREA MAP (EXISTING CONDITION)
9	DRAINAGE AREA MAP (FULLY DEVELOPED)
10	STORM SEWER CALCULATIONS
11	STORM SEWER PLAN
12	STORM SEWER PROFILES—LINE 'A'
13	STORM SEWER PROFILES—LINE 'B', LAT. 'A-1, 'A-3', 'A-4', 'A-5' & 'A-6'
14	WATER & SANITARY SEWER PLAN
15	SANITARY SEWER PROFILE—LINE 'S-1'
16	SANITARY SEWER PROFILE—LINE 'S-1'
17	EROSION CONTROL PLAN
SD1-2	CITY DETAILS

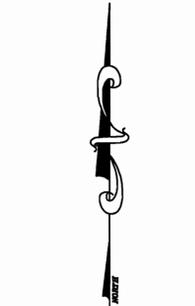
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF CELINA, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.





**Celina  
Location Map  
N.T.S.**



SCALE 1"=50'  
SCALE: 1"=50'

COUNTY ROAD 91

STATE HIGHWAY 289  
(PRESTON ROAD)  
(VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING

N18°06'31"E  
62.82'

281.38'  
100.43'

N151°3'25"E  
180.95'

10' UTILITY EASEMENT  
DOC. NO. 2006091001262660

25' WATER & WASTEWATER ESMT.  
VOL. 5499, PG. 1894

WOOD MON.

10' B.L.

LOT 2, BLOCK A  
CELINA TOWN CENTER, LTD.  
DOC. NO. 20060919001348450

LOT 1, BLOCK A  
CELINA TOWN CENTER ADDITION  
(PLAT PENDING)

BROOKSHIRE GROCERY COMPANY  
VOL. 5768, PG. 4975  
(6.935 ACRES)

ZONED C2  
(COMMERCIAL DISTRICT)

FIRELANE & PUBLIC ACCESS ESMT.

960.58'

393.50'

243.46'

N88°32'20"E

171.79'

80.99'

146.86'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

129.12'

LOT 4, BLOCK A  
41,891 SQ. FT.  
0.962 ACRES

N88°41'15"E

292.87'

10' B.L.

10' B.L.

10' B.L.

LOT 5, BLOCK A  
55,264 SQ. FT.  
1.269 ACRES

N88°41'15"E

292.87'

10' B.L.

10' B.L.

10' B.L.

LOT 3, BLOCK A  
129,805 SQ. FT.  
2.980 ACRES

ZONED C2  
(COMMERCIAL DISTRICT)

TEMPORARY FIRELANE & PUBLIC ACCESS ESMT.

10' DE

15' UTILITY ESMT.

24' FIRELANE & PUBLIC ACCESS ESMT.

LOT 6, BLOCK A  
107,039 SQ. FT.  
2.457 ACRES

20' WATER ESMT.

15' SANITARY SEWER ESMT.

24' FIRELANE & PUBLIC ACCESS ESMT.

24' FIRELANE & PUBLIC ACCESS ESMT.

24' FIRELANE & PUBLIC ACCESS ESMT.

UTILITY EASEMENT  
(BY SEPARATE INSTRUMENT)

REMAINDER OF 40.90 ACRES  
IPPOLITO INTERESTS, INC.  
(NOW KNOWN AS UNDERWOOD FINANCIAL LTD.)  
VOL. 4815, PG. 925

40'x40' UTILITY EASEMENT  
(BY SEPARATE INSTRUMENT)

45' RIGHT-OF-WAY DEDICATION  
(BY SEPARATE INSTRUMENT)

20'x20' UTILITY EASEMENT  
DOC. NO. 20060925001376540

ELECTRIC EASEMENT  
DOC. NO. 20060607000777240

CITY OF CELINA  
VOL. 5826, PG. 5732

ZONED C2  
(COMMERCIAL DISTRICT)

ZONED C2  
(COMMERCIAL DISTRICT)

LYNNE WOLF  
DOC. NO. 94-007963  
(NOT ZONED)

C.M. ROBERTS OPERATIONS, INC.  
VOL. 5146, PG. 1799  
(NOT ZONED)

35' WATER, SEWER & DRAINAGE EASEMENT

40' WATER, SEWER & DRAINAGE EASEMENT

40' WATER, SEWER & DRAINAGE EASEMENT

40' WATER, SEWER & DRAINAGE EASEMENT

1061.50'

323.62'

323.62'

323.62'

323.62'

323.62'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

331.15'

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN~

WHEREAS, CELINA TOWN CENTER, LTD. is the owner of all that tract of land in the City of Celina, Collin County, Texas, part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, being part of a called 40.90 acre tract of land conveyed to Ippolito Interests, Inc. (now known as Underwood Financial Limited) as recorded in Volume 4815, Page 925, Collin County Land Records, being all of Lots 3, 4, 5 & 6 conveyed to Celina Town Center, Ltd. as recorded in Document Number 20060919001348450, Collin County Land Records, and being further described as follows:

BEGINNING at one-half inch iron rod found at the northwest corner of said Lot 4, said point being the southwest corner of a tract of land conveyed to Brookshire Grocery Company as recorded in Volume 5768, Page 4975, Collin County Land Records, said point being in the east line of State Highway 289 (Preston Road) (a variable width right-of-way);

THENCE North 88 degrees 32 minutes 20 seconds East, 960.58 feet along the south line of said Brookshire tract to a one-half inch iron rod found at the northeast corner of said Lot 6;

THENCE South 01 degrees 18 minutes 50 seconds East, 331.15 feet to a one-half inch iron rod found at the southeast corner of said Lot 6, said point being in the north line of a tract of land conveyed to C.M. Roberts Operations, Inc. as recorded in Volume 5146, Page 1799, Collin County Land Records;

THENCE South 88 degrees 40 minutes 47 seconds West, 1061.50 feet to a one-half inch iron rod found at the southwest corner of said Lot 5, said point being the northwest corner of a tract of land conveyed to Lynne Wolf as recorded in Document Number 94-007963, Collin County Land Records, said point being in the east line of State Highway 289;

THENCE along the east line of State Highway 289 as follows:  
 North 15 degrees 13 minutes 25 seconds East, 281.38 feet to a wood monument found for corner in the west line of said Lot 4;  
 North 18 degrees 06 minutes 31 seconds East, 62.62 feet along the west line of said Lot 4 to the POINT OF BEGINNING and containing 333,999 square feet or 7.668 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA TOWN CENTER, LTD., acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as LOTS 3, 4, 5 & 6, BLOCK A, CELINA TOWN CENTER ADDITION, PHASE 2, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed 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 easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane and access easements, as dedicated and shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use;

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

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 \_\_\_\_\_, 2007.

BY: \_\_\_\_\_  
 NANCY E. UNDERWOOD, PRESIDENT, CELINA PROPERTY MANAGEMENT, LLC, GENERAL PARTNER, CELINA TOWN CENTER, LTD.

KNOW ALL MEN BY THESE PRESENTS:

That I, William J. Johnson, 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.

William J. Johnson, R.P.L.S. No. 5426

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 William J. Johnson, Registered Professional 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 hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

CITY APPROVAL OF FINAL PLAT

Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas.

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

Signature of Chairperson \_\_\_\_\_ Date of Recommendation \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
 City Council  
 City of Celina, Texas

Signature of Mayor \_\_\_\_\_ Date of Approval \_\_\_\_\_

ATTEST: \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor \_\_\_\_\_ Date of Approval \_\_\_\_\_

ATTEST: \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

CITY FILE NO. FP07-01  
 FINAL PLAT

CELINA TOWN CENTER ADDITION-PHASE 2

LOTS 3, 4, 5, AND 6 BLOCK A

7.668 ACRES OUT OF  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167  
 CITY OF CELINA, COLLIN COUNTY, TEXAS

CELINA TOWN CENTER, LTD. OWNER  
 635 West Campbell Road, Suite 232 (972) 661-5280  
 Richardson, Texas 75080

HODGES DEVELOPMENT SERVICES DEVELOPER  
 13642 Omega (972)387-1000  
 Dallas, Texas 75244

JONES & BOYD, INC. SURVEYOR/ENGINEER  
 17090 Dallas Parkway, Suite 200 (972)248-7676  
 Dallas, Texas 75248

APRIL 11, 2007

Sheet 2 of 2

LINE	BEARING	DISTANCE
L1	S73°01'34"E	34.70'
L2	N88°40'47"E	91.00'
L3	N01°18'45"W	127.81'
L4	S15°31'27"E	13.42'
L5	S01°18'45"E	127.80'
L6	N88°40'47"E	23.04'
L7	N88°40'47"E	55.88'
L8	S74°28'33"W	10.00'
L10	S88°41'15"W	33.05'
L11	S01°18'45"E	80.80'
L12	S01°18'45"E	28.00'
L13	S88°40'47"W	216.62'
L14	N88°40'47"E	184.71'
L15	S15°31'27"E	8.09'
L16	N01°18'45"W	61.06'
L17	S88°40'47"W	195.17'
L18	N43°37'49"E	15.16'
L19	N88°32'20"E	79.23'
L20	S25°02'40"W	16.55'
L21	S01°18'45"E	16.47'
L22	S20°36'37"W	34.23'
L23	S01°18'45"E	25.55'
L24	N88°40'47"E	23.96'
L25	N20°36'37"E	39.81'
L26	N01°18'45"W	19.95'
L27	S31°27'40"E	9.11'
L28	S58°32'20"W	10.00'
L29	S31°27'40"E	3.34'
L30	S31°27'40"E	28.79'
L31	N58°32'20"E	10.00'
L32	S01°18'45"E	170.11'
L33	S31°27'40"E	23.01'
L34	N01°18'45"W	170.11'
L35	S31°27'40"E	34.88'
L36	S01°27'40"E	7.66'
L37	N88°32'20"E	10.00'
L38	S01°27'40"E	10.34'
L39	S31°27'40"E	30.96'
L40	N88°32'20"E	80.67'
L41	N28°41'15"E	33.77'
L42	N01°27'49"W	109.24'
L43	N58°41'15"E	23.88'
L44	N31°18'45"W	10.00'
L45	S58°41'15"W	29.65'
L46	S01°27'49"E	115.03'
L47	S28°41'15"W	39.55'
L48	S01°18'45"E	132.43'
L49	S01°22'11"E	75.05'
L50	S88°41'10"W	312.48'
L51	S01°28'57"E	180.39'
L52	N88°30'03"E	57.07'
L53	S01°18'45"E	13.16'
L54	N88°03'14"E	12.87'
L55	S00°58'48"E	20.00'
L56	S88°03'14"W	12.75'
L57	S01°18'45"E	82.37'
L58	S88°40'47"W	20.00'
L59	N01°18'45"W	95.47'
L60	S88°30'03"W	57.01'
L61	N01°28'57"W	200.40'
L62	S48°18'45"E	25.40'
L63	N88°41'10"E	312.47'
L64	N01°22'11"W	66.25'
L65	N43°37'49"E	36.41'

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	20.00'	31.42'	20.00'	S46°19'13"E	28.28'
C2	90°00'00"	20.00'	31.42'	20.00'	N43°40'47"E	28.28'
C3	90°00'00"	20.00'	31.42'	20.00'	S46°19'13"E	28.28'
C4	90°00'00"	16.00'	25.13'	16.00'	N43°40'47"E	22.63'
C5	90°19'28"	39.95'	62.97'	40.17'	N43°33'27"E	56.65'
C6	90°00'00"	10.00'	15.71'	10.00'	S43°41'15"W	14.14'
C7	80°00'28"	10.00'	13.96'	8.39'	N38°41'29"E	12.86'
C8	89°56'08"	10.00'	15.70'	9.99'	N45°30'20"W	14.13'
C9	28°21'25"	40.02'	18.41'	9.37'	N11°51'57"E	18.25'
C10	21°55'22"	40.02'	15.31'	7.75'	N09°38'56"E	15.22'
C11	28°51'35"	44.02'	22.18'	11.33'	S09°54'33"W	21.84'
C12	90°57'28"	19.77'	31.38'	20.10'	S48°29'18"E	28.19'
C13	110°59'55"	20.01'	36.77'	29.12'	S29°21'26"E	32.88'
C14	21°55'22"	40.02'	15.31'	7.75'	N09°38'56"E	15.22'
C15	33°15'25"	80.00'	46.44'	23.89'	S56°48'20"E	45.79'
C16	90°08'55"	105.00'	165.21'	105.27'	N46°23'13"W	148.68'
C17	90°08'55"	95.00'	149.47'	95.25'	N46°23'13"W	134.52'
C18	44°24'53"	70.00'	54.26'	28.58'	S89°15'13"E	52.91'
C19	18°28'08"	20.00'	6.43'	3.25'	S82°14'37"E	6.41'
C20	90°08'27"	20.00'	31.47'	20.05'	N46°23'26"W	28.32'
C21	88°51'33"	20.00'	31.37'	19.85'	S43°36'34"W	28.25'
C22	90°08'27"	20.00'	31.47'	20.05'	N46°23'26"W	28.32'
C23	30°09'03"	70.00'	36.84'	18.86'	N13°36'43"E	36.41'
C24	30°09'03"	80.00'	31.57'	16.18'	N13°36'43"E	31.21'
C25	28°29'22"	20.00'	9.25'	4.71'	S40°52'18"W	9.16'
C26	53°15'53"	15.00'	13.94'	7.52'	N27°57'09"W	13.45'
C27	53°50'13"	15.00'	14.09'	7.62'	S28°39'54"W	13.58'

STATE OF TEXAS ~

COUNTY OF \_\_\_\_\_ ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Nancy E. Underwood, 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 the \_\_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

Plotted by: mharp Plot Date: 4/11/2007 8:36 AM  
 Drawing: H:\Projects\UPM002.dwg\UPM002P.dwg Saved By: mharp Save Time: 4/11/2007 8:37 AM

**GENERAL**

1. All construction shall be in accordance with the latest revision of the North Central Texas Council of Governments "Standard Specifications for Public Works Construction" including the Standard Drawings® therein and the City of Celina's addendum thereto.
  2. Before beginning construction, the contractor shall prepare a construction sequence schedule. The construction schedule shall be such that there is the minimum interference with traffic along or adjacent to the project.
  3. Construction may not be begun earlier than 7:00 A.M. on weekdays nor continued after dark without permission from the City of Celina. Construction on holidays and Saturday must be approved two days in advance, a fee of \$300.00 a day for working on holidays and Saturday will be assessed payable to the city before work is performed. Work may not be begin before 8:00 A.M. and work on Sunday is prohibited without special permission and payment of fees.
  4. Utilities shown on the plans were taken from field surveys and information provided by the utility companies. The completeness and the accuracy of this data is not guaranteed.  
The contractor is responsible for verifying the location of all underground utilities and structures and protecting them from damage during construction.
  5. Work may not be backfilled or covered until the City has inspected it.
  6. Material testing shall be performed by an independent testing laboratory and paid for by the Contractor. The following material tests shall be provided by the Contractor:
    - a. Embankment – One soil density test shall be performed at each location for each 500 C.Y. of backfill placed.
- Pavement Sub grade – One gradation test (where lime stabilized) and one soil density test shall be performed for each 100 linear feet of pavement unless otherwise noted.
- b. Utility Trench Backfill – One soil density test shall be performed as directed by City of Celina.
  - c. Concrete Tests:
    - (1). Compressive Strength – as specified in the N.C.T.C.O.G. specifications or city specifications.
- Air Content – One test for each 25 C.Y. of concrete or fraction thereof unless otherwise noted.
- (2). Slump – One test for each 9 C.Y. unless otherwise noted.
- The City shall select the location and depth of each soil density test, unless otherwise directed.
7. All excavation on the project is unclassified.
  8. Temporary erosion control shall be used to minimize the spread of silt and mud from the project on to existing streets, alleys, drainage ways and public and private property. Temporary erosion controls may include silt fences, rock check dams, stabilized construction entrances, straw bales, berms, dikes, swales, strips of undisturbed vegetation, check dams and other methods as required by the City Administrator or his representative and shall conform to the AStorm Water Quality Best Management Practices for Construction Activities® as published by the North Central Texas Council of Governments.
  9. Finished slopes on public rights-of-way and easements shall not be steeper than 4:1. All slopes steeper than 6:1 shall be covered with erosion control matting and are hydro mulched and maintained by the contractor until grass covers all parts of the slope.
  10. The contractor shall maintain two-way traffic at all times along the project.
  11. Remove, salvage and replace all street and traffic control signs, which may be damaged by the construction of the project.
  12. All trenching and excavation shall be performed in accordance with OSHA standards.

**PAVING**

1. All embankments shall be compacted to 95% Standard Proctor density.
2. All streets and alleys shall be placed on lime stabilized sub grade with a lime content of not less than 7%. Or approved by city engineer.
3. The minimum 28 day compressive strength of concrete street paving shall not be less than 3600 psi and shall be air entrained. Water may not be applied to the surface of concrete paving to improve workability.
4. All curb and gutter shall be integral with the pavement.
5. Parabolic crowns are required on all street pavements except on major thoroughfares where straight sections are required.
6. Streets and alleys shall be constructed with provisions for sidewalk ramps at all intersections.

**DRAINAGE**

1. Storm sewer pipe shall be reinforced concrete, Class III unless otherwise noted.
2. All structural concrete shall be Class "C" (3600 psi compressive strength at 28 days), air entrained.
  - 1.
  3. The contractor shall install plugs in storm sewer lines or otherwise prevent mud from entering the storm sewer system during construction.

**WATER AND SANITARY SEWER**

1. Water mains shall be AWWA C-900 or 905 PVC Class 200 unless otherwise noted. Minimum cover for waterlines is 48" below top of curb, 60" where no curbed street is present or as required to clear existing utilities, whichever is greater. Class B+ embedment unless otherwise noted.
2. Marking tape shall be installed one foot above and over PVC water lines.
3. Fittings for PVC water lines shall be ductile iron and be encased in a polyethylene sheath.
4. All Mechanical Joints will be restrained. (Mega-Lug etc.)
5. Valves, including tapping valves shall be resilient seat gate valves.
6. All direct burial valves shall be provided with cast iron valve boxes with PVC stacks. Valve stacks shall be vertical and concentric with the valve stem. Stainless steel valve extensions are required on all valves where the operating nut is greater than 4 feet below finished grade.
7. Fire hydrants shall be Clow or Equal as directed or approved by the City of Celina on a case by case basis and field painted silver with bonnet and caps color-coded to pipe size.
  - a. Six inch line– silver body with RED bonnet and caps.
  - b. Eight inch line– silver body with BLUE bonnet and caps.
  - c. Ten inch line– silver body with GREEN bonnet and caps.
  - d. Twelve inch and larger– silver body with YELLOW bonnet and caps.
8. All exposed bolting on any buried equipment or material shall be stainless steel. Included are:
  - a. Bonnet and stuffing box bolts on valves.
  - b. Shoe bolts on fire hydrants.
  - c. Flange bolts.
  - d. "Cor-ten" mechanical joint "T" bolts are acceptable for direct burial service.
8. Meter boxes shall approved by the City of Celina. Please see attached.
9. Sanitary sewer mains shall be DR 35 PVC. Class H embedment unless otherwise noted.
  - a. The contractor shall install and maintain watertight plugs in all connections to the City's sanitary sewer system until the City accepts the project.
  - b. All sanitary sewer lines and manholes shall be leak tested before the project is accepted. Deflection testing of PVC sewer lines is required.

