



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY MARCH 21, 2017
6:30 P.M.**

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on February 21, 2017.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of March 14, 2017.

V. AGENDA:

- A. Consider changing the time of the monthly scheduled Planning & Zoning Commission meeting. (PZ Meeting Time)
- B. Consider changing the date and time of the scheduled Planning & Zoning Commission meeting to May 15, 2017. (PZ Date Change)
- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina's Code of Ordinances Chapter 10: Subdivision Regulations, Division 3: Procedures, Section 10.03.083: General Development Plan. (GDP Ordinance Amendment)
- D. The Planning & Zoning Commission will act upon an amendment to the City of Celina's Code of Ordinances Chapter 3: Building Regulations, Article 3.10: Streets and Sidewalks, Division 2: Address Numbers. (Cluster Mailbox Ordinance Amendment)
- E. Consider and act upon a Construction Plat for Light Farms Grange 4A, being approximately 15.73 acres situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, comprised of 39 residential lots, and three (3) open space areas. The property is located west of Light Farms Way, east of Dallas Parkway, south of County Road 51, and north of Frontier Parkway. (Light Farms Grange 4A Construction Plat)
- F. Consider and act upon a Final Plat for The Tractor Supply Addition, being approximately 3.714 acres situated in the Collin County School Survey, Abstract No. 167, City of Celina, Collin County, Texas, comprised of one (1) lot. The property is located west of Preston Road, east of South Oklahoma Dr. (Business 289), and south of Ash Street. (Tractor Supply Final Plat)

- G. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina’s Code of Ordinances Chapter 10: Subdivision Regulations, Division 3: Procedures, Section 10.03.124: Easements, and Section 10.03.126: Improvements. (Easement Ordinance Amendment)
- H. Consider and act upon a Final Plat for Creeks of Legacy Phase 2B, being approximately 39.331 acres situated in the F.D. Gary Survey, Abstract No. 361, City of Celina, Collin County, Texas, comprised of 83 residential lots, one (1) non-residential lot, and one (1) Home Owners Association Lot. The property is located north of Frontier Parkway, west of Dallas Parkway, south of Clear Creek Parkway, and east of Doe Branch Boulevard. (Creeks of Legacy 2B Final Plat)

VI. ADJOURNMENT:

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

Friday, March 17, 2017 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

 Helen-Eve Liebman, AICP
 Director of Planning & Development Services
 City of Celina, Texas

 Date of Notice

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



NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY FEBRUARY 21, 2017
6:30 P.M.

MINUTES

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

Chairman Ousley called the meeting to order at 6:32 p.m.

Commissioners present: Shelby Barley, Mitch Freeman, Charles Haley, Ben Hangartner, Mike Terry, and Jace Ousley.

Commissioners absent: Scott Cromwell

Staff present: Helen-Eve Liebman, Director of Planning & Development Services, Ben Rodriguez, Senior Planner, and Robyn Miga, Planner

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas flags.

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on January 17, 2017.

Commissioner Terry moved to approve the Consent Agenda.

Commissioner Freeman seconded the motion.

Motion carried 6- yes; 0-no

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of February 14, 2017.

Director of Planning and Development Services Helen-Eve Liebman spoke on the agenda items that went before City Council on February 14, 2017.

V. AGENDA:

- A. Consider and act upon a Construction Plat for Glen Crossing Phase 1, being approximately 41.814 acres situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55, and west of County Road 1117, west of Preston Road, and east of Dallas North Tollway. (Glen Crossing Phase 1 Construction Plat)

Commissioner Terry moved to approve the Construction Plat subject to approval of landscape plans

Commissioner Haley seconded the motion

Motion carried 6 – yes; 0-no



Memorandum

To: **The Celina Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Director of Planning and Development Services
Meeting Date: March 21, 2017
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE MARCH 14, 2017 CITY COUNCIL MEETING:

Subdivision Ordinance Variance

- Approved a subdivision ordinance variance for an over length cul-de-sac in the Creeks of Legacy Phase 2C Development located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6, and west of Doe Branch Boulevard.
- Approved a subdivision ordinance variance to allow certain portions of roadways adjacent to the Creeks of Legacy Phase 2C Development to be constructed with future phases and/or to have funds escrowed for the future construction. The development is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6, and west of Doe Branch Boulevard.