Sewer manhole ring and cover BH400-24D and BH400-24 cover.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

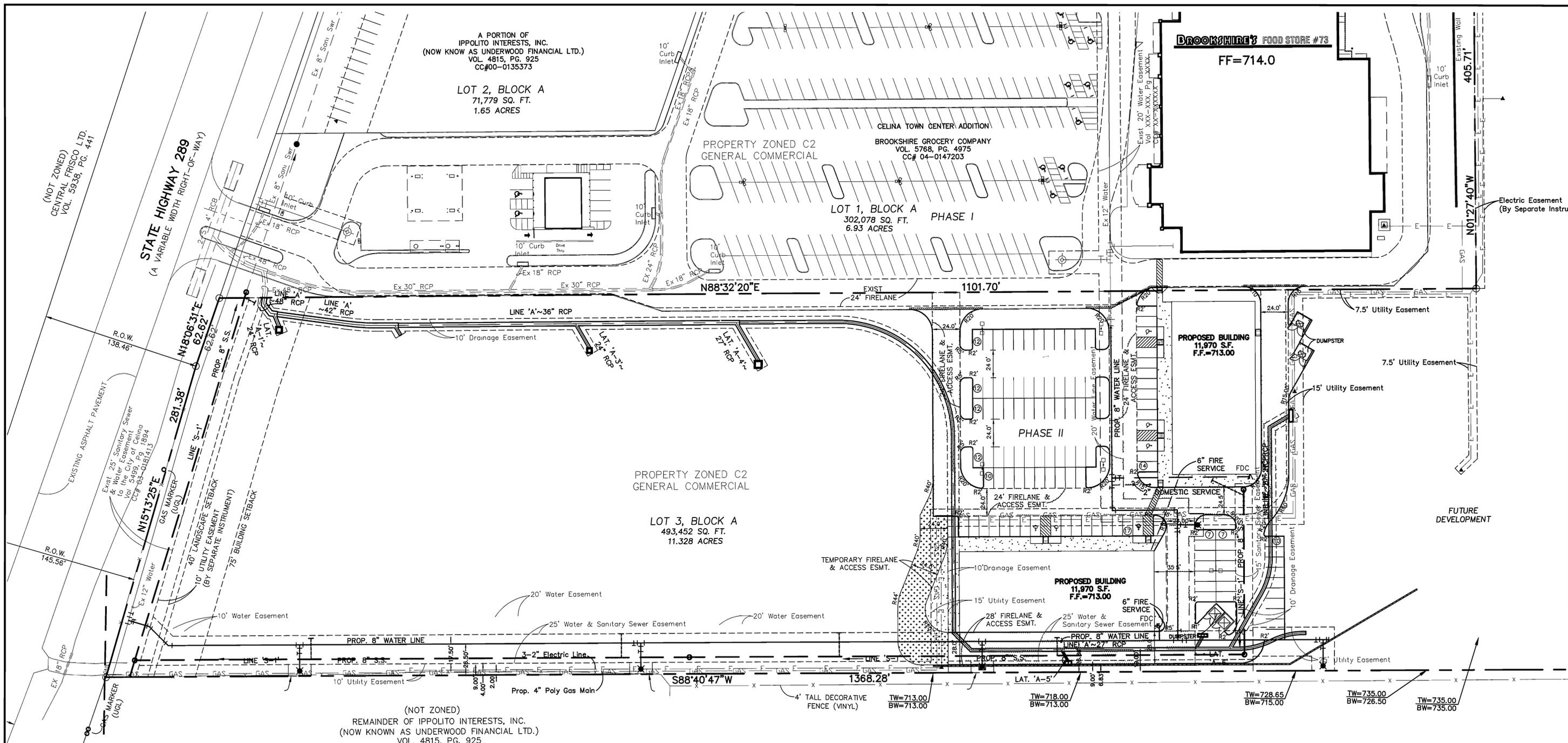
The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



**JB Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

<b>GENERAL NOTES</b>		PROJECT NO.
<b>CELINA TOWN CENTER PHASE 2</b>		UPM002
<b>CITY OF CELINA, COLLIN COUNTY, TEXAS</b>		SHEET NO.
<b>GN1</b>		



(NOT ZONED)  
REMAINDER OF IPPOLITO INTERESTS, INC.  
(NOW KNOWN AS UNDERWOOD FINANCIAL LTD.)  
VOL. 4815, PG. 925  
CC# 00-0135373

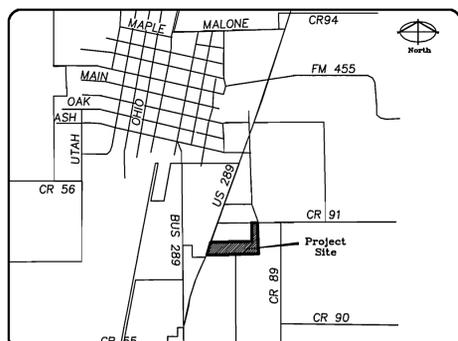
**LEGEND**

- TW TOP OF WALL AT FINISH GRADE (DOES NOT INCLUDE FOOTING)
- BW BOTTOM OF WALL AT FINISH GRADE (DOES NOT INCLUDE FOOTING)
- VARIABLE HEIGHT RETAINING WALL
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- +□ LIGHT POLE

**LOT 3, BLOCK A, SITE INFORMATION**

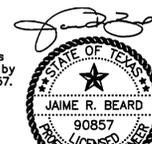
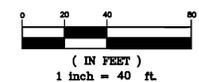
LAND AREA:	500,879 S.F. OR 11.494 ACRES
ZONING:	C2 (GENERAL COMMERCIAL)
PROPOSED USE:	RETAIL
BUILDING AREA:	11,000 - 11,970 S.F.
BUILDING HEIGHT:	31' (1-STORY)
PARKING REQUIRED:	4 SPACES PER 1,000 SQ. FT.
PARKING PROVIDED:	96 SPACES
PARKING PROVIDED:	9'x20' 107 SPACES
PARKING PROVIDED:	HANDICAP 6 SPACES
TOTAL PARKING PROVIDED:	113 (107 w/ 6 handicaps)

9'x20' SPACES INCLUDE AN OVERHANG OF 2' OVER THE SIDEWALK WHICH FUNCTIONS AS A WHEELSTOP (18' STRIPE + 2' OVERHANG).



**Celina Location Map**  
N.T.S.

Retaining wall at south property line to match existing wall behind Brookshire's. Design / Build by Engineered Retaining Wall Systems. Contact Mike Barnes 817 267-1626



The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

D7-17-2a06

CITY FILE NO. SP06-02

**SITE PLAN**

**CELINA TOWN CENTER ADDITION-PHASE 2**

LOT 3 BLOCK A  
11.494 ACRES OUT OF  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167  
CITY OF CELINA, COLLIN COUNTY, TEXAS

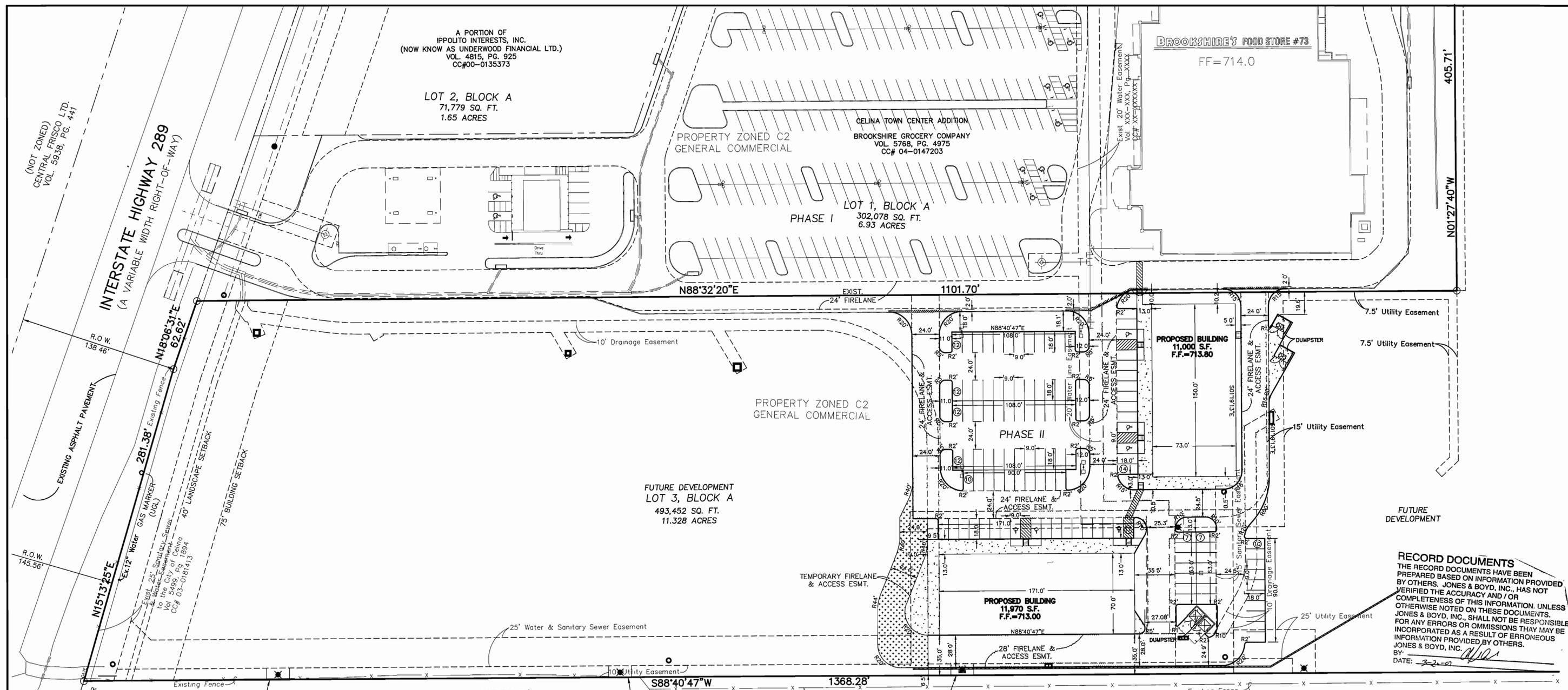
**UNDERWOOD FINANCIAL LTD. OWNER**  
25 Highland Park Village Suite 100-574 Dallas, Texas 75205 (214) 521-3099

**JONES & BOYD, INC. SURVEYOR/ENGINEER**  
17090 Dallas Parkway, Suite 200 Dallas, Texas 75248 (972) 248-7676

**HODGES & ASSOCIATES ARCHITECTS ARCHITECT**  
13642 Omega Dallas, Texas 75244 (972) 387-1000

**HODGES DEVELOPMENT SERVICES DEVELOPER**  
13642 Omega Dallas, Texas 75244 (972) 387-1000

1ST SUBMITTAL APRIL 5, 2006  
REVISED JULY 7, 2006



**RECORD DOCUMENTS**  
 THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC., HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JONES & BOYD, INC., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
 BY: *[Signature]*  
 DATE: 3-2-09

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO PROVIDE FIRELANE STRIPING PER CITY OF IRVING REQUIREMENTS AND PROVIDE HANDICAP STRIPING PER TEXAS ACCESSIBILITY STANDARDS (TAS).
  - CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
  - SAWED CONTROL JOINTS SHALL BE ON 12' CENTER MAXIMUM.

**NOTE:**

- Refer to Landscape and Electrical Plans for Irrigation and Electrical Conduit Locations and Install Prior to Pavement Construction.
- Contractor to Confirm Building Envelope Dimension with Architectural Foundation Plans.

**PAVING LEGEND**

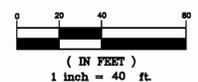
	7-inch concrete; #3 rebar; 18-inch on center each way; 6-inch lime stabilized subgrade. (Dumpster Pad & Related Sites).
	8" - HMAC on 8" Base Course (Temporary Turnaround)
	6-inch concrete; #3 rebar; 18-inch on center each way; 30-foot turning radius; 3,600 psi on 6-inch lime stabilized subgrade (Firelane paving only).
	5-inch concrete; #3 rebar; 18-inch on center each way; 3,600 psi on compacted subgrade (Parking Lots).
	PROPOSED PARKING SPACE NUMBER (To be constructed)
	FULL DEPTH SAW CUT
	PROPOSED IRRIGATION SLEEVE

**CONTRACTOR TO REFER TO GEOTECHNICAL REPORT BY \_\_\_\_\_ PRIOR TO ANY CONSTRUCTION ACTIVITY**

**Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.**

**LEGEND**

	Existing Manhole
	Proposed Sanitary Sewer MH
	Existing Fire Hydrant
	Proposed Fire Hydrant
	Existing Storm Sewer Inlet
	Proposed Storm Sewer Inlet
	Existing Water Main w/Valve
	Proposed Water Main w/Valve
	Proposed Sanitary Sewer Line
	Proposed Storm Sewer Line & Lateral
	Proposed Domestic Meter Box
	Proposed Irrigation Meter Box
	Light Pole



**BENCHMARKS:**

BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21

BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

**JAIME R. BEARD**  
 90857  
 PROFESSIONAL ENGINEER  
 07-17-2006

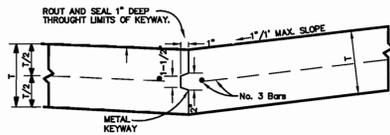
**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

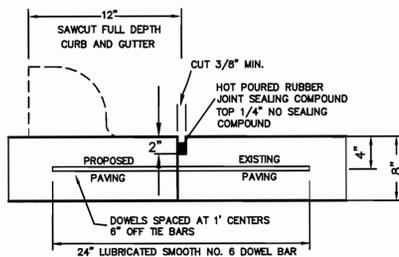
**PAVING & DIMENSIONAL CONTROL PLAN**

**CELINA TOWN CENTER PHASE 2**  
 CITY OF CELINA, COLLIN COUNTY, TEXAS

PROJECT NO. UPM002  
 SHEET NO. 4

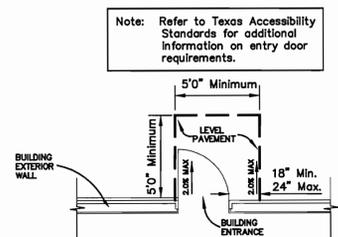


**KEYWAY JOINTS DETAIL**  
N.T.S.

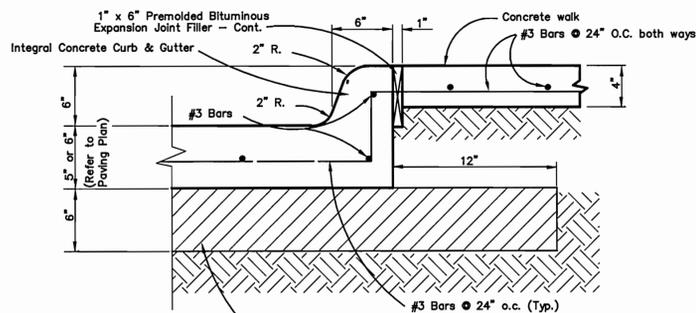


DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG

**LONGITUDINAL BUTT JOINT**  
N.T.S.

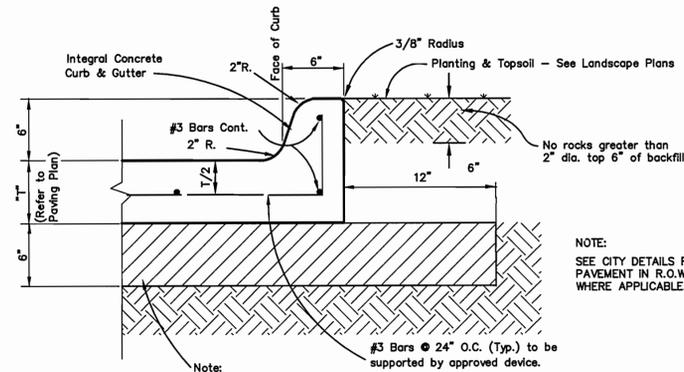


**HANDICAP ACCESSIBLE ENTRANCE DETAIL**  
N.T.S.



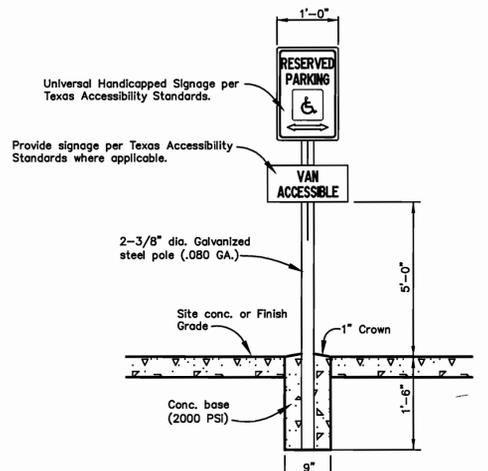
Note: Compact subgrade under pavement to at least 95% Std. Proctor Maximum dry density (ASTM D698) at -1% to +3% of the optimum moisture content.

**SECTION - INTEGRAL CURB w/ WALK DETAIL FOR ON-SITE PAVEMENT ONLY**  
N.T.S.

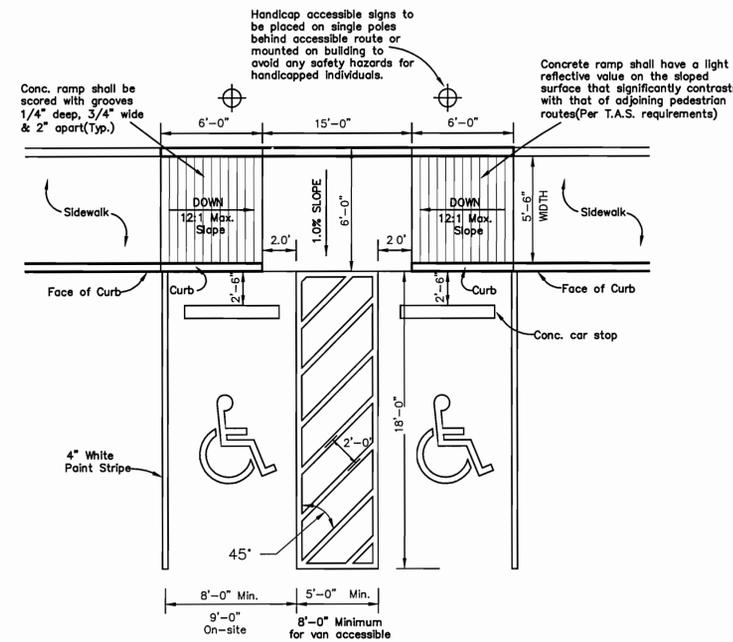


Note: Compact subgrade under pavement to at least 95% Std. Proctor Maximum dry density (ASTM D698) at -1% to +3% of the optimum moisture content.

**SECTION - INTEGRAL CURB & GUTTER DETAIL FOR ON-SITE PAVEMENT ONLY**  
N.T.S.



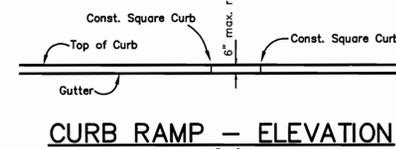
**HANDICAP SIGNAGE DETAIL**  
N.T.S.



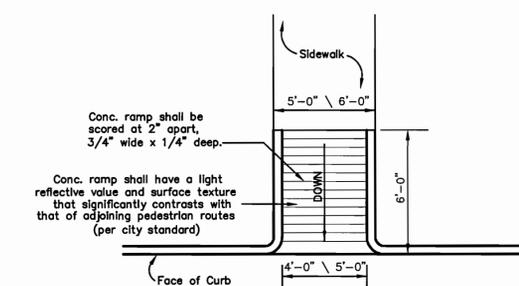
Note: Provide point striping and graphics for handicap symbol in accordance with Texas Accessibility Standards and/or city requirements.

Note: Detail based on a standard 6 inch curb. Vertical elevation may vary due to height of curb. Maximum slope of curb ramp shall be 1:12 (8.33%) and "Flared Sides" shall be a maximum of 1:10 (5.0%).

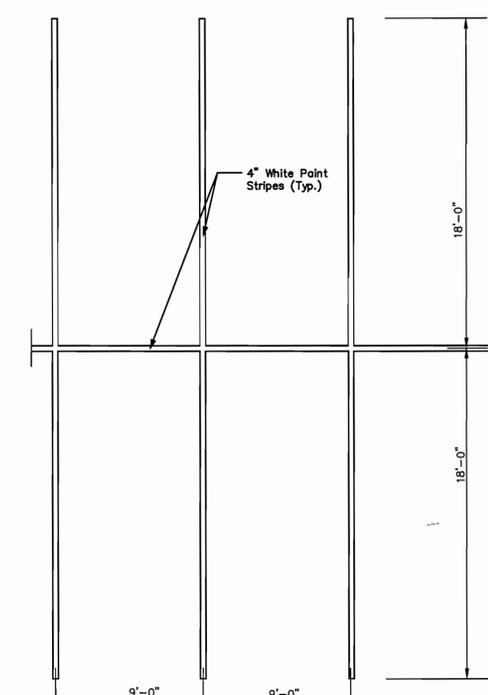
**TYPICAL HANDICAP PARKING LAYOUT PARALLEL CURB RAMP**  
N.T.S.



**CURB RAMP - ELEVATION**  
1"=5"



**TYPICAL CURB RAMP - PLAN (ON SITE)**  
1"=5"



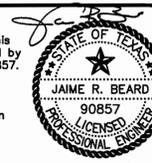
**PARKING STALL STRIPING**  
N.T.S.