Plat:

- Approved a Construction Plat for Glen Crossing Ph. 1, located south of CR 55 (Glendenning Parkway), and west of County Road 1117, west of Preston Road, and east of Dallas North Tollway.
- Approved a construction plat for Creeks of Legacy 2C, located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6, and west of Doe Branch Boulevard

- B. Consider and act upon an application for a General Development Plan for Burnco, a concrete batch plant development, situated on a ±18.74 acre tract of land within the Collin County School Survey #14, Abstract No. 167, Collin County, Texas, the property is generally located west of the Burlington Northern Santa Fe Railroad, and north and west of County Road 53. (Burnco GDP)

Staff explained to commissioners that the property was located in Celina's ETJ, therefore the site had to adhere to Subdivision Regulations, but not zoning, as well as noted that there was a similar use directly adjacent to this property for an existing concrete batch plant.

Commissioner Haley moved to approve the GDP

Commissioner Barley seconded the motion

Motion carried 5-yes; 1-no

- C. Conduct a public hearing to consider and act on proposed amendments to the City's Code of Ordinances Chapter 14.04: Use Regulations, Section 04.001: Use charts; and Chapter 14.05 Development Standards for regulation of wind turbines and solar panels. (Solar Panels/Wind Turbines Ordinance)

Staff explained the proposed amendments to Commissioners and those in attendance.

Dale Bainum, 3541 Heritage Trail, asked staff whether the ordinance would keep residents whose houses face right-of-way from being able to install solar panels on their roof. He said if so, he did not want property owners to be excluded from being energy efficient because of the location of their home.

Commissioners agreed that a minimum lot size of 1.5 acres was not large enough for wind energy systems and they wanted the number increased to read "more than 2 acres." The commissioners also discussed that the fall zone should also include being set back from structures on the property.

Commissioner Barley moved to approve the proposed amendments with the increase in minimum lot size to more than two acres for wind energy systems, with the requirement that the fall zone for a wind energy system should include being setback from any structure on the property.

Commissioner Haley seconded the motion

Motion carried 6-yes; 0-no

- D. Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes to Section 10.03.122(m)(1), Culs-de-sac, dead-end streets, to allow an over length cul-de-sac for Creeks of Legacy Phase 2C. The project is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C SOV)

Staff explained the proposed variance for the overlength cul-de-sac.

Commissioner Haley moved to approve the variance

Commissioner Hangartner seconded the motion

Motion carried 4 – yes; 1- no; 1-recused

- E. Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes & Centurion American Development Group to Section 10.23.122(r)(5) Boundary Streets & Section 10.03.126 (f)(2) Streets, to allow certain portions of roadways adjacent to the Creeks of Legacy development to be constructed with future phases of development and/or to have funds escrowed for the future construction. (Creeks of Legacy Phase 2 SOV)

Staff explained the proposed variance for the subdivision ordinance variance for Collector Road C.

Commissioner Barley moved to approve the variance with the following provisions: The Subdivision Ordinance requires that ROW and construction of roadways adjacent to property be provided for through the platting process. The collector is required per the approved concept plan for the overall PD for The Creeks of Legacy. This is unusual because half of the roadway is the responsibility of 2 landowners (east) and the other half belongs to another landowner (west). That western landowner is not ready to develop or construct the property and it is logical to require escrow funds for half of the collector with Phase 2A. Therefore, staff is requiring as a condition of approval of Phase 2C the ROW dedication, construction plans, and escrow of funds for the road during the platting of Phase 2A.

Commissioner Haley seconded the motion

Motion carried 4-yes; 1-no; 1-recused

- F. Consider and act upon a Construction Plat for Creeks of Legacy Phase 2C, being approximately 22.986 acres situated in the WM. Davenport Survey, Abstract No. 262, and the F.D. Gary Survey, Abstract No. 361, Collin County, Texas, comprised of sixty-six (66) residential lots and one (1) open space/common area. The property is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C Construction Plat)

Staff provided an overview of the exhibit

Commissioner Hangartner moved to approve the Construction Plat

Commissioner Barley seconded the motion

Motion carried 5-yes; 0-no; 1 recused

VI. ADJOURNMENT:

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Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date of Notice