**RECORD DOCUMENTS**  
THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC., HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JONES & BOYD, INC., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
JONES & BOYD, INC.  
BY: *[Signature]*  
DATE: 2-21-07

**BENCHMARKS:**  
BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21  
BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
				1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

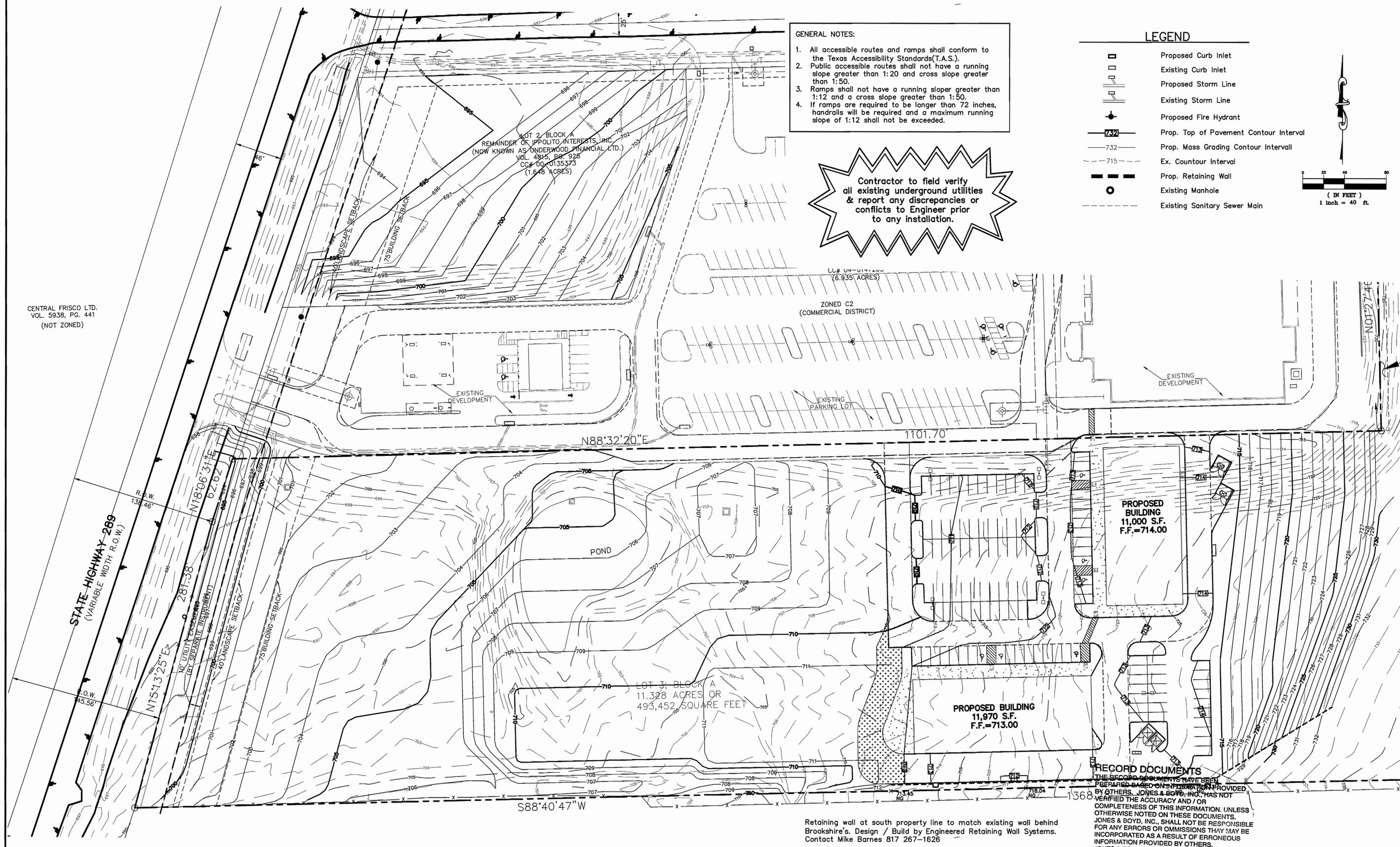


**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**PAVING DETAILS**  
**CELINA TOWN CENTER PHASE 2**  
CITY OF CELINA, COLLIN COUNTY, TEXAS

PROJECT NO. UPM002  
SHEET NO. 5



CENTRAL FRISCO LTD.  
VOL. 5938, PG. 441  
(NOT ZONED)

CC# 04-017200  
(6.935 ACRES)

ZONED C2  
(COMMERCIAL DISTRICT)

**BENCH MARKS:**

CP130 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. =440.91

CP144 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. =434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WUW	5/17/06

Retaining wall at south property line to match existing wall behind Brookshire's. Design / Build by Engineered Retaining Wall Systems. Contact Mike Barnes 817 267-1626

**RECORD DOCUMENTS**  
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC. HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JONES & BOYD, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
BY: *J. R. Beard*  
DATE: 7-21-06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

*Jaime R. Beard*  
JAMES R. BEARD  
90857  
PROFESSIONAL ENGINEER  
07-17-2006

**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

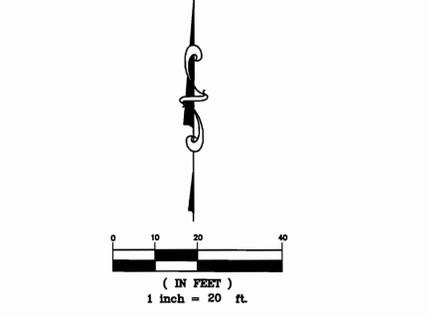
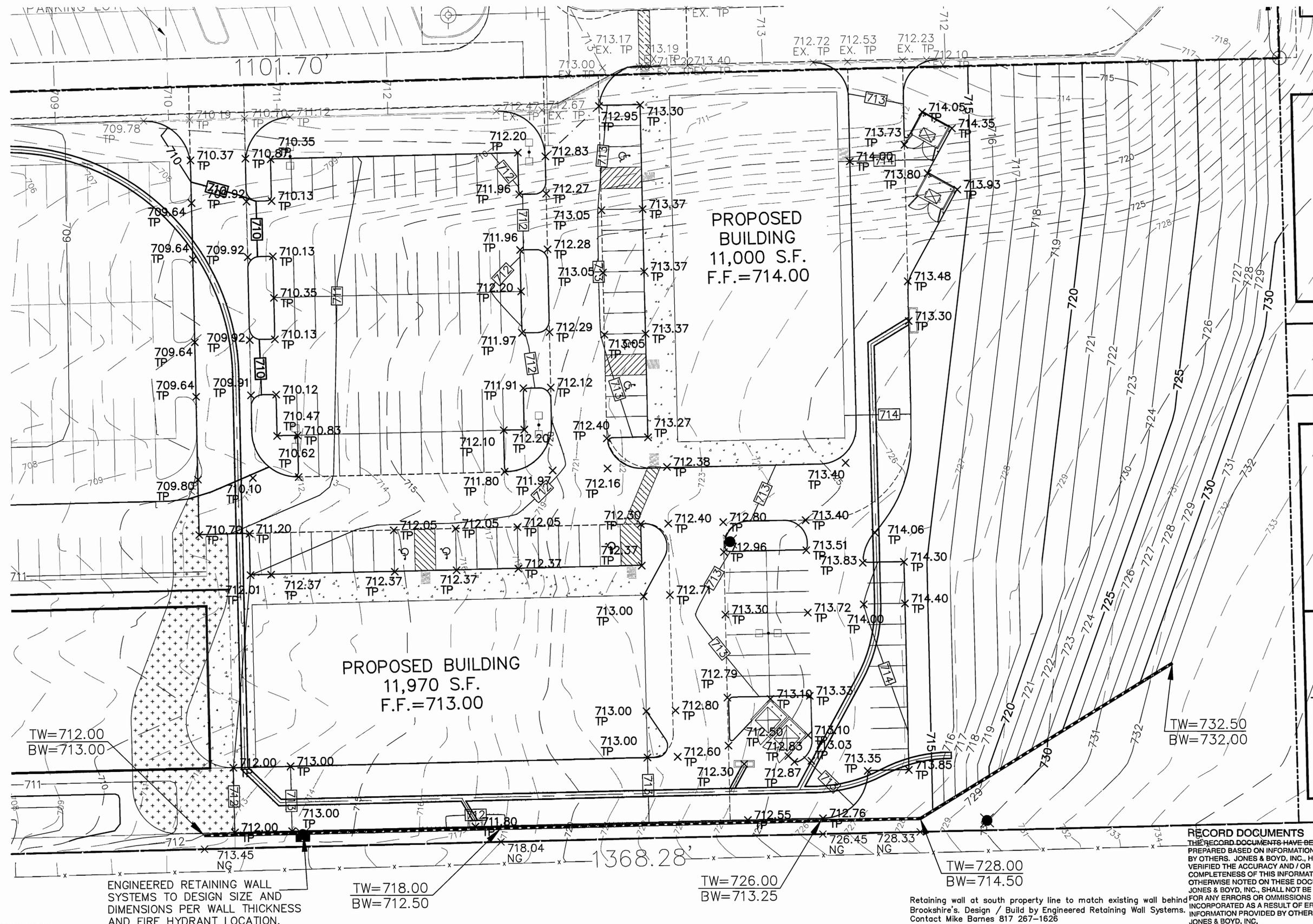
- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**MASS GRADING PLAN**

**CELINA RETAIL CENTER**  
City of Celina, Collin County, Texas

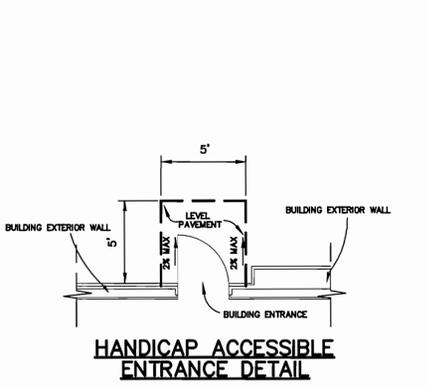
PROJECT NO. UPM002  
SHEET NO. 6

Drawing: H:\Projects\UPM002A.dwg\UPM002R.dwg Saved Rv: laeters Save Time: 7/17/2006 6:12 PM



**Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.**

- GENERAL NOTES:**
- All accessible routes and ramps shall conform to the Texas Accessibility Standards (T.A.S.).
  - Public accessible routes shall not have a running slope greater than 1:20 and cross slope greater than 1:50.
  - Ramps shall not have a running slope greater than 1:12 and a cross slope greater than 1:50.
  - If ramps are required to be longer than 72 inches, handrails will be required and a maximum running slope of 1:12 shall not be exceeded.



- LEGEND**
- Proposed Curb Inlet
  - Existing Curb Inlet
  - Proposed Storm Line
  - Existing Storm Line
  - Proposed Fire Hydrant
  - Prop. Top of Pavement Contour Interval
  - Prop. Mass Grading Contour Interval
  - Ex. Countour Interval
  - Prop. Retaining Wall to Match Appearance & Construction of Brookshire's Wall
  - Existing Manhole
  - Existing Sanitary Sewer Main

**RECORD DOCUMENTS**  
 THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JONES & BOYD, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
 JONES & BOYD, INC.  
 BY: *[Signature]*  
 DATE: 7-26-06

**BENCH MARKS:**  
 CP130 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. = 440.91  
 CP144 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. = 434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

<b>FINE GRADING PLAN</b>	PROJECT NO.
<b>CELINA RETAIL CENTER</b>	UPM002
City of Celina, Collin County, Texas	SHEET NO.
	<b>7</b>

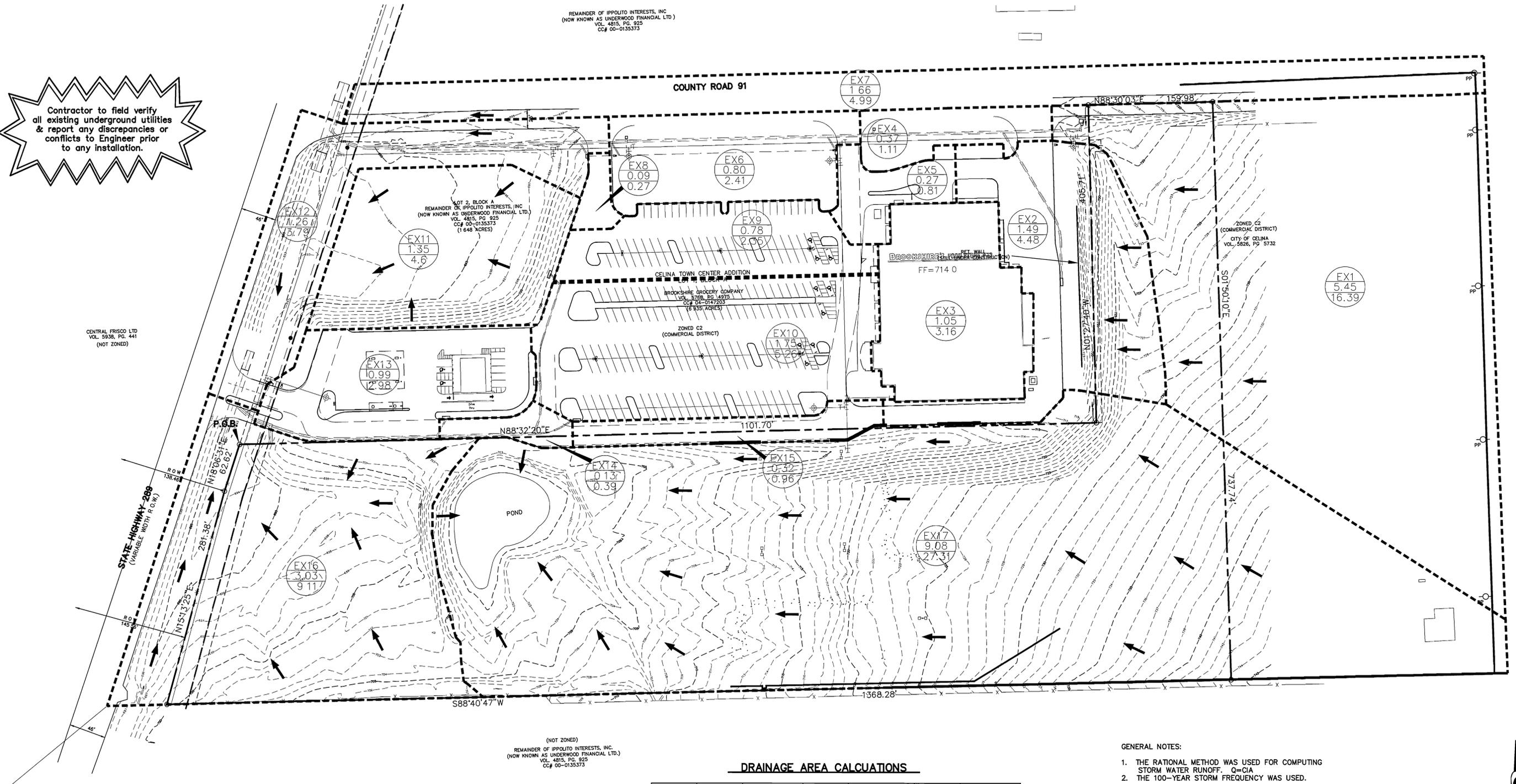
Plotted by: Ineters Plot Date: 7/18/2006 7:57 AM  
 Drawing: H:\Projects\UPM002.dwg UPM002.dwg Saved By: Ineters Save Time: 7/17/2006 6:12 PM

REMAINDER OF IPPOLITO INTERESTS, INC.  
(NOW KNOWN AS UNDERWOOD FINANCIAL LTD.)  
VOL. 4815, PG. 925  
CC# 00-0135373

Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.

CENTRAL FRISCO LTD  
VOL. 5938, PG. 441  
(NOT ZONED)

(NOT ZONED)  
REMAINDER OF IPPOLITO INTERESTS, INC.  
(NOW KNOWN AS UNDERWOOD FINANCIAL LTD.)  
VOL. 4815, PG. 925  
CC# 00-0135373



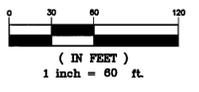
**DRAINAGE AREA CALCULATIONS**

AREA DESIGNATION	DESIGN STORM FREQUENCY (YEARS)	TIME OF CONCENTRATION (MINUTES)	INTENSITY (IN/HR)	FULLY-DEVELOPED RUNOFF COEFFICIENT	ACRES	FULLY-DEVELOPED Q100 (CFS)
EX1	100	10	7.52	0.40	5.45	16.39
EX2	100	10	7.52	0.40	1.49	4.48
EX3	100	10	7.52	0.40	1.05	3.16
EX4	100	10	7.52	0.40	0.37	1.11
EX5	100	10	7.52	0.40	0.27	0.81
EX6	100	10	7.52	0.40	0.80	2.41
EX7	100	10	7.52	0.40	1.66	4.99
EX8	100	10	7.52	0.40	0.09	0.27
EX9	100	10	7.52	0.40	0.78	2.35
EX10	100	10	7.52	0.40	1.75	5.26
EX11	100	10	7.52	0.40	1.35	4.06
EX12	100	10	7.52	0.40	1.26	3.78
EX13	100	10	7.52	0.40	0.99	2.98
EX14	100	10	7.52	0.40	0.13	0.39
EX15	100	10	7.52	0.40	0.32	0.96
EX16	100	10	7.52	0.40	3.03	9.11
EX17	100	10	7.52	0.40	9.08	27.31

GENERAL NOTES:  
1. THE RATIONAL METHOD WAS USED FOR COMPUTING STORM WATER RUNOFF. Q=CIA  
2. THE 100-YEAR STORM FREQUENCY WAS USED.

**LEGEND**

- 699--- Existing 1' Interval Contour
- 700--- Existing 5' Interval Contour
- Existing storm sewer and inlet
- Existing Drainage Area Divide
- S Existing Drainage Area Designation
- 3.19 Existing Drainage Area (Ac.)
- 15.36 Runoff (c.f.s.)



**BENCHMARKS:**  
BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21  
BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

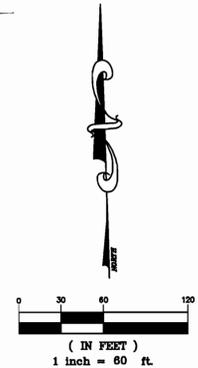
**DRAINAGE AREA MAP**  
**EXISTING CONDITIONS**  
**CELINA TOWN CENTER PHASE 1**  
CITY OF CELINA, COLLIN COUNTY, TEXAS

PROJECT NO. UPM002  
SHEET NO. 8

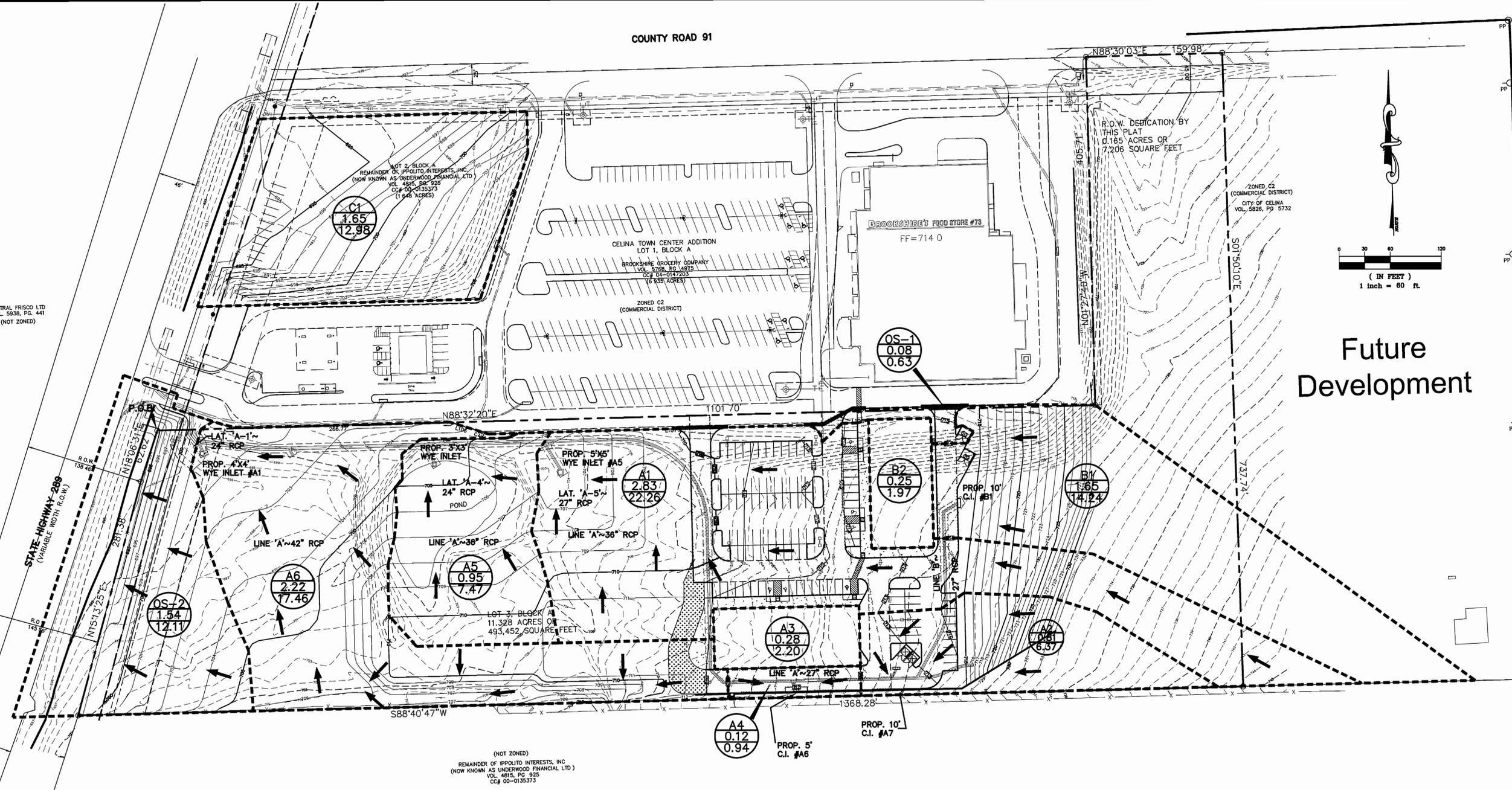
Plotted by: Ineters Plot Date: 7/18/2006 7:57 AM  
Drawing: H:\Projects\UPM002.dwg UPM002DAM.dwg Saved By: Ineters Save Time: 7/17/2006 6:13 PM

COUNTY ROAD 91

CENTRAL FRISCO LTD  
VOL. 5938, PG. 441  
(NOT ZONED)



Future  
Development



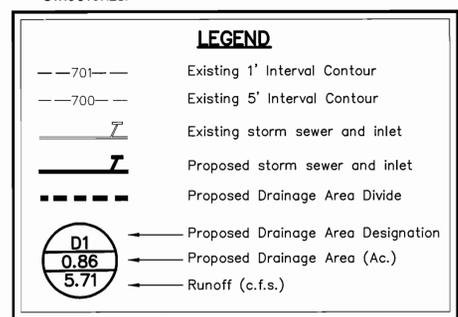
**DRAINAGE AREA CALCUATIONS**

AREA DESIGNATION	DESIGN STORM FREQUENCY (YEARS)	TIME OF CONCENTRATION (MINUTES)	INTENSITY (IN./HR)	FULLY-DEVELOPED RUNOFF COEFFICIENT "C"	ACRES (AC)	FULLY-DEVELOPED Q100 (CFS)	DRAINS TO (INLET NO)	INLET CAPACITY (cfs)
A1	100	10	8.74	0.90	2.83	22.26	A5	25.5
A2	100	10	8.74	0.90	0.81	6.37	A7	20.0
A3	100	10	8.74	0.90	0.28	2.20	A6	10.0
A4	100	10	8.74	0.90	0.12	0.94	A6	10.0
A5	100	10	8.74	0.90	0.95	7.47	A4	14
A6	100	10	8.74	0.90	2.22	17.46	A1	20.5
OS-1	100	10	8.74	0.90	0.08	0.63	OFFSITE	-
OS-2	100	10	8.74	0.90	1.54	12.11	OFFSITE	-
B1	100	10	8.74	0.90	1.91	14.24	B1	20.0
B2	100	10	8.74	0.90	0.25	1.97	B2	20.0
C1	100	10	8.74	0.90	1.65	12.98	OFFSITE	-

Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.

**GENERAL NOTES:**

1. THE RATIONAL METHOD WAS USED FOR COMPUTING STORM WATER RUNOFF. Q=CIA
2. THE 100-YEAR STORM FREQUENCY WAS USED TO DESIGN THE SIZE AND CAPACITY OF DRAINAGE STRUCTURES.



**BENCHMARKS:**  
 BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21  
 BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

**JB Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**DRAINAGE AREA MAP**  
**PROPOSED CONDITIONS**  
**CELINA TOWN CENTER PHASE 1**  
 CITY OF CELINA, COLLIN COUNTY, TEXAS

PROJECT NO.  
**UPM002**  
 SHEET NO.  
**9**

Plotted by: Inetters Plot Date: 7/18/2006 7:58 AM  
 Drawn: H:\Projects\UPM002\dwg\UPM002\AM.dwg Saved By: Inetters Save Time: 7/17/2006 6:13 PM

								TIME AT	100-YR	100 YR		STORM	SLOPE		-VELOCITY				TIME AT	
UPSTREAM	DNSTREAM	DISTANCE	AREA	AREA	RUNOFF			UPSTREAM	INTENSITY	RUNOFF	PIPE	SEWER	HYDRAULIC	HYDRAULIC	100-YR	HEAD	TOTAL	FLOW	TIME AT	
STATION	STATION	(FT.)	DESIG.	(ACRES)	"C"	"CA"	"CA"	(MIN)	"I-100"	"Q-100"	DIAMETER	AREA	RADIUS	"S-100"	"V-100"	"V-2/2G"	HEAD	LOSSES	(MIN)	(MIN)
LINE A																				
1279.39	1210.72	68.67	Future	0.00	0.90	0.00	0.00	10.00	8.74	0.00	27	3.98	0.56	309.70	0.0000	0.00	0.00	0.00		
1210.72	1180.65	30.07	B1, B2	1.90	0.90	1.71	1.71	10.00	8.74	14.95	27	3.98	0.56	309.70	0.0023	3.76	0.22	0.070	0.13	10.13
1180.65	1063.06	117.59	A2	0.81	0.90	0.73	2.44	10.13	8.71	21.24	27	3.98	0.56	309.70	0.0047	5.34	0.44	0.55	0.37	10.50
1063.06	983.67	79.39	A3,A4	0.40	0.90	0.36	2.80	10.50	8.62	24.12	27	3.98	0.56	309.70	0.0061	6.07	0.57	0.48	0.22	10.72
983.67	962.46	21.21	45o Bend	0.00	0.90	0.00	2.80	10.72	8.56	23.97	27	3.98	0.56	309.70	0.0060	6.03	0.56	0.13	0.06	10.78
962.46	548.05	414.41	45o Bend	0.00	0.90	0.00	2.80	10.78	8.55	23.93	27	3.98	0.56	309.70	0.0060	6.02	0.56	2.47	1.15	11.92
548.05	545.05	3.00	SIZE CHANGE	0.00	0.90	0.00	2.80	11.92	8.27	23.15	36	7.07	0.75	666.98	0.0012	3.27	0.17	0.00	0.02	11.94
545.05	404.38	140.67	A1	2.83	0.90	2.55	5.35	11.94	8.27	44.19	36	7.07	0.75	666.98	0.0044	6.25	0.61	0.62	0.37	12.31
404.38	245.98	158.40	A5	0.95	0.90	0.86	6.20	12.31	8.18	50.69	36	7.07	0.75	666.98	0.0058	7.17	0.80	0.92	0.37	12.68
245.98	142.95	103.03	Future	0.00	0.90	0.00	6.20	12.68	8.09	50.14	36	7.07	0.75	666.98	0.0057	7.09	0.78	0.58	0.24	12.92
142.95	100.00	42.95	A6	2.22	0.90	2.00	8.20	12.92	8.03	65.81	36	7.07	0.75	666.98	0.0097	9.31	1.35	0.42	0.08	13.00
100.00	75.00	25.00	Existing	0.00	0.90	0.00	8.20	13.00	8.01	65.65	36	7.07	0.75	666.98	0.0097	9.29	1.34	0.24	0.04	13.05
LAT A-1																				
108.25	100.00	8.25	A6	2.22	0.90	2.00	2.00	10.00	8.74	17.46	27	3.98	0.56	309.70	0.0032	4.39	0.30	0.03	0.03	10.03
LAT. A-3																				
124.09	100.00	24.09	A5	0.95	0.90	0.86	0.86	10.00	8.74	7.47	27	3.98	0.56	309.70	0.0006	1.88	0.05	0.01	0.21	10.21
LAT. A-4																				
138.28	100.00	38.28	A1	2.83	0.90	2.55	2.55	10.00	8.74	22.26	27	3.98	0.56	309.70	0.0052	5.60	0.49	0.20	0.11	10.11
LAT. A-5																				
108.66	100.00	8.66	A3,A4	0.40	0.90	0.36	0.36	10.00	8.74	3.15	21	2.41	0.44	158.45	0.0004	1.31	0.03	0.00	0.11	10.11
LAT. A-6																				
112.34	100.00	12.34	A2	0.81	0.90	0.73	0.73	10.00	8.74	6.37	21	2.41	0.44	158.45	0.0016	2.65	0.11	0.02	0.08	10.08
LINE B																				
320.90	301.08	19.82	A5	1.65	0.90	1.49	1.49	10.00	8.74	12.98	27	3.98	0.56	309.70	0.0018	3.26	0.17	0.03	0.10	10.10
301.08	100.00	201.08	45o Bend	0.00	0.90	0.00	1.49	10.10	8.72	12.94	27	3.98	0.56	309.70	0.0017	3.26	0.16	0.35	1.03	11.13

**BENCH MARKS:**

CP130 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. =440.91

CP144 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. =434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
3.	REVISED PER FIELD CONDITIONS	LMP	8/30/06				
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06				
1.	REVISED PER OWNER REQUEST	WJW	6/19/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

<b>STORM SEWER CALCULATIONS</b>		PROJECT NO.
<b>CELINA TOWN CENTER PHASE 2</b>		UPM002
<b>CITY OF CELINA, COLLIN COUNTY, TEXAS</b>		SHEET NO.
		<b>10</b>

**INTERSTATE HIGHWAY 289**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

A PORTION OF  
IPPOLITO INTERESTS, INC.  
(NOW KNOWN AS UNDERWOOD FINANCIAL LTD.)  
VOL. 4815, PG. 925  
CC#00-0135373

**LOT 2, BLOCK A**  
71,779 SQ. FT.  
1.65 ACRES

**LOT 1, BLOCK A**  
302,078 SQ. FT.  
6.93 ACRES

**LOT 3, BLOCK A**  
283,431 SQ. FT.  
11.328 ACRES

**BROOKSHIRE'S FOOD STORE #73**

FF=714.0

STA. 1+00.00 LINE 'A'  
REMOVE EXISTING PLUG  
AND CONNECT TO EXISTING  
36" RCP. BEGIN PROPOSED  
36" RCP.

STA. 1+42.95 LINE 'A'  
STA. 1+00.00 LAT. 'A-1'  
CONST. 36"x27" RCP WYE  
CONNECTION (60°)

STA. 1+08.25 LAT. 'A-1'  
END 27" RCP  
INSTALL 4"x4" WYE INLET  
#A1  
TOP=701.80  
THROAT=700.97  
FL=695.3

STA. 2+45.98 LINE 'A'  
STA. 1+00.00 LAT. 'A-2'  
CONST. 36"x24" RCP WYE  
CONNECTION (60°)

STA. 1+10.00 LAT. 'A-2'  
END 24" RCP AND PLUG  
FL 24" RCP=695.76

STA. 4+04.38 LINE 'A'  
STA. 1+00.00 LAT. 'A-3'  
CONST. 36"x24" RCP WYE  
CONNECTION (60°)

STA. 1+24.09 LAT. 'A-3'  
END 24" RCP  
INSTALL 3"x3" WYE INLET  
#A3  
TOP=704.50  
THROAT=703.67  
FL=699.80

STA. 1+38.28 LINE 'A-4'  
END 27" RCP  
INSTALL 5"x5" WYE INLET  
#A4  
TOP=706.50  
THROAT=705.67  
FL=700.80

STA. 5+45.05 LINE 'A'  
STA. 1+00.00 LAT. 'A-4'  
CONST. 36"x27" RCP WYE  
CONNECTION (60°)

STA. 5+48.05 LINE 'A'  
END 36" RCP,  
BEGIN 27" RCP

STA. 9+62.46 LINE 'A'  
INSTALL 27" RCP 45'  
HORIZ. BEND

STA. 9+83.67 LINE 'A'  
INSTALL 27" RCP 45'  
HORIZ. BEND

STA. 1+08.66 LAT. 'A-5'  
CONST. SPECIAL DEPTH  
2-GRATE COMBO INLET #A5  
END 21" RCP.  
TOP=712.30  
FL=708.80

STA. 11+80.65 LINE 'A'  
STA. 1+00 LAT. 'A-6'  
CONST. 27"x21" RCP  
WYE CONNECTION (60°)

STA. 1+12.34 LAT. 'A-6'  
CONST. STD. 3-GRATE  
INLET, #A6  
END 21" RCP.  
TOP=712.30  
FL=708.30

STA. 12+10.72 LINE 'A'  
STA. 1+00.00 LINE 'B'  
CONST. 27"x27" RCP  
WYE CONNECTION (60°)

PROPOSED BUILDING  
11,000 S.F.  
F.F.=713.80

STA. 4+01.08 LINE 'B'  
INSTALL 27" RCP 60'  
HORIZ. BEND  
FL 27" RCP=709.50

STA. 3+20.90 LINE 'B'  
CONST. STD. 10" C.I. #B1  
END 27" RCP.  
TOP=713.80  
FL=709.80

PROPOSED BUILDING  
11,970 S.F.  
F.F.=713.00

STA. 10+63.06 LINE 'A'  
STA. 1+00 LAT. 'A-5'  
CONST. 27"x21" RCP  
WYE CONNECTION (60°)

STA. 12+79.39 LINE 'A'  
END 27" RCP AND PLUG  
FL 27" RCP=706.99

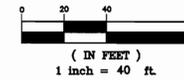
**LEGEND**

- Existing Manhole
- Proposed Sanitary Sewer MH
- ⊕ Existing Fire Hydrant
- ◆ Proposed Fire Hydrant
- ⊕ Existing Storm Sewer Inlet
- Existing Storm Sewer Line & Lateral
- Proposed Storm Sewer Inlet
- Proposed Storm Sewer Line & Lateral
- Existing Water Main w/Valve
- Proposed Water Main w/Valve
- Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- ⊕ Propose Domestic Meter Box
- Proposed Irrigation Meter Box
- Proposed Fire Detector Check Valve

**RECORD DOCUMENTS**

THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC., HAS NOT VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JONES & BOYD, INC., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
JONES & BOYD, INC.  
BY: *[Signature]*  
DATE: 7-2-07

Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.



**BENCH MARKS:**

CP130 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. =440.91

CP144 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. =434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
3.	REVISED PER FIELD CONDITIONS	LMP	8/30/06				
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06				
1.	REVISED PER OWNER REQUEST	WJW	6/19/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

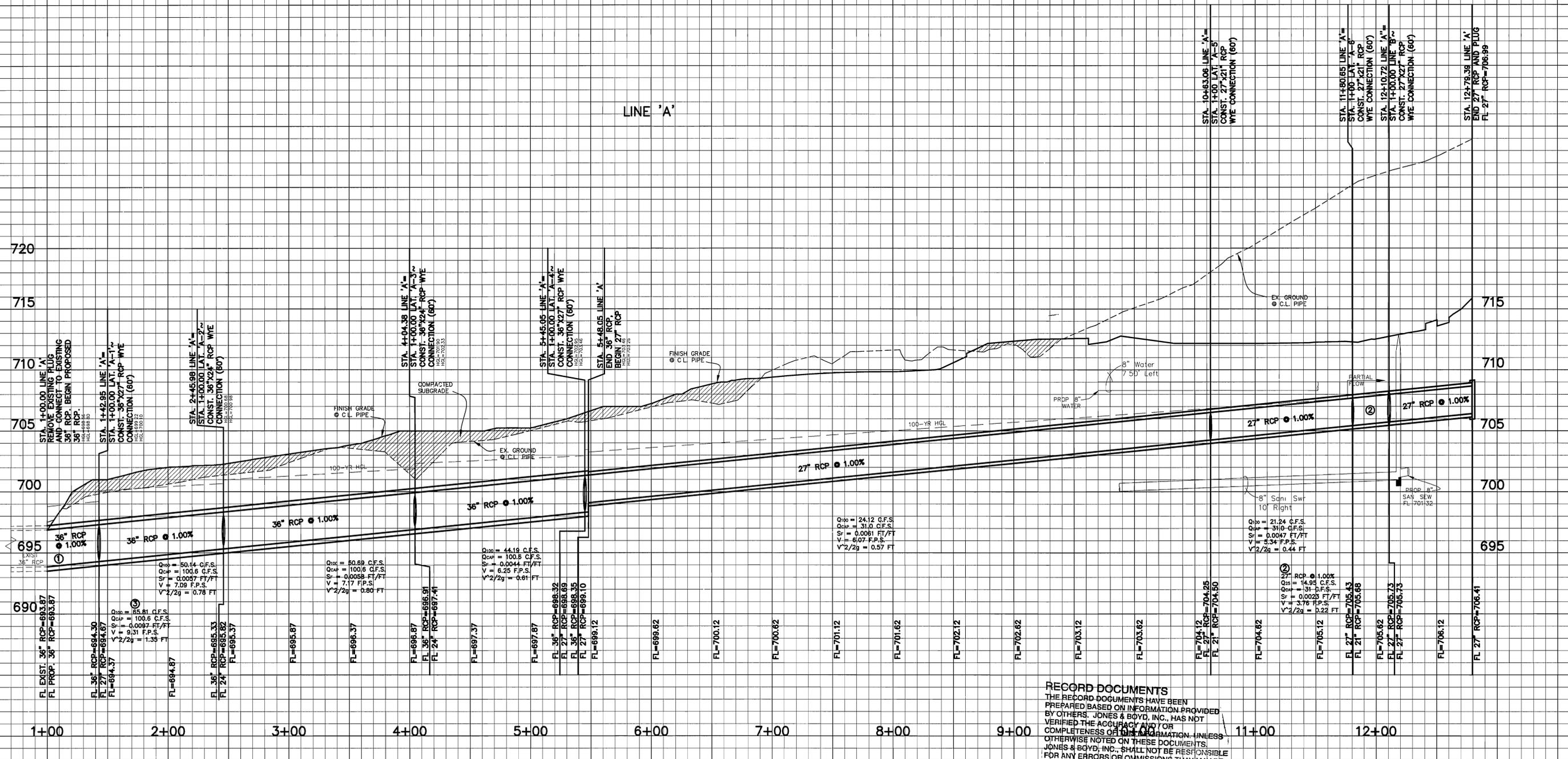
The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

<b>STORM SEWER PLAN</b>		PROJECT NO.
<b>CELINA TOWN CENTER PHASE 2</b>		UPM002
<b>CITY OF CELINA, COLLIN COUNTY, TEXAS</b>		SHEET NO.
		11



**RECORD DOCUMENTS**  
 THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THE INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JONES & BOYD, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
 JONES & BOYD, INC.  
 BY: *[Signature]*  
 DATE: 5/22/07

Scale: 1"=40'(H)  
 1"=4'(V)

**BENCH MARKS:**

CP130 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "IP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. =440.91

CP144 - A 1/2-Inch set Iron Rod with a red plastic cap stamped "IP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. =434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
3.	REVISED PER FIELD CONDITIONS	LMP	8/30/06				
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06				
1.	REVISED PER OWNER REQUEST	WJW	6/19/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



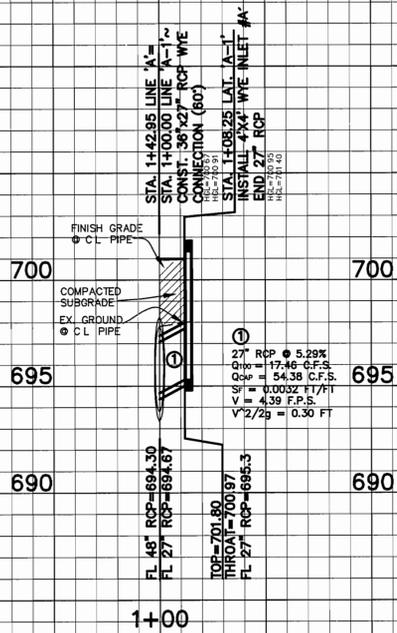
**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscapes Architecture
- Construction Management

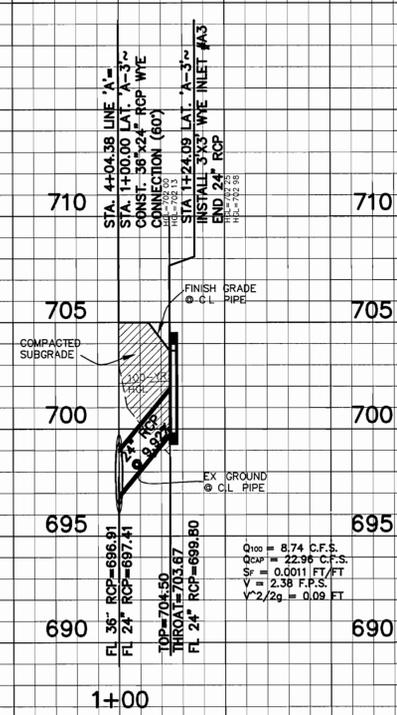
**STORM SEWER PROFILE**  
**LINE 'A'**  
**CELINA TOWN CENTER PHASE 2**  
**CITY OF CELINA, COLLIN COUNTY, TEXAS**

PROJECT NO. UPM002  
 SHEET NO. 12

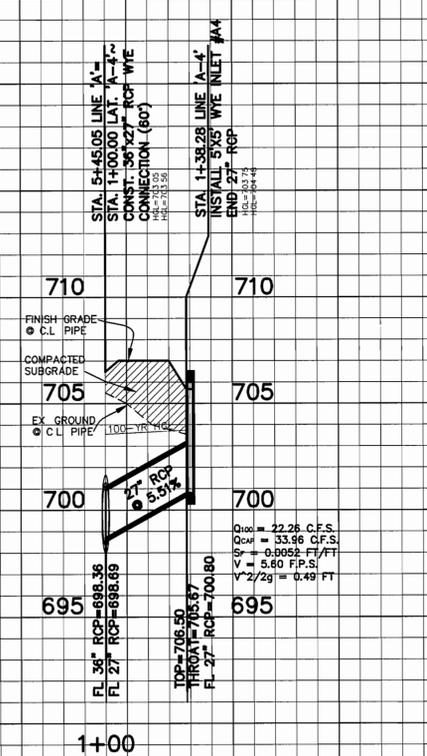
LINE 'A-1'



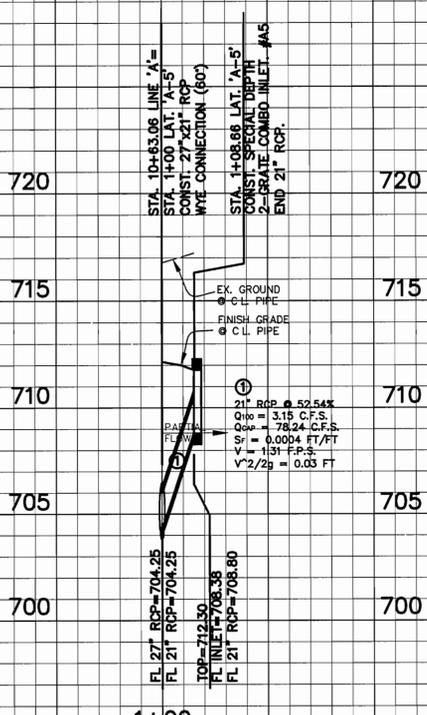
LINE 'A-3'



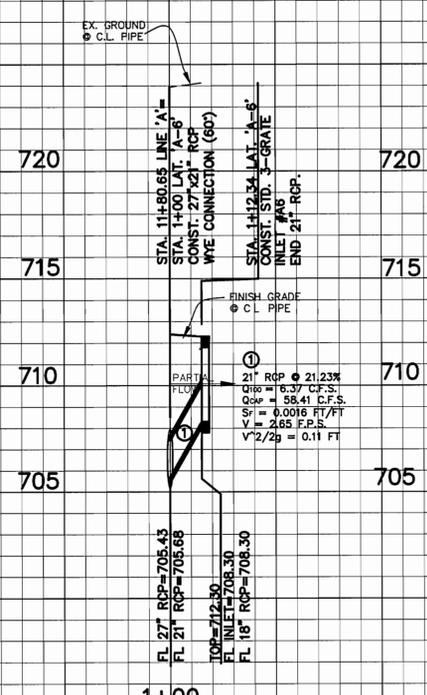
LINE 'A-4'