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Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Ben Rodriguez, Senior Planner
Meeting Date: March 21, 2017
Re: General Development Plan – Tree Preservation Plan

Action Requested:

Conduct a public hearing to consider testimony and take action upon an amendment to the City's Code of Ordinances, Chapter 10: Subdivision Regulations; Article 10.03 Subdivision Ordinance; Division 3. Procedures; Section 10.03.083 General Development Plan (GDP- Tree Preservation Plan)

Background Information:

Staff is proposing an amendment to help streamline our development review process while assisting developers in constructing their developments as quickly as possible. Currently, applicants for a phased development are required to submit a tree preservation plan with each individual phase of construction.

The problem arises when a developer wishes to grade their entire property but is only developing a portion of their property today. This presents a situation in which the limits of their provided tree protection plan do not match with the extent of work that is being done.

Staff is proposing an amendment which would require that tree preservation plans are submitted for review during the General Development Phase which occurs prior to platting. This would allow the developer to have one survey for the entire property rather than being required to have multiple surveys prepared. Additionally, this assists staff in ensuring that a proper preservation and mitigation plans are in place for each individual phase.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed revisions

Staff Recommendation:

Staff recommends approval as presented.

Proposed Amendments

- (g) Contents. The General Development Plan shall include:
- (1) A proposed layout drawn to a scale of one inch equals 200 feet or larger.
 - (2) True north shall be clearly indicated and located to the bottom and right of the study.
 - (3) Arrangement, connection and dimensions to streets of adjacent properties.
 - (4) The names of adjacent additions or subdivisions or the name of record of owners of adjoining parcels of unplatted land.
 - (5) General location and size of school sites, park and recreation areas, and other public areas.
 - (6) Location of proposed shopping center, multifamily residential, and other land uses.
 - (7) Proposals for water, sewer, and drainage systems in relation to master plans where they exist for these facilities.
 - (8) Proposals for services furnished by private utility companies.
 - (9) Summary of uses by type, number, and acreage.
 - (10) Identification of any floodprone areas and general proposals for such areas.
 - (11) The plan shall include existing and approved driveways within 200 feet of the site.
 - (12) The plan shall include existing and/or proposed median openings with 500 feet of the site.
 - (13) Hike and bike trails per the open space and park master plan.
 - (14) A concept plan submitted for the purpose of securing zoning approvals may be accepted as a general development plan if it meets the requirements of this section.
 - (15) A tree preservation plan in accordance with the City's tree preservation regulations located in Section 14.05.090.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Ben Rodriguez, Senior Planner
Meeting Date: March 21, 2017
Re: Cluster Mailboxes

Action Requested:

The Planning & Zoning Commission will act upon an amendment to the City of Celina's Code of Ordinances Chapter 3: Building Regulations, Article 3.10: Streets and Sidewalks, Division 2: Address Numbers. (Cluster Mailbox Ordinance Amendment)

Background Information:

Staff is proposing an amendment to bring the City's mailbox requirements in line with the United States Postal Service policy on clustered delivery.

In 2016 the USPS began a policy of requiring new developments to utilize a clustered mailbox delivery system. Their intent is to have one box per group of homes, typically one per street or block. This is expected to reduce the number of delivery drivers required as well as reduce the delivery times for their future routes.

Staff is also proposing added language that clarifies these cluster boxes must have a masonry façade, currently all mailboxes must have a masonry façade which matches the structure it is assigned to. With the new USPS policy of requiring clustered mailboxes staff is proposing a revision to this language which requires that cluster boxes must have a masonry façade which matches or compliments adjacent structures or the development as a whole.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed Ordinance

Staff Recommendation:

Staff recommends approval as presented.

Division 2. Address Numbers & Mailboxes

Sec. 3.10.031 Penalty

Any person, firm or corporation violating any provision of this division shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined any sum of not more than \$500.00. Each and every day that the violation continues shall constitute a separate and distinct offense and shall be treated as such.

Sec. 3.10.032 Assignment; placement by city authorized

The City Council, through its agents and employees, has assigned a street number to each and every structure and each and every vacant area in the city, and, in order to properly identify all such structures, directs that the city, through its agents and employees, place the appropriate street number on each and every structure existing in the city and its extraterritorial jurisdiction. The city manager or his designee may set forth additional rules regarding street numbering and addressing to accommodate development within the city and its extraterritorial jurisdiction.

Sec. 3.10.033 Location

The numbers shall be placed on the front of each structure in a conspicuous place, and as far as possible shall be located on the front of the structure facing the street and shall be located five and one-half feet above the bottom of the front door and no more than two and one-half feet to the left of the door.

Sec. 3.10.034 Assessment of cost of placement

In order to defray a portion of the cost of placing the street numbers, the owner or owners of each structure will be assessed a fee, which amount shall be billed to the owner or owners on their water bill, or for those owners of structures not served by city water shall be billed on the first day of the first month following the installation of the numbers.

Sec. 3.10.035 New structures

- (a) As part of the plat approval process, the city shall assign a street address to each platted lot shown on an approved final plat.
- (b) It shall be the obligation of all persons, firms or corporations erecting new structures in the city and its extraterritorial jurisdiction to secure the correct street number from the Planning and Development Services department and to place on the structure ~~within 60 days of the completion of the structure~~ a street number located as provided for in this article **prior to the issuance of a Certificate of Occupancy.**

Sec. 3.10.036 Mailboxes

- (a) **Mailboxes shall be installed in accordance with current United States Postal Service (USPS) policies.**
- (b) **If cluster mailboxes are required by the USPS, an approved mailbox coordination plan shall be submitted to the City prior to addresses being assigned for the development.**
- (c) **Mailboxes shall have a masonry façade which matches or complements adjacent structures and or the development as a whole.**

Sec. 3.10.037 Conflicts with county regulations

Pursuant to section 251.013 of the Texas Transportation Code, this division prevails over any Collin County Commissioners Court order or Denton County Commissioners Court order that conflicts with this division.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: March 21, 2017
Re: Light Farms Grange 4A Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Light Farms Grange 4A, being approximately 15.73 acres situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, comprised of 39 residential lots, and three (3) open space areas. The property is located west of Light Farms Way, east of Dallas Parkway, south of County Road 51, and north of Frontier Parkway. (Light Farms Grange 4A Construction Plat)

Background Information:

Staff has reviewed the proposed Construction Plat for Light Farms Grange 4A, and has determined it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