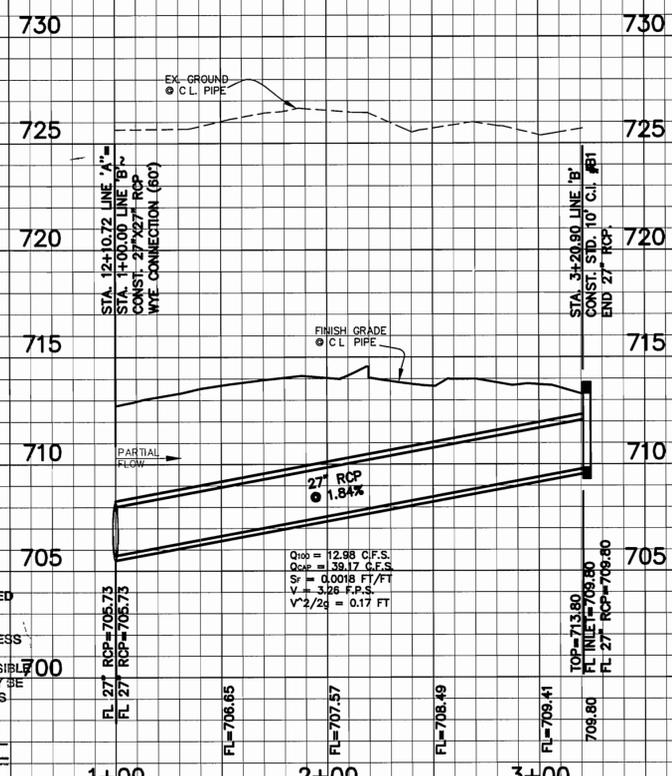
LINE 'A-5'



LINE 'A-6'



LINE 'B'



**RECORD DOCUMENTS**  
THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION, UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JONES & BOYD, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
JONES & BOYD, INC.  
BY: *[Signature]*  
DATE: 8-2-07

CP130 - A 1/2-inch set iron rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. = 440.91

CP144 - A 1/2-inch set iron rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. = 434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
3.	REVISED PER FIELD CONDITIONS	LMP	8/30/06				
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06				
1.	REVISED PER OWNER REQUEST	WJW	6/19/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

*[Professional Seal: Jaime R. Beard, P.E., License No. 90857, State of Texas]*

**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

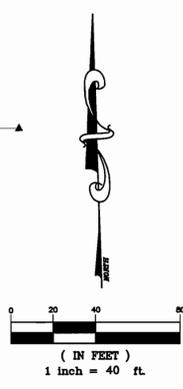
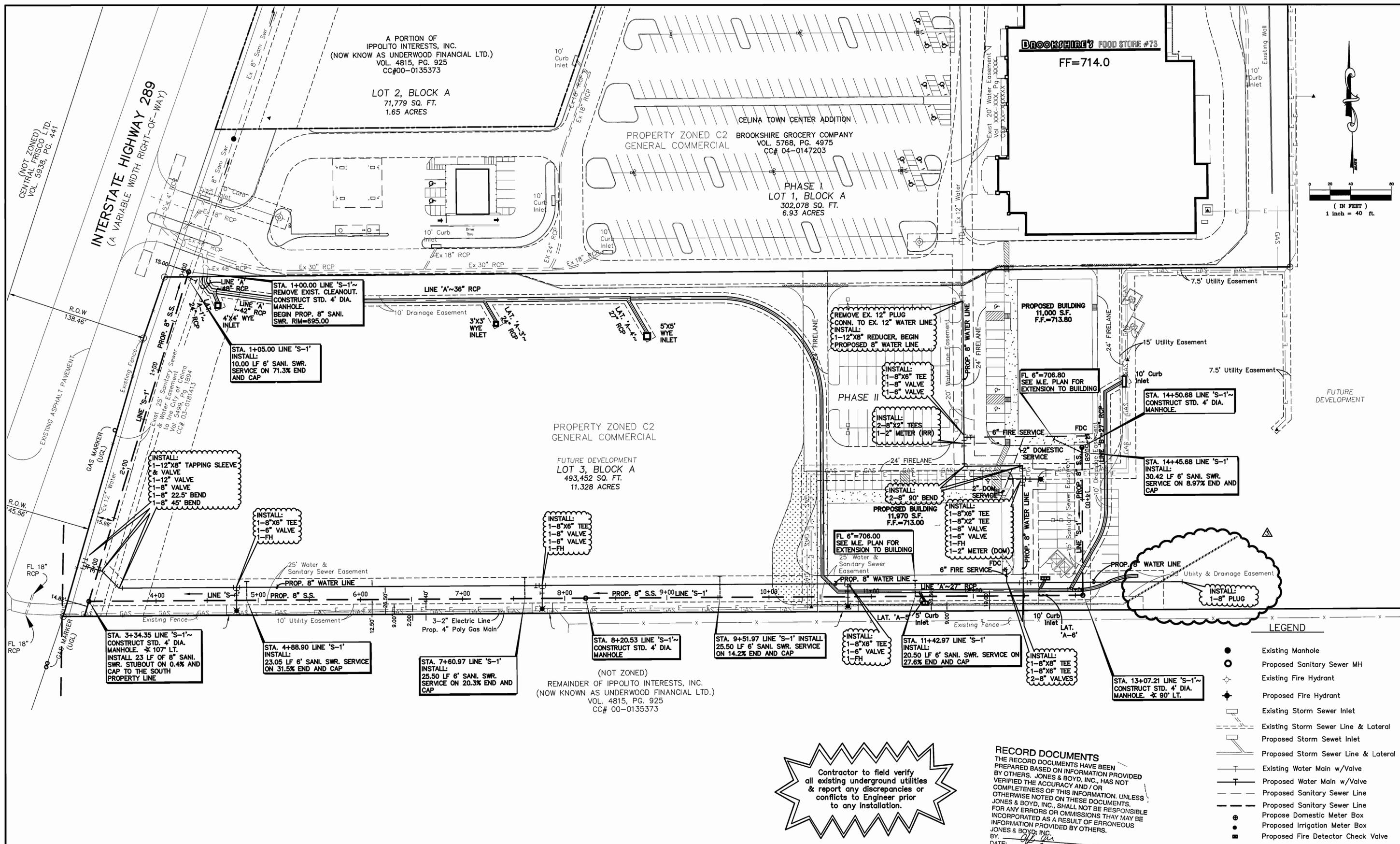
**STORM SEWER PROFILE**

LINE 'B', LAT. 'A-1', 'A-2', 'A-3', 'A-4', 'A-5', & 'A-6'

**CELINA TOWN CENTER PHASE 2**

CITY OF CELINA, COLLIN COUNTY, TEXAS

PROJECT NO. **UPM002**  
SHEET NO. **13**



Plotted by: Ipeters Plot Date: 8/2/2006 9:30 AM  
 Drawing: H:\Projects\UPM002.dwg\UPM002-WS.dwg Saved By: Ipeters Save Time: 8/2/2006 9:29 AM

**BENCHMARKS:**  
 BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21  
 BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
	CHANGE PER OWNER REQUEST	LMP	8/2/06				
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

*Jaime R. Beard*  
 90857  
 PROFESSIONAL ENGINEER

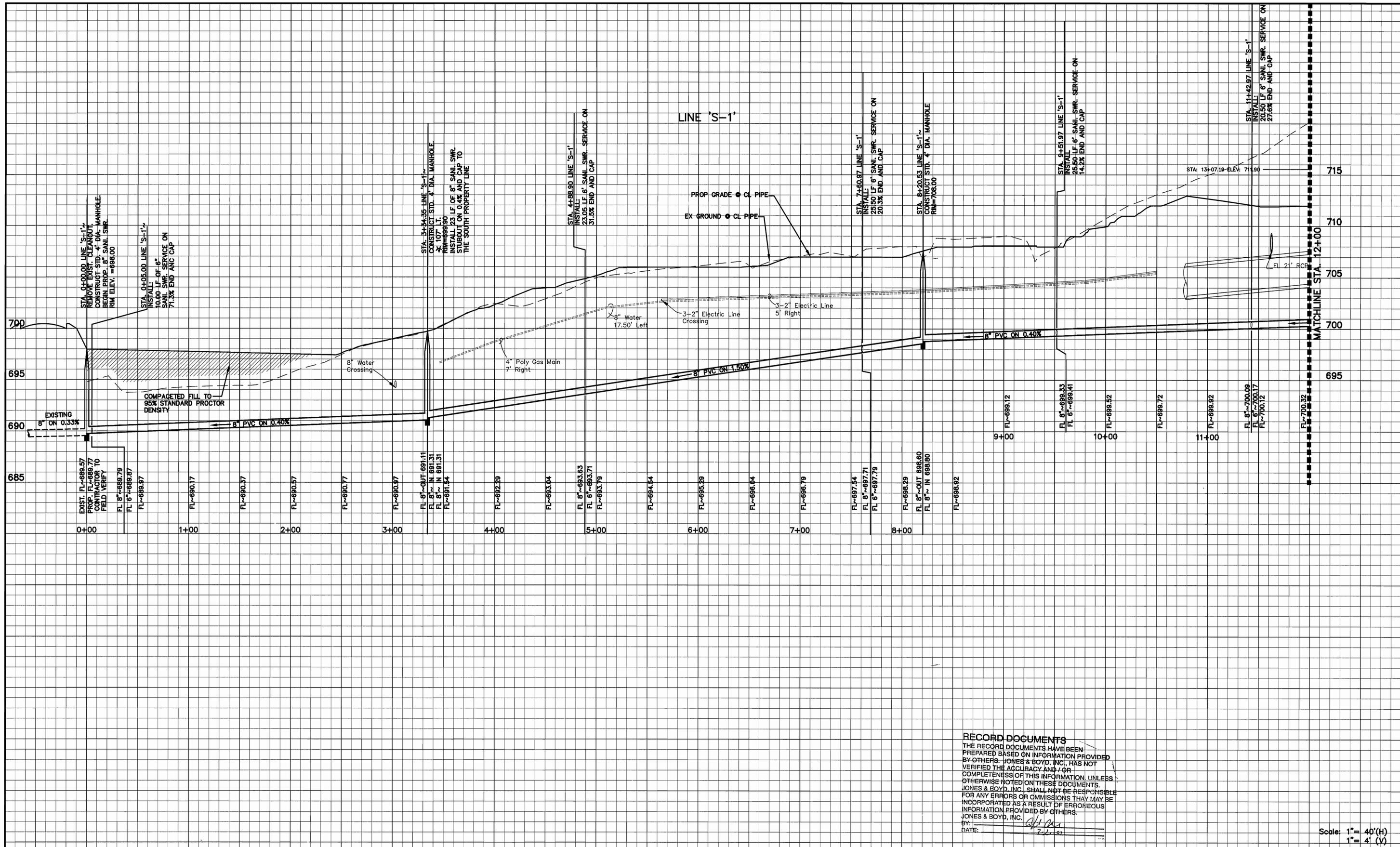
**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

<b>WATER &amp; SANITARY SEWER PLAN</b>		PROJECT NO.
<b>CELINA TOWN CENTER PHASE 2</b>		UPM002
<b>CITY OF CELINA, COLLIN COUNTY, TEXAS</b>		SHEET NO.
		14

Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.

**RECORD DOCUMENTS**  
 THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC., HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS OF THIS INFORMATION. UNLESS JONES & BOYD, INC., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
 BY: *[Signature]*  
 DATE: 8-2-06

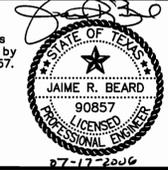
- LEGEND**
- Existing Manhole
  - Proposed Sanitary Sewer MH
  - ◆ Existing Fire Hydrant
  - ◆ Proposed Fire Hydrant
  - Existing Storm Sewer Inlet
  - Proposed Storm Sewer Inlet
  - Existing Storm Sewer Line & Lateral
  - Proposed Storm Sewer Line & Lateral
  - Existing Water Main w/Valve
  - Proposed Water Main w/Valve
  - Proposed Sanitary Sewer Line
  - Proposed Sanitary Sewer Line
  - ⊙ Proposed Domestic Meter Box
  - ⊙ Proposed Irrigation Meter Box
  - Proposed Fire Detector Check Valve



**BENCHMARKS:**  
 BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21  
 BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

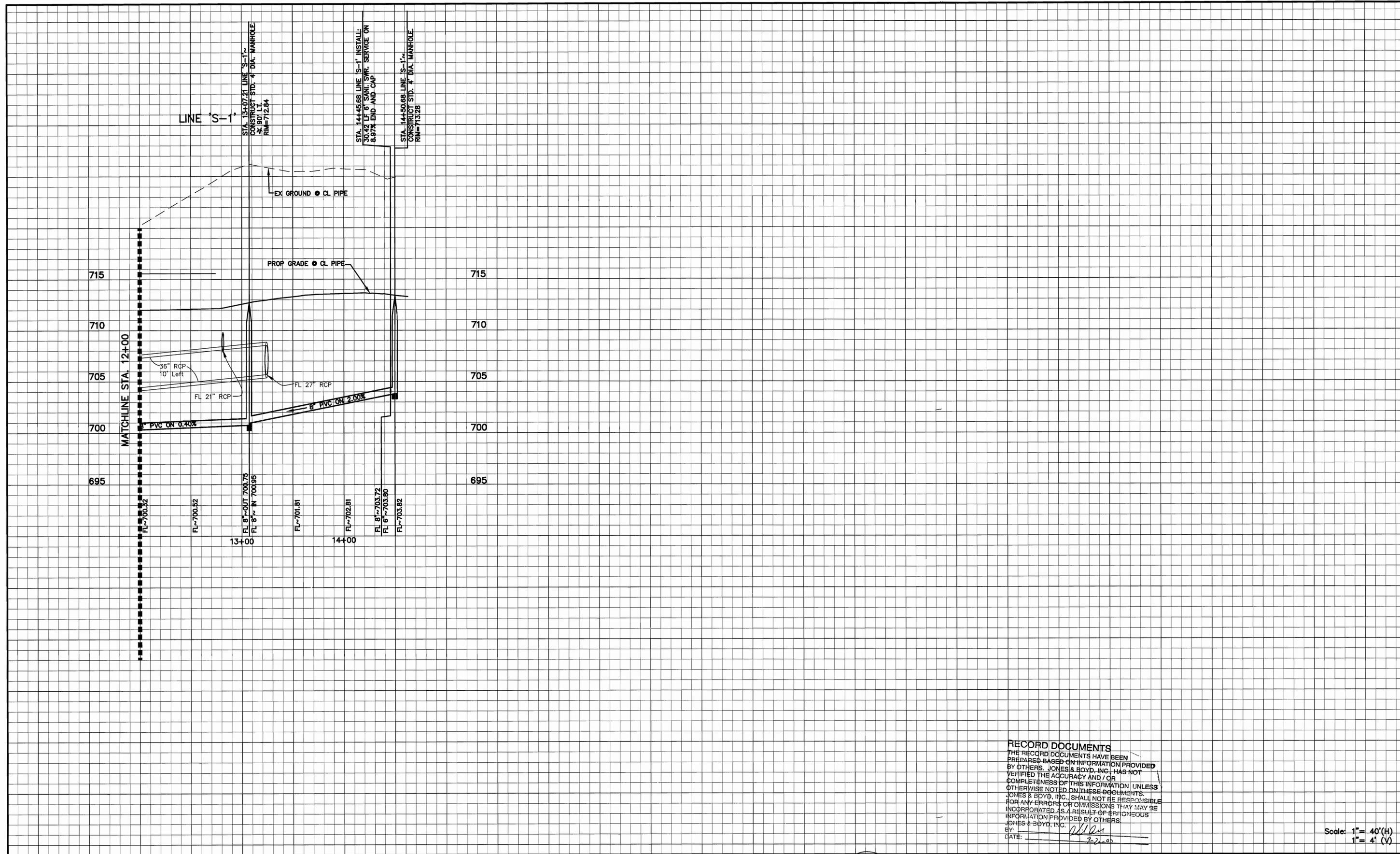


**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

**RECORD DOCUMENTS**  
 THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION, UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JONES & BOYD, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
 JONES & BOYD, INC.  
 BY: *[Signature]*  
 DATE: 7/22/06

Scale: 1" = 40'(H)  
 1" = 4'(V)

<b>SANITARY SEWER PROFILE</b>		PROJECT NO.
LINE 'S-1'		UPM002
<b>CELINA TOWN CENTER PHASE 2</b>		SHEET NO.
CITY OF CELINA, COLLIN COUNTY, TEXAS		15



**RECORD DOCUMENTS**  
 THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC. HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS OF THIS INFORMATION UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JONES & BOYD, INC., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
 JONES & BOYD, INC.  
 BY: *[Signature]*  
 DATE: 7-2-06

Scale: 1" = 40'(H)  
 1" = 4'(V)

**BENCHMARKS:**  
 BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21  
 BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

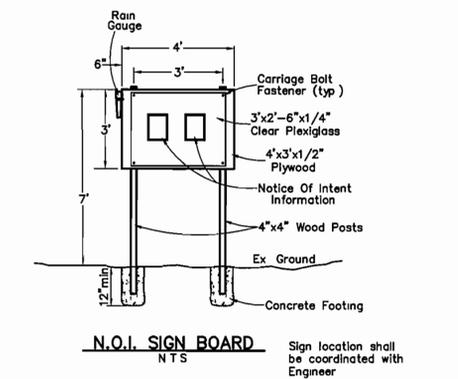
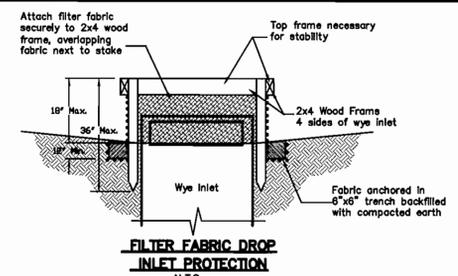
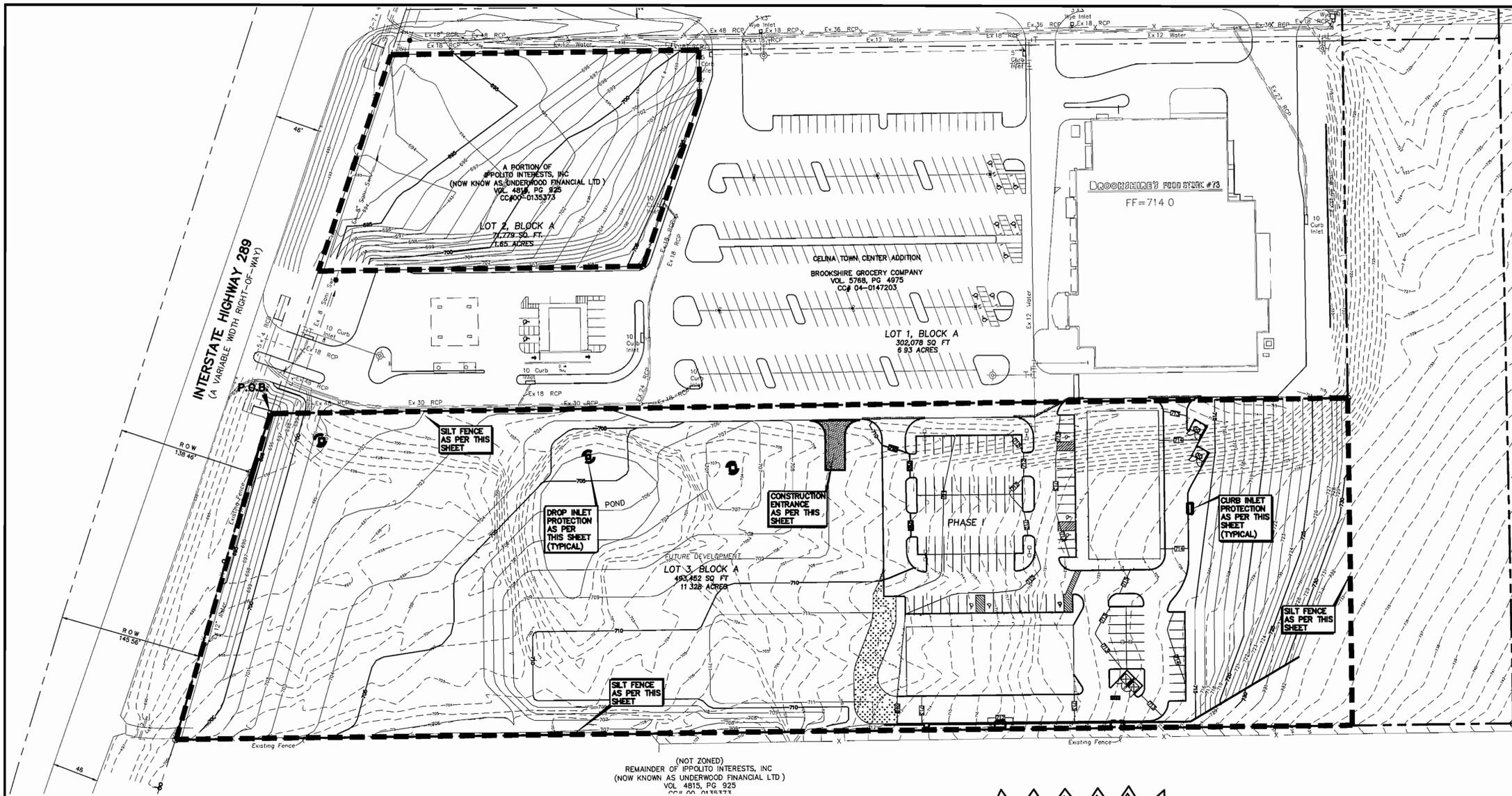


**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**SANITARY SEWER PROFILE**  
**LINE 'S-1'**  
**CELINA TOWN CENTER PHASE 2**  
**CITY OF CELINA, COLLIN COUNTY, TEXAS**