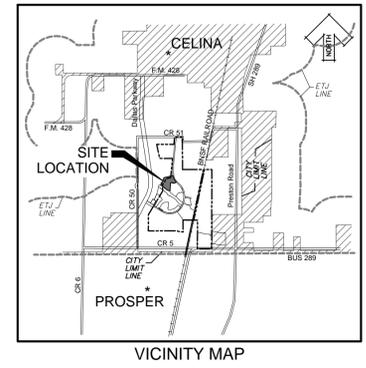
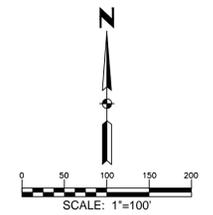
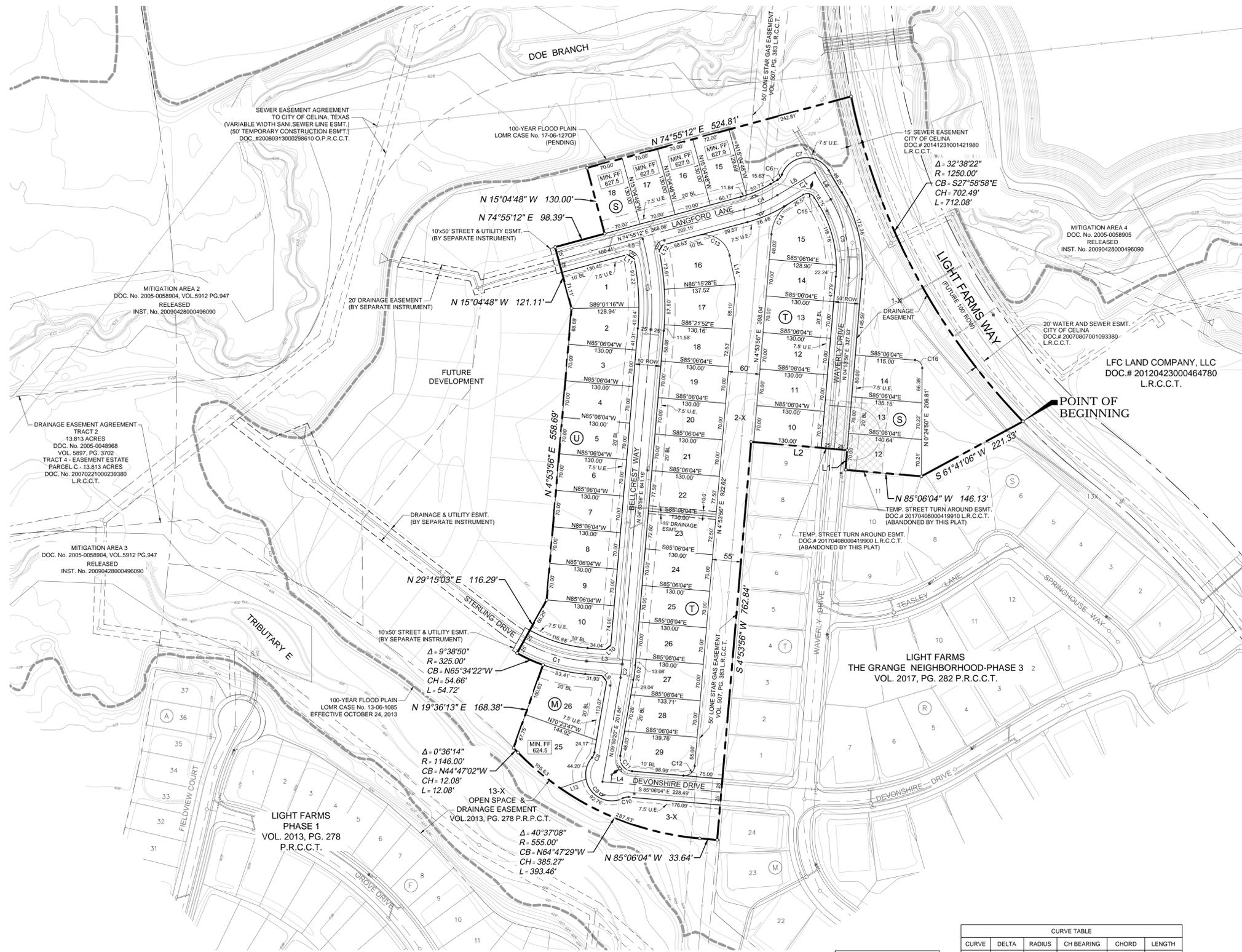
Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval as presented.

DWG: F:\proj\01390501\01390543 GRANGE 4.dwg GRANGE_PHASE 4_CONST PLAT.dwg USER: tam
 DATE: Mar 15, 2017 2:21 pm XREFS: light-existing light-existing LIGHTFARMS GRANGE 4_PLAT BORDER GRANGE 4_BASIS



LEGEND

- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- BL — BUILDING LINE
- DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- ESMT. — ABANDONED BY THIS PLAT

NOTE:
 COMMON AREA LOTS 1-X IS DESIGNATED FOR DRAINAGE EASEMENT.

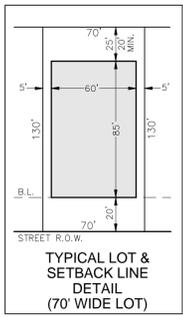
LOT SUMMARY:

BLOCK S				BLOCK T				BLOCK U			
LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES
12	10,037	0.23	10	9,108	0.21	1	11,811	0.27			
13	9,652	0.22	11	9,100	0.21	2	9,776	0.22			
14	10,520	0.24	12	9,100	0.21	3	9,100	0.21			
15	9,359	0.21	13	9,100	0.21	4	9,100	0.21			
16	9,100	0.21	14	9,092	0.21	5	9,100	0.21			
17	9,100	0.21	15	12,684	0.29	6	9,100	0.21			
18	9,100	0.21	16	12,073	0.28	7	9,100	0.21			
			17	10,123	0.23	8	9,100	0.21			
			18	9,243	0.21	9	9,100	0.21			
			19	9,100	0.21	10	11,569	0.27			
			20	9,100	0.21						
			21	9,100	0.21						
			22	10,075	0.23						
			23	9,425	0.22						
			24	9,100	0.21						
			25	9,100	0.21						
			26	9,100	0.21						
			27	9,182	0.21						
			28	9,571	0.22						
			29	10,476	0.24						