PROJECT NO. **UPM002**  
 SHEET NO. **16**



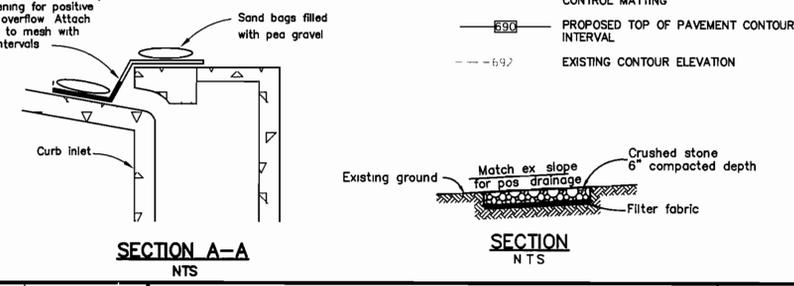
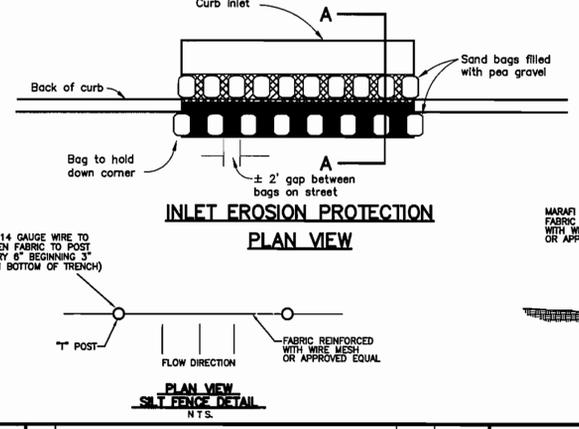
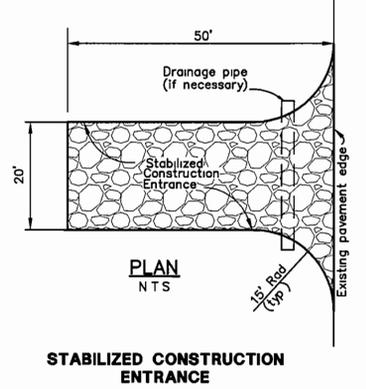
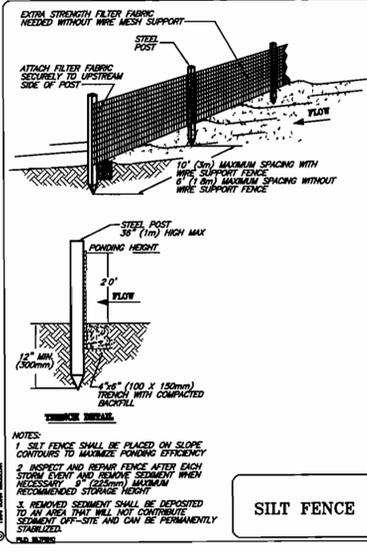
- SILT FENCE GENERAL NOTES:**
- Wood/Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Posts must be embedded a minimum of two feet.
  - The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where the fence cannot be trenched (i.e. Pavement), weight fabric flap with rock on uphill side to prevent flow from seeping under fence. The trench should be a minimum of six inches deep and sixteen inches wide to allow for the silt fence to be laid in the ground and backfilled.
  - Silt fence should be securely fastened to each support post or to woven wire, which in turn is attached to the wood/steel fence post. There shall be a 3 foot overlap and securely fastened where ends of the fabric meet.
  - Inspection shall be made every 2 weeks and after each one-half inch rainfall. Frequent repair or replacement shall be made promptly as needed.
  - Silt fence shall be removed when the site is completely stabilized, so as not to block or impede storm flow or drainage.
  - Sediment trapped by this practice shall be disposed of in an approved site in a manner that will not contribute to additional siltation.
  - Accumulated silt shall be removed when it reaches a depth of half the height of the silt fence. The silt fence shall be disposed of in an approved spoil site or in such a manner that will not contribute to additional siltation.
  - At point of surface flow concentration reinforce silt fence with wire mesh backing on downstream side of fence.

(NOT ZONED)  
REMAINDER OF IPPOLITO INTERESTS, INC.  
(NOW KNOWN AS UNDERWOOD FINANCIAL LTD)  
VOL. 4915, PG. 925  
CC# 04-0147203

Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.

CONSTRUCTION SCHEDULE			
BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V

DISTURBED ON-SITE LAND AREA = 55.8 ACRES



**LEGEND**

- PROPOSED STORM SEWER INLET
- PROPOSED SILT FENCE
- PROPOSED CURB INLET PROTECTION
- PROPOSED ROCK CHECK DAM
- PROPOSED TEMPORARY EROSION CONTROL MATTING
- PROPOSED TOP OF PAVEMENT CONTOUR INTERVAL
- EXISTING CONTOUR ELEVATION

**BENCHMARKS**

BM#1 IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289 ELEVATION = 697.21

BM#2 SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 ELEVATION = 694.62

NO	REVISIONS DURING CONSTRUCTION	BY	DATE	NO	REVISIONS DURING PLAN REVIEW	BY	DATE
2	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



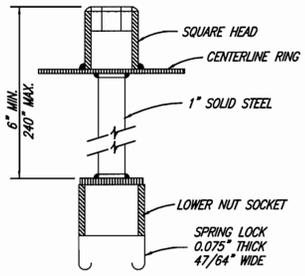
**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

**EROSION CONTROL PLAN**

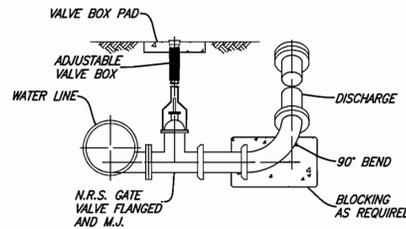
PROJECT NO: **UPM002**

SHEET NO: **17**

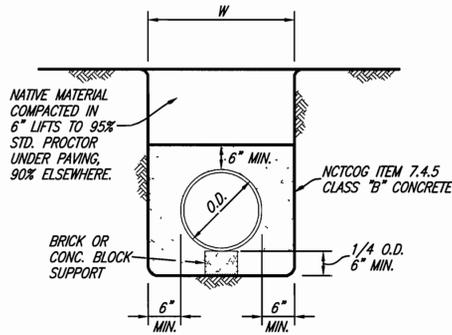
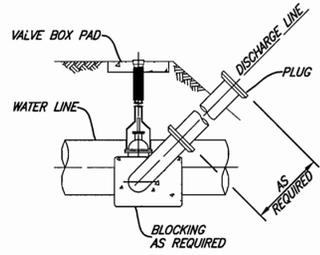
**CELINA TOWN CENTER PHASE 2**  
CITY OF CELINA, COLLIN COUNTY, TEXAS



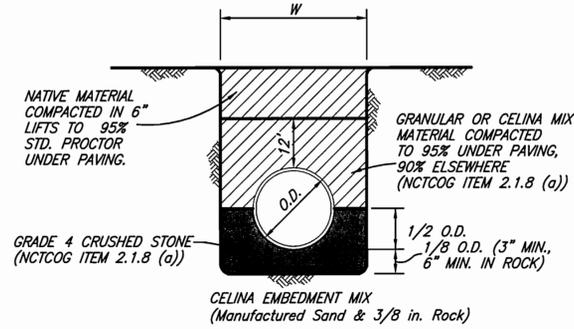
**SPRING LOCK VALVE EXTENSION**



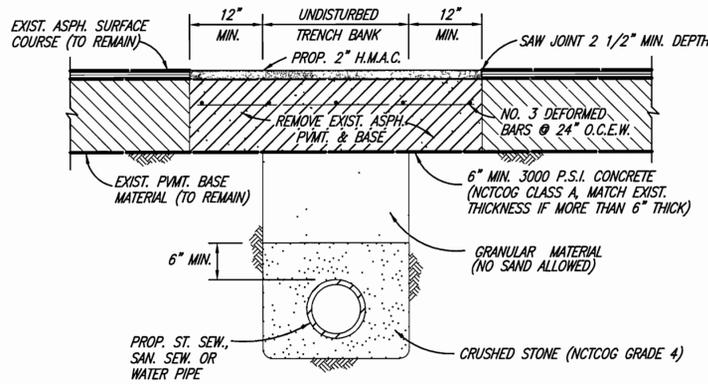
**BLOW OFF VALVE**



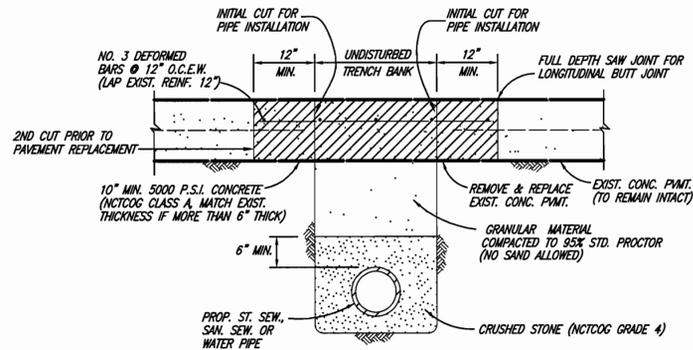
**CLASS G EMBEDMENT**



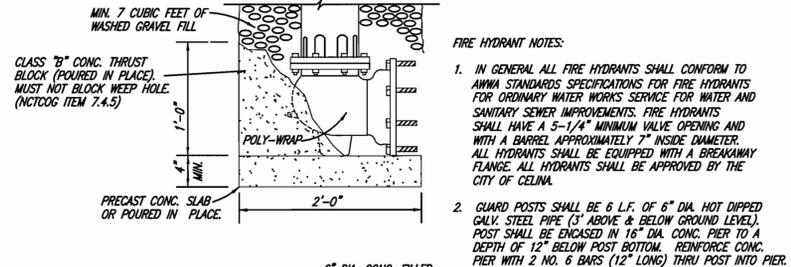
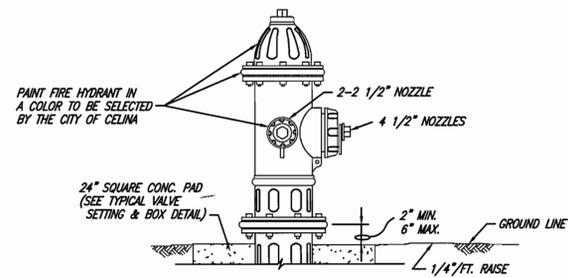
**CLASS B+ EMBEDMENT**



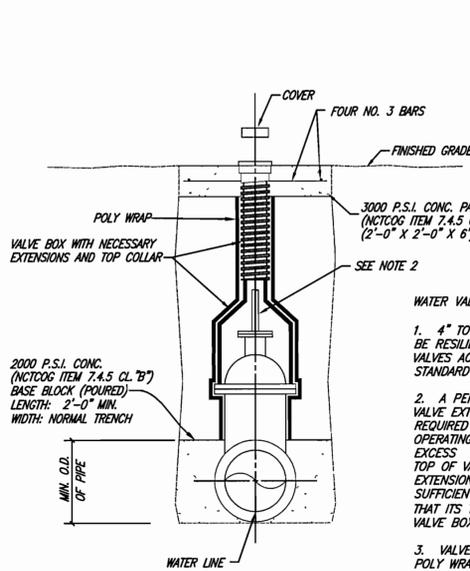
**ASPHALT STREET REPAIR**



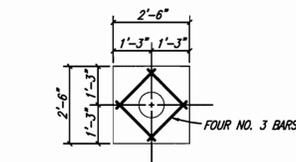
**CONCRETE STREET REPAIR**



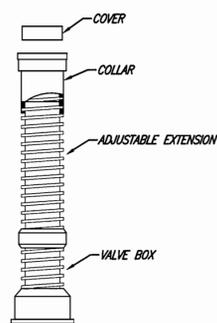
**TYPICAL FIRE HYDRANT INSTALLATION**



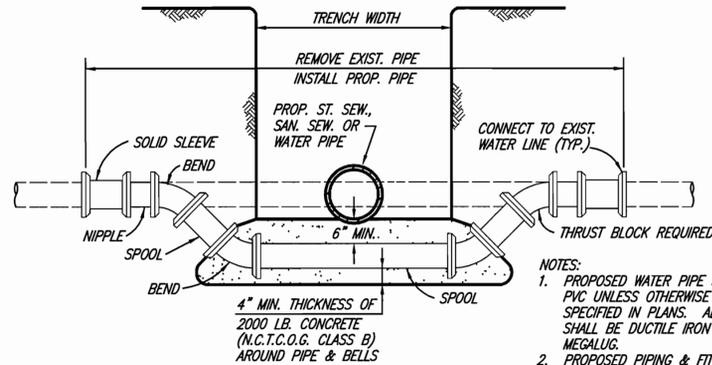
**VALVE SETTING & BOX**



**VALVE BOX PAD PLAN**



**VALVE BOX WITH EXTENSION**



**WATER MAIN LOWERING**

- NOTES:**
- PROPOSED WATER PIPE SHALL BE PVC UNLESS OTHERWISE SPECIFIED IN PLANS. ALL FITTINGS SHALL BE DUCTILE IRON (M.J.-P.E.) MEGALUG.
  - PROPOSED PIPING & FITTINGS ARE SYMMETRIC ABOUT CENTER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL RETAIN TEST PRESSURES.
  - ALL THRUST BLOCKING SHALL BE SUBSIDIARY TO UNIT PRICE.
  - CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH T.N.R.C.C. REQUIREMENTS. (CHAPTER 317.13 APPENDIX E)

**BENCHMARKS:**

BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21

BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

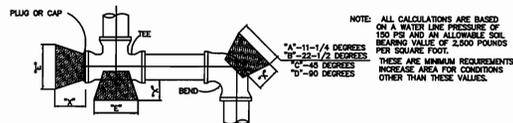


**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

CITY DETAILS		PROJECT NO.
CELINA TOWN CENTER PHASE 2		UPM002
CITY OF CELINA, COLLIN COUNTY, TEXAS		SHEET NO.
		DS-1

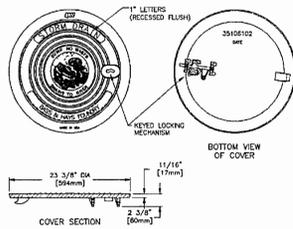
Plotted by: laetters Plot Date: 7/18/2006 8:01 AM  
 Drawn: H:\Projects\UPM002\dwg\UPM002-CITY DETAILS.dwg Saved By: laetters Save Time: 7/17/2006 8:14 PM



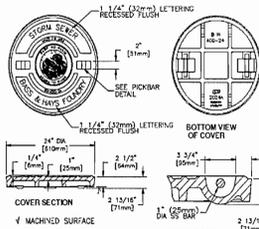
NOTE: ALL CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 100 PSI AND AN ALLOWABLE SOIL BEARING VALUE OF 2,000 POUNDS PER SQUARE FOOT. THESE ARE MINIMUM REQUIREMENTS. INCREASE AREA FOR CONDITIONS OTHER THAN THESE VALUES.

PIPE SIZE	DIAL NO.	11-1/4 DEGREES		22-1/2 DEGREES		45 DEGREES		90 DEGREES		TEE & PLUG
		"A"	MIN. AREA	"B"	MIN. AREA	"C"	MIN. AREA	"D"	MIN. AREA	
4"	1.5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6"	1.5	1.00	1.00	1.00	1.00	1.14	1.30	1.55	2.40	1.70
8"	1.5	1.00	1.00	1.08	1.18	1.52	2.33	2.97	4.27	3.02
10"	1.5	1.00	1.00	1.26	1.84	2.00	3.51	5.58	8.90	5.77
12"	1.5	1.00	1.33	1.63	2.48	2.86	5.18	8.10	13.00	8.79
14"	1.5	1.03	1.81	2.60	3.60	3.98	7.07	10.61	17.06	12.24
16"	2.0	1.18	2.38	3.17	4.71	5.04	8.33	12.13	19.06	13.98
18"	2.0	1.33	2.89	3.44	5.08	5.42	11.69	16.85	25.99	19.27
20"	2.0	1.48	3.70	3.71	5.39	5.80	14.43	21.16	32.86	24.85
22"	2.0	1.65	4.67	4.86	6.11	6.60	18.47	27.39	42.96	32.78
24"	2.0	1.77	5.32	5.39	7.09	7.66	23.77	35.39	55.21	42.14
27"	2.5	1.89	6.73	5.88	8.40	8.13	28.29	42.56	68.58	51.35
30"	2.5	2.22	8.31	6.97	10.55	9.70	32.46	49.74	79.89	60.41
32"	2.5	2.44	10.08	8.47	12.62	11.52	36.29	55.52	87.57	67.51
36"	2.5	2.68	11.87	9.88	14.83	13.44	41.74	63.37	100.36	77.81
38"	3.0	2.88	14.05	11.29	17.47	15.66	46.86	70.67	113.36	84.77
42"	3.0	3.10	16.30	12.43	19.85	17.68	53.62	79.58	127.58	93.13

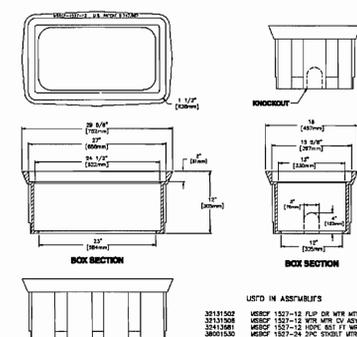
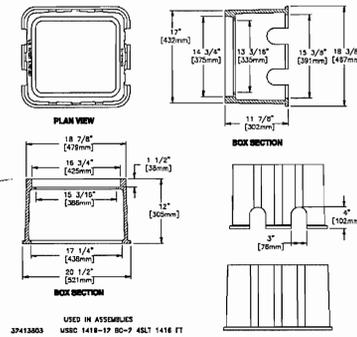
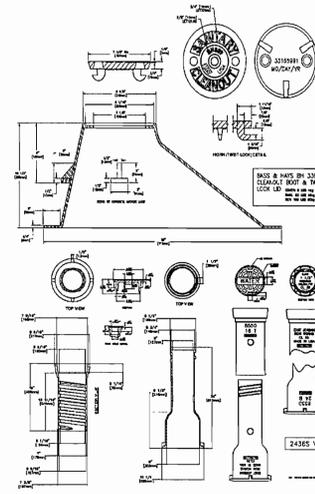
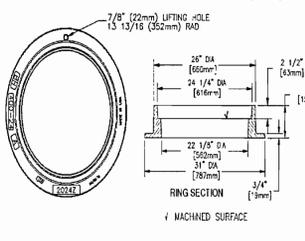
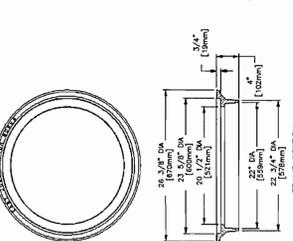
NOTE: CLASS "B" CONCRETE 3,000 PSI SHALL BE USED FOR ALL BLOCKING UNLESS OTHERWISE NOTED ON STANDARD DETAILS AND / OR PLANS.  
THE MINIMUM VERTICAL DIMENSION OF ALL BLOCKING SHALL BE 1.5 TIMES THE PIPE DIAMETER WITH AT LEAST 6/8 TIMES THE PIPE DIAMETER EXTENDING BOTH ABOVE AND BELOW THE PIPE CENTERLINE. THIS DIMENSION DETERMINES THE "A" DIMENSION FOR 11-1/4 DEGREES.  
FOR 22-1/2, 45, 90, AND TEES AND PLUGS, THE VERTICAL DIMENSION SHALL BE EQUAL TO THE HORIZONTAL DIMENSION SHOWN TO PRODUCE THE REQUIRED MINIMUM AREA.  
ALL MINIMUM AREAS ARE IN SQUARE FEET.  
BLOCKING TO BE AGAINST UNDISTURBED TRENCH WALLS AND BOTTOM.



BH and Bass & Hays are registered trademarks of Bass & Hays Foundry, Inc.

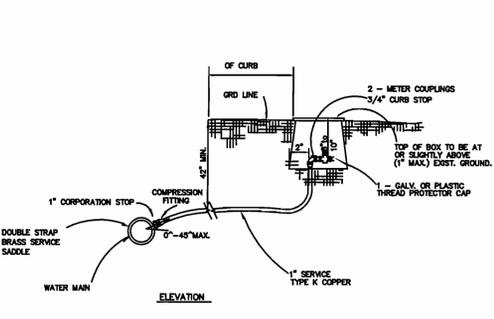
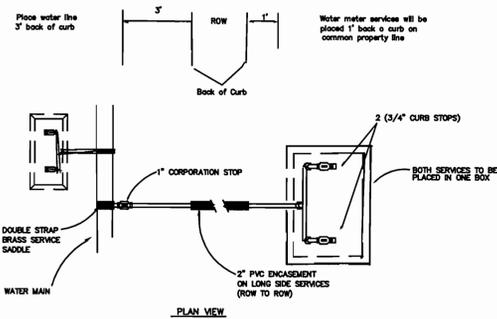


BH and Bass & Hays are registered trademarks of Bass & Hays Foundry, Inc.



**HORIZONTAL THRUST BLOCKING DETAIL**

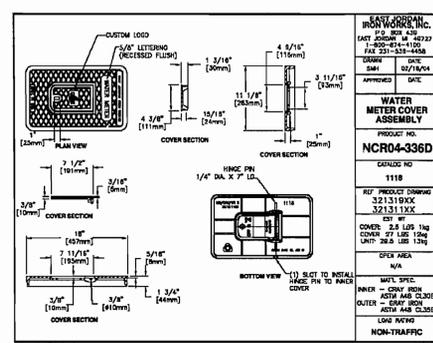
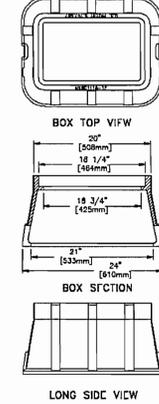
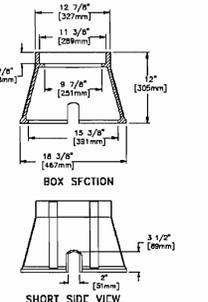
NO SCALE



- 1. WHERE TAPPING EXISTING MAINS OF PVC WATER MAINS, DOUBLE STRAPPED BRONZE, STAINLESS STEEL, OR SPOT COATED DUCTILE IRON SADDLES SHALL BE USED.
- 2. COPPER SERVICES SHALL BE TYPE K CONTINUOUS WITH NO JOINTS FROM CURB STOP TO QUARTER END.
- 3. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.
- 4. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAYS.