BLOCK M			
LOT	SQ FT	ACRES	
25	13,514	0.31	
26	14,649	0.34	

COMMON AREA			
LOT	SQ FT	ACRES	
3-X	14,715	0.34	
1-X	95,650	2.20	
2-X	63,837	1.47	

- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, & 3-X, IS THE RESPONSIBILITY OF THE H.O.A.
 - FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
 - ALL LOT CORNERS WILL BE SET UP UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.
 - THE HOMEOWNER'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. HOMEOWNER'S ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.



CURVE TABLE

CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	24°21'06"	300.00	S 72°55'30" E	126.55'	127.51'
C2	4°56'23"	300.00	N 7°22'08" E	25.86'	25.86'
C3	19°58'45"	500.00	N 5°05'26" W	173.47'	174.35'
C4	15°55'52"	250.00	N 66°57'16" E	69.29'	69.51'
C5	35°54'36"	250.00	N 13°03'22" W	154.14'	156.69'
C6	38°12'48"	20.00	N 39°52'56" E	13.09'	13.34'
C7	64°06'24"	50.00	N 52°49'44" E	53.07'	55.94'
C8	31°00'10"	20.00	N 25°20'25" E	10.69'	10.82'
C9	156°56'43"	50.00	S 37°37'52" E	97.98'	136.96'
C10	31°00'10"	20.00	S 79°23'51" W	10.69'	10.82'
C11	94°56'23"	25.00	N 37°37'52" W	36.85'	41.43'
C12	90°00'00"	20.00	N 49°53'56" E	28.28'	31.42'
C13	93°00'03"	50.00	S 88°34'47" E	72.54'	81.16'
C14	54°05'27"	80.00	N 31°56'38" E	72.75'	75.52'
C15	90°00'00"	15.00	S 76°00'40" E	21.92'	24.35'
C16	85°30'54"	15.00	N 42°20'41" W	20.37'	22.39'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 04°53'54" E	37.79
L2	N 85°06'04" W	185.00
L3	S 85°06'04" E	68.94
L4	N 04°53'56" E	15.00
L5	N 15°04'48" W	3.96
L6	N 58°59'20" E	83.93
L7	S 31°00'40" E	10.00
L8	N 31°00'40" W	59.25
L9	S 37°37'52" E	14.69
L10	S 49°53'56" W	14.00
L11	S 57°47'59" E	14.59
L12	N 31°51'29" E	13.51
L13	S 71°12'39" W	52.69
L14	S 12°04'45" E	56.67

CONSTRUCTION PLAT
LIGHT FARMS
THE GRANGE NEIGHBORHOOD - PHASE 4
 39 RESIDENTIAL LOTS, & 3 OPEN SPACES
 TOTALING 15.73 ACRES
 SITUATED IN THE
 JOHN RAGSDALE SURVEY, ABST. No. 734
 COLLIN COUNTY, TEXAS

GUARANTOR
LFC DEVO GRANGE IV, LLC.
 8401 North Central Expressway, Suite 350, Dallas, TX 75225
 Phone 214-292-3410 Fax 214-292-3411

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

MARCH, 2017 SHEET 1 OF 2

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVCO GRANGE IV, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described in instrument to LFC Land Company, LLC as recorded under Document Number 20120423000464780 of the Official Property Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the north corner of Lot 13X, Block S of Light Farms, The Grange Neighborhood - Phase 3, an addition to Collin County as recorded in Volume 2017, Page 282 of the Plat Records, Collin County, Texas;

THENCE along the northerly line of said Light Farms, The Grange Neighborhood - Phase 3 the following;

South 61 degrees 41 minutes 06 seconds West a distance of 221.33 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 85 degrees 06 minutes 04 seconds West a distance of 146.13 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 4 degrees 53 minutes 56 seconds East a distance of 37.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 85 degrees 06 minutes 04 seconds West a distance of 185.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Phase 3;