USED IN ASSEMBLIES

- 32131105 1118 WTR MTR CV MSBC 1118-12 M
- 32131107 1118 FT WRTH CV MSBC 1118-12 M
- 32133687 MSBC 1118-12 MSBCG 1118 R D I C
- 32133866 MSBC 1118-12 BC PLASTO BOX AS
- 3213701 BCF1118-12 PLASTIC MTR BOX SW

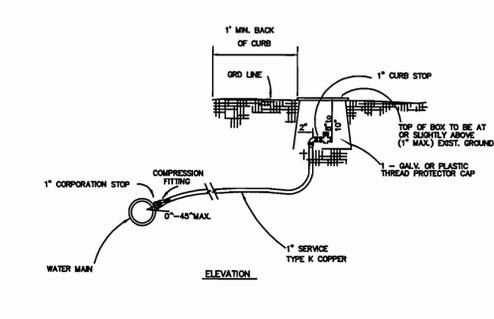
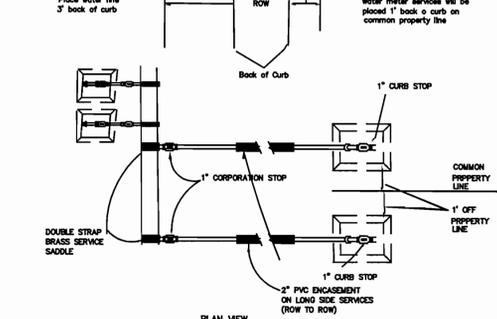


**EAST JORDAN IRONWORKS, INC.**  
P.O. BOX 438  
2200 W. HWY. 110  
FAR 331-535-1458  
CITY: FARMERSVILLE, TEXAS  
DATE: 02/18/04  
APPROVED: [Signature]

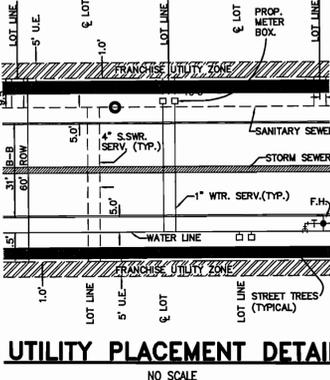
**WATER METER COVER ASSEMBLY**  
PRODUCT NO: NCR04-336D  
DATE: 11/18  
REF. PRODUCT DRAWING: 321319XX  
321319XX  
EST. WT.: COVER: 2.5 LBS 2oz  
COVER 14 LBS 8oz  
UNIT: 23 LBS 10oz  
OPER. AREA: N/A  
MATERIAL SPEC: COVER - GRAY IRON  
ASTM A8 CL308  
OUTLET - GRAY IRON  
ASTM A8 CL358  
LOAD RATING: 475 LBS 22oz  
NON-Traffic

**SERVICE CONNECTION DETAIL (LOTS SMALLER THAN 10,000 S.F.)**

NO SCALE

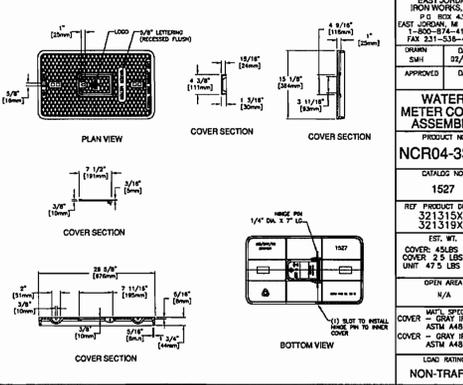


- 1. WHERE TAPPING EXISTING MAINS OF PVC WATER MAINS, DOUBLE STRAPPED BRONZE, STAINLESS STEEL, OR SPOT COATED DUCTILE IRON SADDLES SHALL BE USED.
- 2. COPPER SERVICES SHALL BE TYPE K CONTINUOUS WITH NO JOINTS FROM CURB STOP TO QUARTER END.
- 3. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.
- 4. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAYS.



**UTILITY PLACEMENT DETAIL**

NO SCALE



**EAST JORDAN IRONWORKS, INC.**  
P.O. BOX 438  
2200 W. HWY. 110  
FAR 331-535-1458  
CITY: FARMERSVILLE, TEXAS  
DATE: 02/18/04  
APPROVED: [Signature]

**WATER METER COVER ASSEMBLY**  
PRODUCT NO: NCR04-336E  
DATE: 11/18  
REF. PRODUCT DRAWING: 321319XX  
321319XX  
EST. WT.: COVER: 2.5 LBS 11oz  
COVER 14 LBS 8oz  
UNIT: 23 LBS 22oz  
OPER. AREA: N/A  
MATERIAL SPEC: COVER - GRAY IRON  
ASTM A8 CL308  
OUTLET - GRAY IRON  
ASTM A8 CL358  
LOAD RATING: 475 LBS 22oz  
NON-Traffic

**CITY OF CELINA, TEXAS  
WATER DISTRIBUTION SYSTEM  
STANDARD DETAILS**

**BENCHMARKS:**  
BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21  
BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

The seal appearing on this document was authorized by Joime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

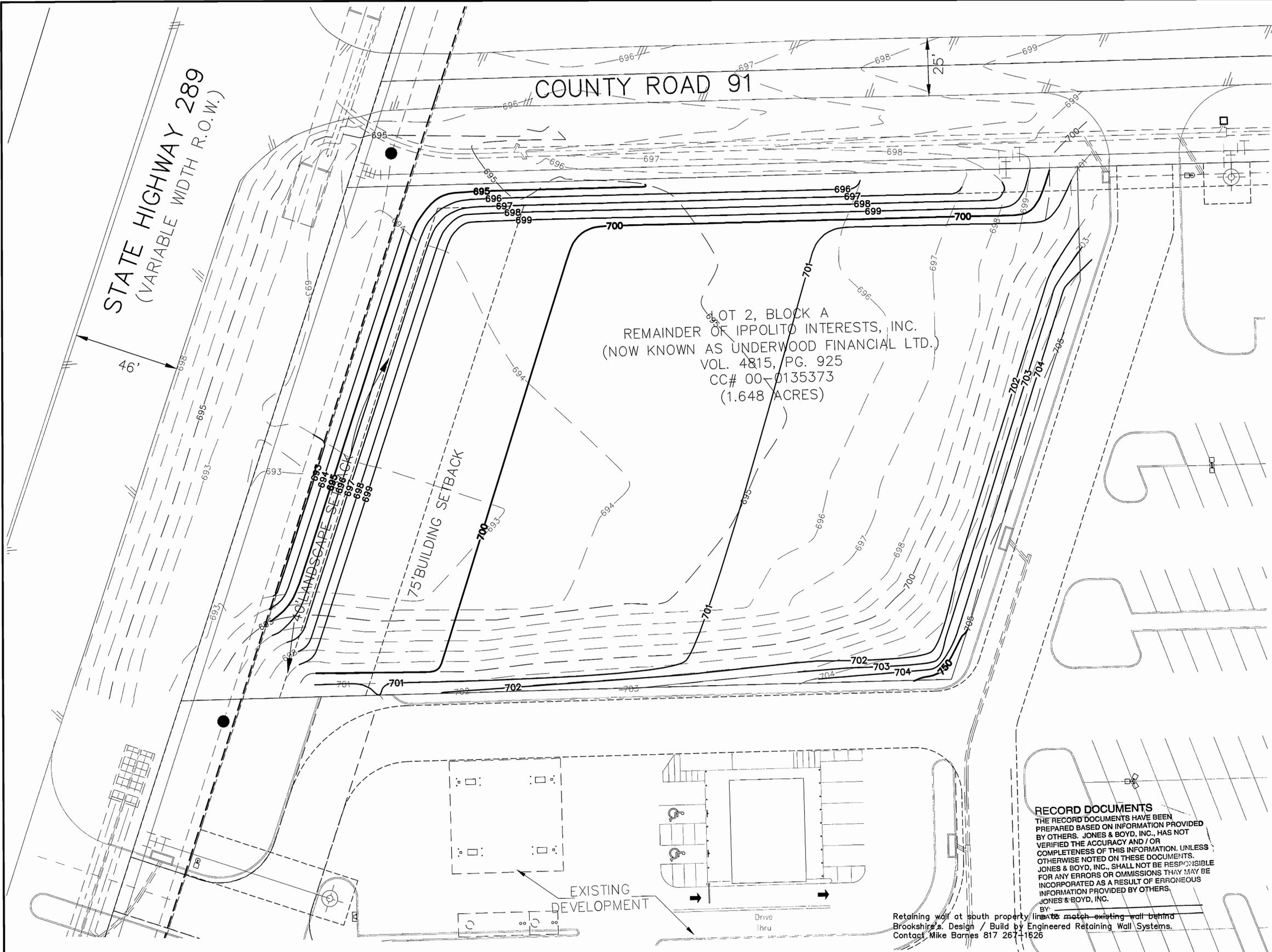


**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**CITY DETAILS**  
**CELINA TOWN CENTER PHASE 2**  
CITY OF CELINA, COLLIN COUNTY, TEXAS

PROJECT NO. UMP002  
SHEET NO. SD-2



LOT 2, BLOCK A  
 REMAINDER OF IPPOLITO INTERESTS, INC.  
 (NOW KNOWN AS UNDERWOOD FINANCIAL LTD.)  
 VOL. 4815, PG. 925  
 CC# 00-0135373  
 (1.648 ACRES)

- GENERAL NOTES:**
1. All accessible routes and ramps shall conform to the Texas Accessibility Standards(T.A.S.).
  2. Public accessible routes shall not have a running slope greater than 1:20 and cross slope greater than 1:50.
  3. Ramps shall not have a running slope greater than 1:12 and a cross slope greater than 1:50.
  4. If ramps are required to be longer than 72 inches, handrails will be required and a maximum running slope of 1:12 shall not be exceeded.

Contractor to field verify  
 all existing underground utilities  
 & report any discrepancies or  
 conflicts to Engineer prior  
 to any installation.

**LEGEND**

	Proposed Curb Inlet
	Existing Curb Inlet
	Proposed Storm Line
	Existing Storm Line
	Proposed Fire Hydrant
	Prop. Top of Pavement Contour Interval
	Prop. Mass Grading Contour Interval
	Ex. Countour Interval
	Prop. Retaining Wall
	Existing Manhole
	Existing Sanitary Sewer Main

**RECORD DOCUMENTS**  
 THE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JONES & BOYD, INC., HAS NOT VERIFIED THE ACCURACY AND / OR COMPLETENESS OF THIS INFORMATION, UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JONES & BOYD, INC., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.  
 JONES & BOYD, INC.  
 BY: \_\_\_\_\_

Retaining wall at south property line to match existing wall behind Brookshire's. Design / Build by Engineered Retaining Wall Systems. Contact Mike Barnes 817 267-1626

**BENCH MARKS:**  
 CP130 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. =440.91  
 CP144 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. =434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

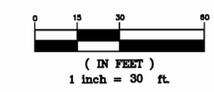
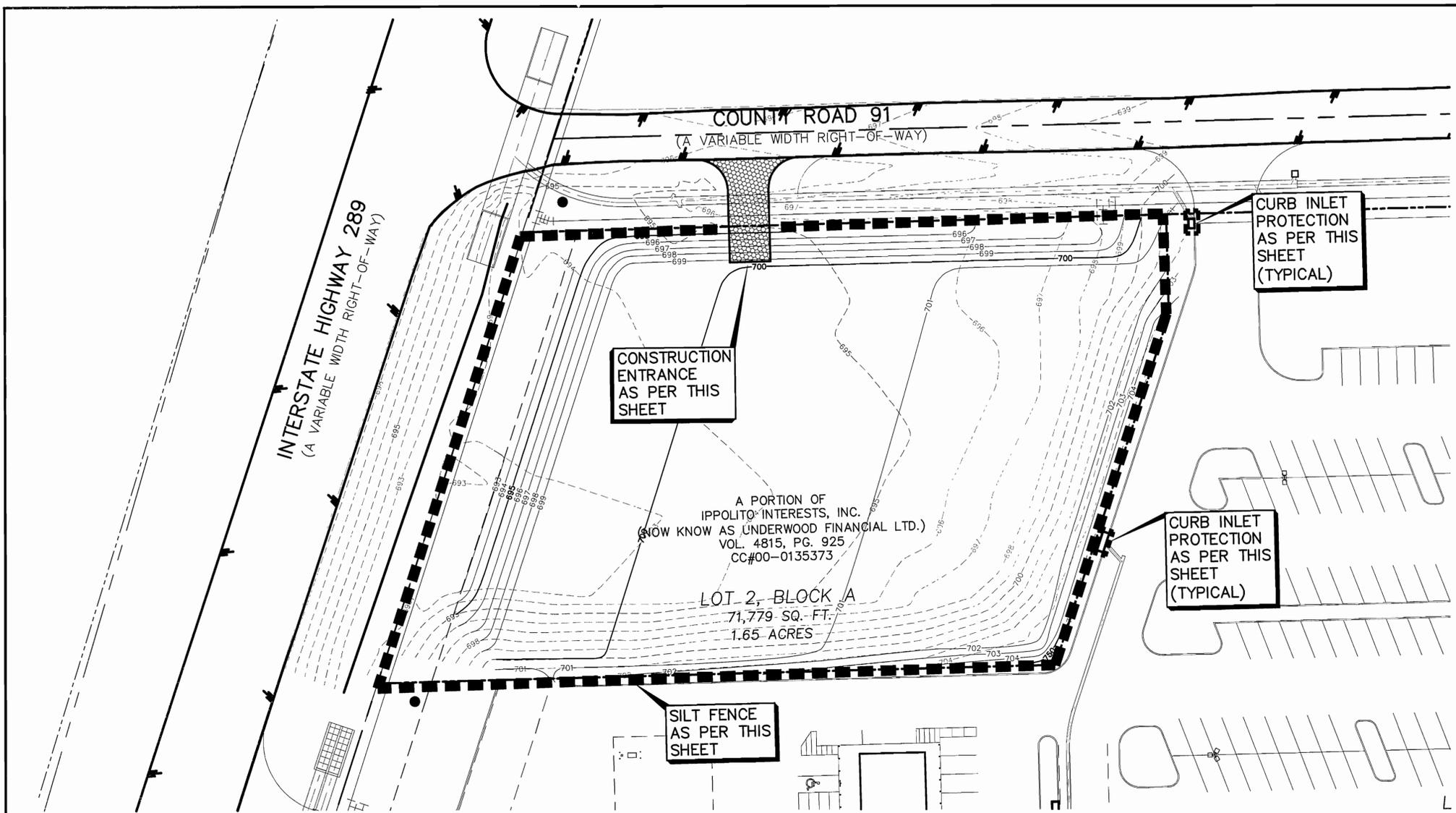


**Jones & Boyd, Inc.**  
 17090 Dallas Parkway, Suite 200  
 Dallas, Texas 75248  
 972.248.7676 office  
 972.248.1414 fax  
 www.jones-boyd.com

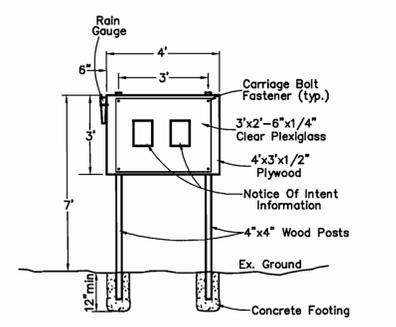
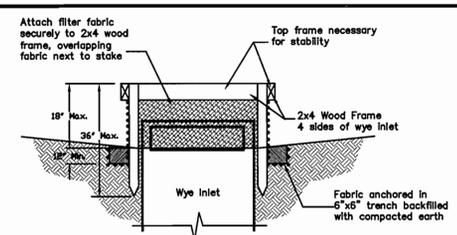
- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**MASS GRADING PLAN**  
**LOT 2, BLOCK A**  
**CELINA RETAIL CENTER**  
 City of Celina, Collin County, Texas

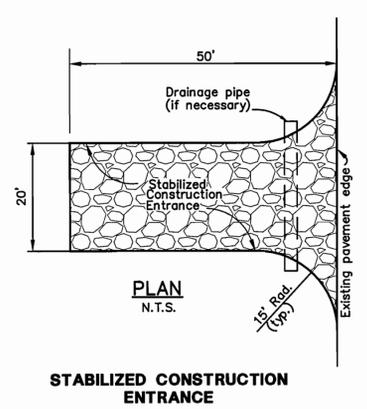
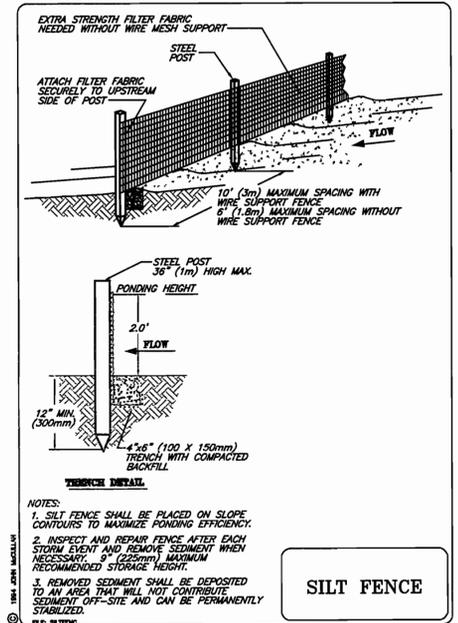
PROJECT NO.	UPM002
SHEET NO.	1



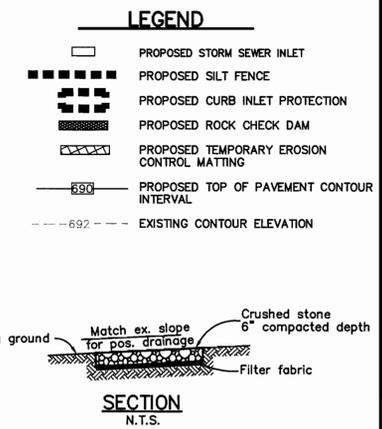
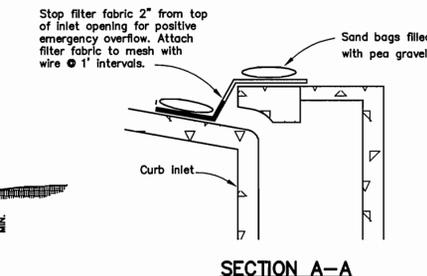
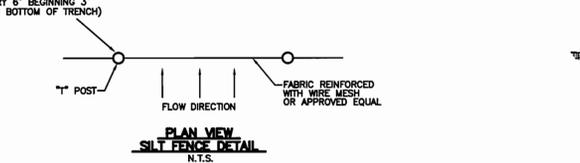
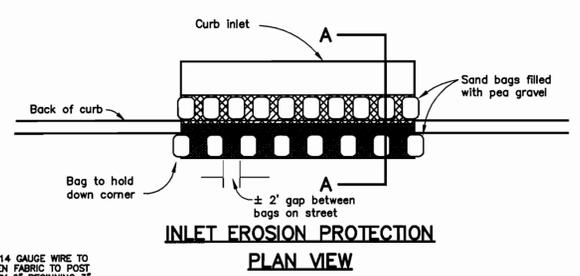
Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.



- SILT FENCE GENERAL NOTES:**
1. Wood/Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Posts must be embedded a minimum of two feet.
  2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where the trench cannot be trenched (i.e. Pavement), weight fabric flap with rock on uphill side to prevent flow from seeping under fence.
  3. The trench should be a minimum of six inches deep and sixteen inches wide to allow for the silt fence to be laid in the ground and backfilled.
  4. Silt fence should be securely fastened to each support post or to woven wire, which in turn is attached to the wood/steel fence post. There shall be a 3 foot overlap and securely fastened where ends of the fabric meet.
  5. Inspection shall be made every 2 weeks and after each one-half inch rainfall. Frequent repair or replacement shall be made promptly as needed.
  6. Silt fence shall be removed when the site is completely stabilized, so as not to block or impede storm flow or drainage.
  7. Sediment trapped by this practice shall be disposed of in an approved site in a manner that will not contribute to additional siltation.
  8. Accumulated silt shall be removed when it reaches a depth of half the height of the silt fence. The silt fence shall be disposed of in an approved spoil site or in such a manner that will not contribute to additional siltation.
  9. At point of surface flow concentration reinforce silt fence with wire mesh backing on downstream side of fence.



- STABILIZED CONST. ENTRANCE GENERAL NOTES:**
1. Crushed stone for construction entrance shall be 2"-3" at greatest dimension and shall be installed to a compacted depth of six inches.
  2. Filter fabric is to be Marafi 100X or equal. (Marafi, Inc.: 800-438-1855)
  3. If construction entrance crosses a drainage ditch, swale, etc., a drainage pipe shall be installed with min. 12 inches cover of crushed stone.



**BENCHMARKS:**

BM#1: IRON ROD WITH CAP FOUND APPROXIMATELY 785 FEET SOUTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289 AND APPROXIMATELY 48 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289. ELEVATION = 697.21

BM#2: SQUARE CUT AT THE NORTH END OF HEADWALL LOCATED AT EAST SIDE OF STATE HIGHWAY 289 AND APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 91 AND STATE HIGHWAY 289. ELEVATION = 694.62

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY:  
WJW

DRAWN BY:  
WJW

CHECKED BY:  
JRB

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



**JB Jones & Boyd, Inc.**

17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**EROSION CONTROL PLAN**

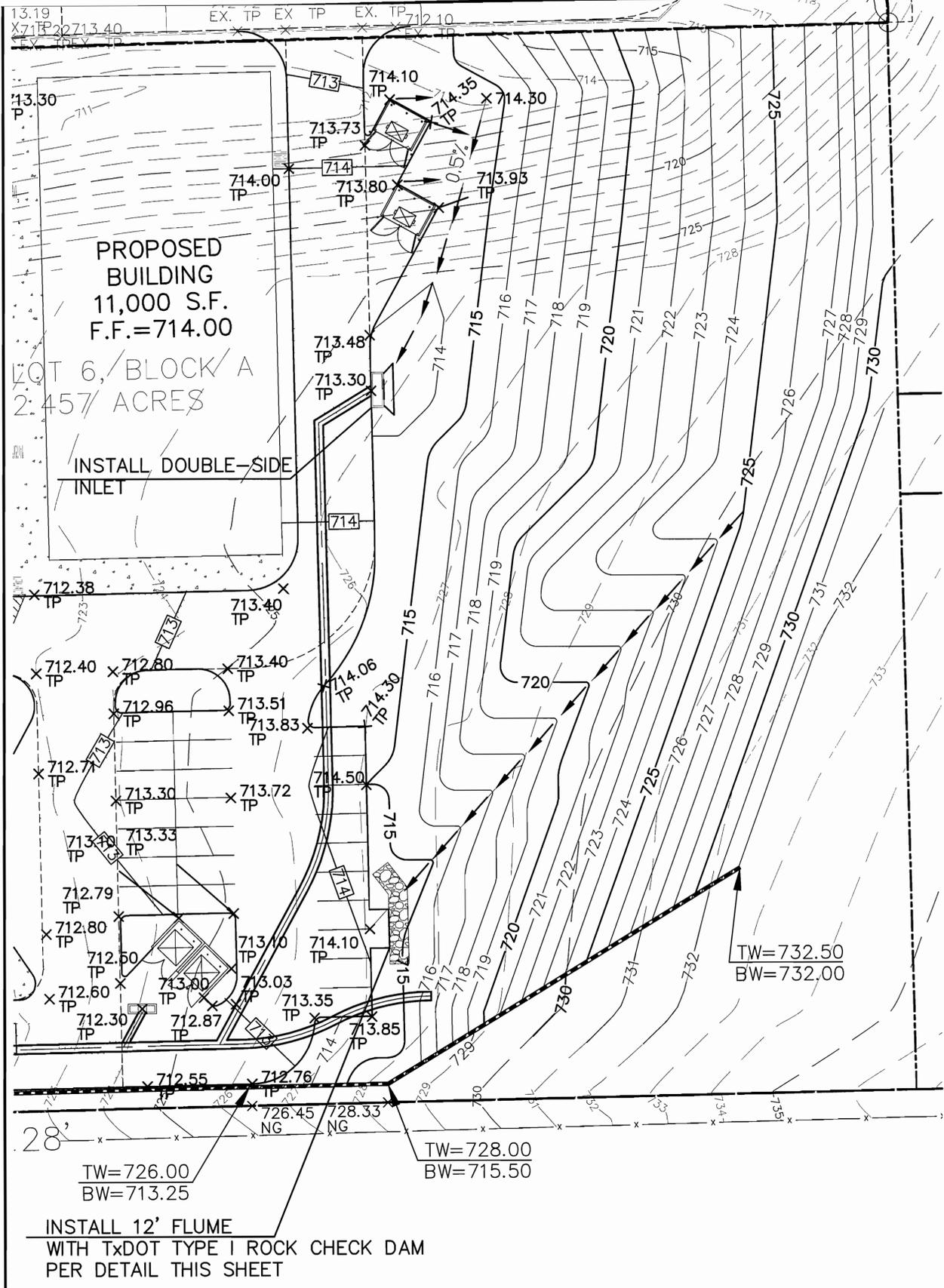
**LOT 2, BLOCK A**

**CELINA RETAIL CENTER**

City of Celina, Collin County, Texas

PROJECT NO.  
UPM002

SHEET NO.  
2



**BENCH MARKS:**

CP130 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. = 440.91

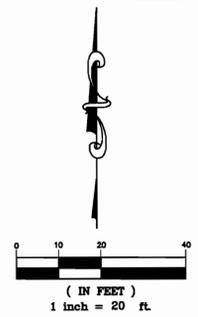
CP144 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. = 434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
3.	GRADING IMPROVEMENT	KT	11/10/06				
2.	CONSTRUCTION CHANGES SET RE-ISSUE	LMP	7/17/06	1.	REVISED PER CITY COMMENTS	WJW	5/17/06

- GENERAL NOTES:**
- All accessible routes and ramps shall conform to the Texas Accessibility Standards (T.A.S.).
  - Public accessible routes shall not have a running slope greater than 1:20 and cross slope greater than 1:50.
  - Ramps shall not have a running slope greater than 1:12 and a cross slope greater than 1:50.
  - If ramps are required to be longer than 72 inches, handrails will be required and a maximum running slope of 1:12 shall not be exceeded.

Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.

Retaining wall at south property line to match existing wall behind Brookshire's. Design / Build by Engineered Retaining Wall Systems. Contact Mike Barnes 817 267-1626



- LEGEND**
- Proposed Curb Inlet
  - Existing Curb Inlet
  - Proposed Storm Line
  - Existing Storm Line
  - Proposed Fire Hydrant
  - Prop. Top of Pavement Contour Interval
  - Prop. Mass Grading Contour Interval
  - Ex. Countour Interval
  - Prop. Retaining Wall to Match Appearance & Construction of Brookshire's Wall
  - Existing Manhole
  - Existing Sanitary Sewer Main

**FILTER DAM AT TOE OF SLOPE**

TYPE 1

**FILTER DAM AT CHANNEL SECTIONS**

TYPE 1 OR TYPE 2

**PROFILE**

**PLAN VIEW**

**"V" SHAPE (Plan View)**

**SECTION A-A**

**TYPE 4 (SACK GABIONS)**

**ROCK FILTER DAM USAGE GUIDELINES**

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT<sup>2</sup> of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

**Type 1 (18" high with no wire mesh):** Type 1 may be used at the toe of slopes, ground inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approx. 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4" deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

**Type 2 (18" high with wire mesh):** Type 2 may be used in ditches and at dike or swale outlets.

**Type 3 (36" high with wire mesh):** Type 3 may be used in stream flow and should be secured to the stream bed.

**Type 4 (Sack gabions):** Type 4 may be used in ditches and smaller channels to form an erosion control dam.

**GENERAL NOTES**

- If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream of drainage structures, and in roadway ditches and channels to collect sediment.
- Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
- The rock filter dam dimensions shall be as indicated on the SWP plans.
- Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
- Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
- Filter dams should be embedded a minimum of 4" into existing ground.
- The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
- Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. In stream use the mesh should be secured or staked to the stream bed prior to aggregate placement.
- Sack Gabions should be staked down with 3/4" dia. rebar stakes.
- Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
- The guidelines shown hereon are suggestions only and may be modified by the Engineer.

**Texas Department of Transportation**  
Design Division (Roadway)

**TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES**

**ROCK FILTER DAMS**

**EC (2) - 93**

FILE#	EC293.DGN	DN	HEJ	CA	HEJ	DM	BGS	CA
DATE	JUNE 1993	DISPATCH		FEDERAL AID PROJECT				SHEET
REVISIONS				COUNTY	CONTROL	SECT	JOB	NUMBER

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

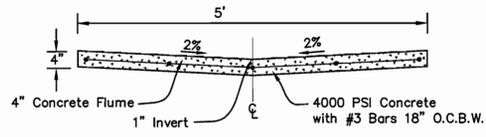
- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**GRADING IMPROVEMENT**

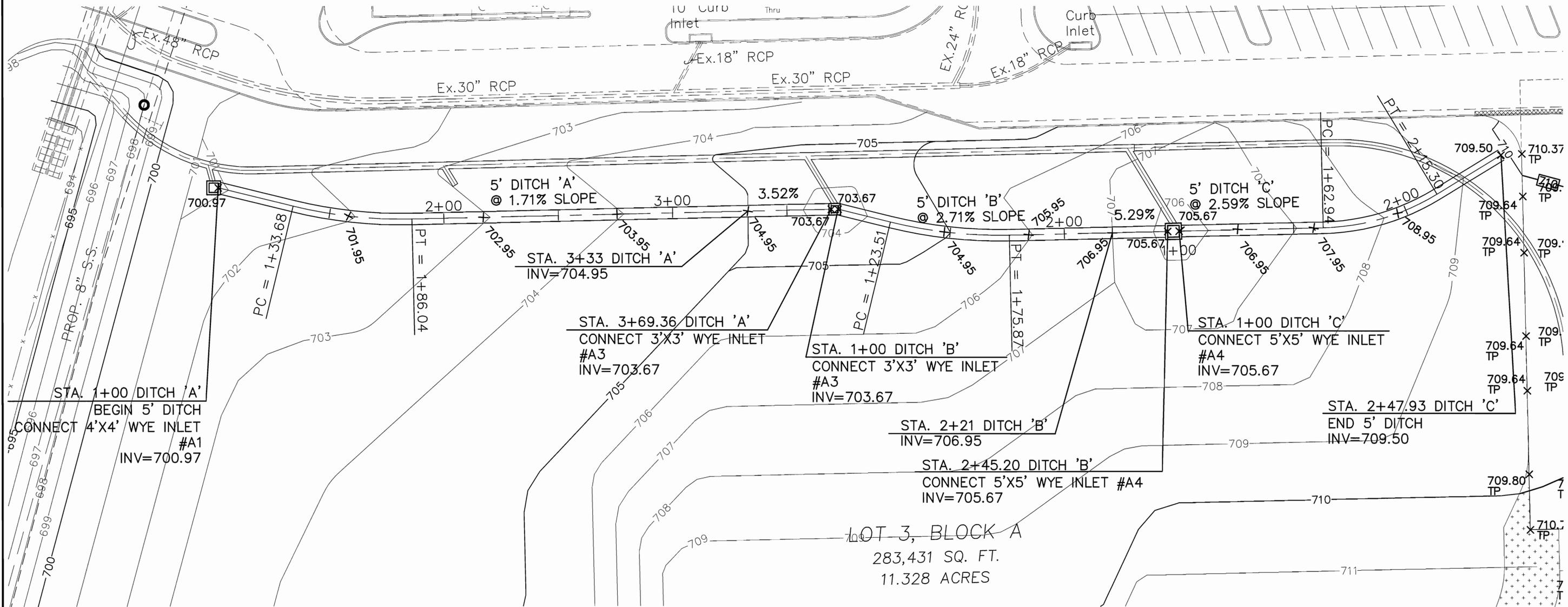
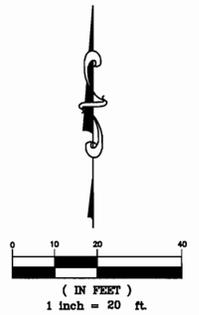
**CELINA RETAIL CENTER**  
City of Celina, Collin County, Texas

PROJECT NO.  
**UPM002**  
SHEET NO.  
**1**

Plotted by: ktran Plot Date: 11/10/2006 10:20 AM  
Saved By: ktran Save Time: 11/10/2006 10:20 AM  
Drawing: H:\Projects\UPM002\UPM002GR-IMPROVEMT.dwg



5' DITCH DETAIL  
NTS



**BENCH MARKS:**

CP130 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located between the easternmost edge of Gifford Street pavement and the Hanson Railroad Spur. The set iron rod is approx. 53' east of the Northeast corner of a curb inlet on the east side of Northeast 33rd Street and 49' southwest of the easternmost sanitary sewer manhole between Gifford Street and the railroad. Elev. = 440.91

CP144 - A 1/2-inch set Iron Rod with a red plastic cap stamped "TP" located on the south side of the eastbound I.H. 30 frontage road 3,800 linear feet east of MacArthur Boulevard. The set iron rod is approx. 8.75' south of the back of curb. Elev. = 434.42

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
3.	GRADING IMPROVEMENT	KT	11/10/06				

The seal appearing on this document was authorized by Jaime R. Beard, P.E. 90857. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



**Jones & Boyd, Inc.**  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248  
972.248.7676 office  
972.248.1414 fax  
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

**GRADING IMPROVEMENT**

**CELINA RETAIL CENTER**

City of Celina, Collin County, Texas

PROJECT NO.

UPM002

SHEET NO.

2



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, UNDERWOOD FINANCIAL LIMITED is the owner of all that tract of land in the City of Celina, Collin County, Texas, a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, and being a part of a called 40.90 acre tract of land conveyed to Ippolito Interests, Inc. (now known as Underwood Financial Limited), as recorded in Volume 4815, Page 925, Collin County Land Records, and being more particularly described as follows:

BEGINNING at one half inch iron rod found at the southwest corner of a called 6.935 acre tract of land conveyed to Brookshire Grocery Company, as recorded in Volume 5768, Page 4975, Collin County Land Records, said point also being in the east line of State Highway 289 (a variable width right-of-way);

THENCE North 88 degrees 32 minutes 20 seconds East, 1101.70 feet to a one half inch iron rod set for corner, said point being the southeast corner of said 6.935 acre tract;

THENCE North 01 degrees 27 minutes 40 seconds West, 405.71 feet to a "PK" nail found at the northeast corner of said 6.935 acre tract, said point also being in the centerline of County Road 91;

THENCE North 88 degrees 30 minutes 03 seconds East, 159.98 feet to a "PK" nail set in the centerline of County Road 91 for corner, said point being the northwest corner of a tract of land conveyed to the City of Celina, as recoded in Volume 5826, Page 5732, Collin County Land Records;

THENCE South 01 degrees 50 minutes 10 seconds East, 737.74 feet to a one half inch iron rod found for corner, said point being the southwest corner of said City of Celina tract;

THENCE South 88 degrees 40 minutes 47 seconds West, 1368.28 feet to a one half inch iron rod found for corner, said point being in the east line of State Highway 289;

THENCE along the east line of said State Highway 289 as follows:  
North 15 degrees 13 minutes 25 seconds East, 281.38 feet to a wood monument found for corner;

North 18 degrees 06 minutes 31 seconds East, 62.62 feet to the POINT OF BEGINNING and containing 500,857 square feet or 11.494 acres of land.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S01°19'13"E	150.35'	L55	N88°32'20"E	10.10'
L2	N88°40'47"E	91.00'	L56	N01°18'45"W	12.74'
L3	N01°19'13"W	150.67'	L57	N28°41'15"E	33.77'
L4	N88°32'20"E	24.00'	L58	N01°27'49"W	109.24'
L5	S01°19'13"E	150.73'	L59	N58°41'15"E	23.86'
L6	N88°40'47"E	73.04'	L60	N31°18'45"W	10.00'
L7	N01°19'13"W	155.00'	L61	S58°41'15"W	29.65'
L8	N88°32'20"E	24.00'	L62	S01°27'49"E	115.03'
L9	S01°19'13"E	155.06'	L63	S28°41'15"W	39.55'
L10	S88°41'15"W	33.05'	L64	N88°40'47"E	272.45'
L11	S01°18'45"E	90.90'	L65	N88°40'47"E	176.50'
L12	S01°18'45"E	28.00'	L66	N88°40'47"E	136.48'
L13	S88°40'47"W	216.62'	L67	N88°40'47"E	50.00'
L14	N01°18'45"W	28.00'	L68	N01°19'13"W	25.00'
L15	N88°40'47"E	184.36'	L69	S88°40'47"W	50.00'
L16	N01°18'45"W	81.06'	L72	S01°27'40"E	148.09'
L17	S88°40'47"W	195.17'	L73	S45°28'03"W	19.90'
L18	N01°19'13"W	194.29'	L74	N44°31'57"W	7.50'
L19	N88°32'20"E	24.00'	L75	N45°28'03"E	16.64'
L20	S25°02'40"W	16.55'	L76	N01°27'40"W	137.34'
L21	S01°18'45"E	16.47'	L77	S88°32'20"W	144.47'
L22	S20°36'37"W	34.23'	L78	S01°22'11"E	196.44'
L23	S01°18'45"E	25.55'	L79	S88°41'10"W	312.48'
L24	N88°40'47"E	23.96'	L80	N01°18'45"W	132.23'
L25	N20°36'37"E	39.81'	L81	N88°41'10"E	312.47'
L26	N01°18'45"W	19.95'	L82	N01°22'11"W	188.90'
L27	S06°35'49"W	15.20'	L83	S01°29'57"E	180.39'
L28	S53°24'11"E	20.72'	L84	N88°30'03"E	57.07'
L29	S36°35'49"W	10.00'	L85	S01°18'45"E	13.16'
L30	N53°24'11"W	14.95'	L86	N89°03'14"E	12.87'
L31	S06°35'49"W	11.29'	L87	S00°56'46"E	20.00'
L32	N88°41'15"E	204.30'	L88	S89°03'14"W	12.75'
L33	N28°41'15"E	12.31'	L89	S01°18'45"E	82.37'
L34	N01°18'45"W	66.50'	L90	S88°40'47"W	20.00'
L35	N88°41'15"E	10.00'	L91	N01°18'45"W	95.47'
L36	S01°18'45"E	69.18'	L92	S88°30'03"W	57.01'
L37	S28°41'15"W	9.22'	L93	N01°29'57"W	200.40'
L38	N88°41'15"E	105.99'	L94	N88°32'29"E	20.00'
L39	N28°41'15"E	76.37'	L95	S46°18'45"E	24.40'
L40	S61°18'45"E	15.00'	L96	N01°13'15"W	10.00'
L41	S28°41'15"W	67.71'	L97	N88°40'47"E	10.00'
L42	N88°41'15"E	94.46'	L98	S01°13'15"E	10.00'
L43	S01°18'45"E	71.52'	L99	N01°13'15"W	23.64'
L44	S88°40'47"W	10.00'	L100	N88°46'45"E	20.00'
L45	N01°18'45"W	71.52'	L101	S01°13'15"E	23.61'
L46	S88°41'15"W	325.50'	L102	S01°18'45"E	35.00'
L47	S30°33'22"E	3.97'	L103	N01°13'15"W	22.38'
L48	S59°26'38"W	10.00'	L104	N88°46'45"E	20.00'
L49	N30°33'22"W	9.57'	L105	S01°13'15"E	22.34'
L50	S88°41'15"W	96.65'	L106	S73°01'34"E	33.91'
L51	S51°35'49"W	0.78'	L107	N88°32'20"E	401.27'
L52	N38°24'11"W	10.00'	L108	N61°58'26"E	26.27'
L53	N51°35'49"E	10.76'			
L54	N06°35'49"E	23.93'			

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That UNDERWOOD FINANCIAL LIMITED, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as CELINA TOWN CENTER ADDITION PHASE 2, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed 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 easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane and access easements, as dedicated and shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use;

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

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 \_\_\_\_\_, 2006

BY:  
NANCY E. UNDERWOOD, PRESIDENT, UNDERWOOD FINANCIAL LIMITED  
BY NEU MANAGEMENT COMPANY, LLC, GENERAL PARTNER

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 Nancy E. Underwood, 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 the \_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	20.00'	31.42'	20.00'	S46°19'13"E	28.28'
C2	90°00'00"	20.00'	31.42'	20.00'	N43°40'47"E	28.28'
C3	90°00'00"	20.00'	31.42'	20.00'	S46°19'13"E	28.28'
C4	90°00'00"	16.00'	25.13'	16.00'	N43°40'47"E	22.63'
C5	90°19'28"	39.95'	62.97'	40.17'	N43°33'27"E	56.65'
C6	90°00'00"	10.00'	15.71'	10.00'	S43°41'15"W	14.14'
C7	80°00'28"	10.00'	13.96'	8.39'	N38°41'29"E	12.86'
C8	89°56'06"	10.00'	15.70'	9.99'	N45°30'20"W	14.13'
C9	26°21'25"	40.02'	18.41'	9.37'	N11°51'57"E	18.25'
C10	21°55'22"	40.02'	15.31'	7.75'	N09°38'56"E	15.22'
C11	28°51'35"	44.02'	22.18'	11.33'	S09°54'33"W	21.94'
C12	90°57'26"	19.77'	31.38'	20.10'	S46°29'18"E	28.19'
C13	110°59'55"	20.01'	38.77'	29.12'	S29°21'26"E	32.98'
C14	21°55'22"	40.02'	15.31'	7.75'	N09°38'56"E	15.22'
C15	97°54'34"	70.00'	119.62'	80.40'	S42°21'28"E	105.59'
C16	90°00'00"	105.00'	164.93'	105.00'	N46°18'45"W	148.49'
C17	90°00'00"	95.00'	149.23'	95.00'	N46°18'45"W	134.35'
C18	96°52'27"	80.00'	135.26'	90.22'	S42°52'32"E	119.72'
C23	30°09'03"	70.00'	36.84'	18.86'	N13°36'43"E	36.41'
C24	30°09'03"	60.00'	31.57'	16.16'	N13°36'43"E	31.21'
C25	18°26'06"	20.00'	6.44'	3.25'	S82°14'37"E	6.41'

KNOW ALL MEN BY THESE PRESENTS:

That I, William J. Johnson, 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.

William J. Johnson, R.P.L.S. No. 5426

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 William J. Johnson, Registered Professional 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 hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

CITY APPROVAL OF CONSTRUCTION PLAT

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

**CP06-03  
CONSTRUCTION PLAT  
CELINA TOWN CENTER ADDITION-PHASE 2**

LOT 3, BLOCK A  
11.494 ACRES OUT OF  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167  
CITY OF CELINA, COLLIN COUNTY, TEXAS

**UNDERWOOD FINANCIAL LTD. OWNER**  
25 Highland Park Village, Suite 100-574 (214)521-3099  
Dallas, Texas 75205

**HODGES DEVELOPMENT SERVICES DEVELOPER**  
Dallas, Texas 75244 (972)387-1000

**JONES & BOYD, INC. SURVEYOR/ENGINEER**  
17090 Dallas Parkway, Suite 200 (972)248-7676  
Dallas, Texas 75248