THENCE South 4 degrees 53 minutes 56 seconds West along the westerly line of said Phase 3 a distance of 762.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly line of Light Farms Phase One, an addition to Collin County as recorded in Volume 2013, Page 278 of the Plat Records, Collin County, Texas;

THENCE along the northerly line of said Light Farms Phase One the following;

North 85 degrees 06 minutes 04 seconds West a distance of 33.64 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 40 degrees 37 minutes 08 seconds, a radius of 555.00 feet and being subtended by a chord which bears North 64 degrees 47 minutes 29 seconds West a distance of 385.27 feet;

Along said curve to the right an arc length of 393.46 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of curve to the left having a delta angle of 0 degrees 36 minutes 14 seconds, a radius of 1146.00 feet and being subtended by a chord which bears North 44 degrees 47 minutes 02 seconds West a distance of 12.08 feet;

Along said curve an arc length of 12.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 19 degrees 36 minutes 13 seconds East a distance of 168.38 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", at the beginning of non-tangent curve to the right having a delta angle of 9 degrees 38 minutes 50 seconds, a radius of 325.00 feet and being subtended by a chord which bears North 65 degrees 34 minutes 22 seconds West a distance of 54.66 feet;

Along said curve an arc length of 54.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 29 degrees 15 minutes 03 seconds East a distance of 116.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 4 degrees 53 minutes 56 seconds East a distance of 558.69 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 15 degrees 04 minutes 48 seconds West a distance of 121.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 74 degrees 55 minutes 12 seconds East a distance of 98.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 15 degrees 04 minutes 48 seconds West a distance of 130.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 74 degrees 55 minutes 12 seconds East a distance of 524.81 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a delta angle of 32 degrees 38 minutes 22 seconds, a radius of 1250.00 feet and being subtended by a chord which bears South 27 degrees 58 minutes 58 seconds East a distance of 702.49 feet;

THENCE along said curve to the left an arc length of 712.08 feet to the Point of Beginning and containing 15.73 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO GRANGE IV, LLC, does hereby adopt this plat designating the herein above described property as THE GRANGE NEIGHBORHOOD-PHASE 4, an addition to Collin County, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City 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. Collin County, the City of Celina and public utilities entities shall have the right to remove and keep removed all of parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. Collin County, the City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2017.

By: R/JM/CELINA III L.P., Its Manager

By: R/JM / CELINA III GP Inc., Its General Partner

LFC Devco Grange IV, LLC.

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:

WITNESS, my hand, this the ____ day of _____, 2017.

By:

Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

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

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

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
Firm Registration No. 10025600

Date _____

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

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

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

Signature of Mayor _____ Date of approval _____

ATTEST:

City Secretary _____ Date _____

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

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

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____

CONSTRUCTION PLAT
LIGHT FARMS
THE GRANGE NEIGHBORHOOD - PHASE 4
39 RESIDENTIAL LOTS, & 3 OPEN SPACES
TOTALING 15.73 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

GUARANTOR LFC DEVCO GRANGE IV, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411	
PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
MARCH, 2017	SHEET 2 OF 2

DWG: F:\prof\01390501\01390543 GRANGE 4.dwg GRANGE_PHASE 4_REVISED\GRANGE_4_CONST PLAT.dwg USER: tam
DATE: Mar 15, 2017 2:23pm XREFS: lig-FEXISTING lig-excent LFMMASTERUTL GRANGE_4_PLAT BORDER GRANGE_4_BASE

COUNTY RECORDING INFORMATION
CAD FILE PATH: U:\pro\01390501\01390543 GRANGE 4.dwg GRANGE_PHASE 4_REVISED\GRANGE_4_CONST PLAT.dwg



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: March 21, 2017
Re: Tractor Supply Final Plat

Action Requested:

Consider and act upon a Final Plat for The Tractor Supply Addition, being approximately 3.714 acres situated in the Collin County School Survey, Abstract No. 167, City of Celina, Collin County, Texas, comprised of one (1) lot. The property is located west of Preston Road, east of South Oklahoma Dr. (Business 289), and south of Ash Street. (Tractor Supply Final Plat)

Background Information:

Staff has reviewed the proposed Final Plat for the Tractor Supply Addition, and has determined it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval pending the applicant addresses the remaining staff comments prior to the City Council meeting.

WHEREAS Celina WF, LLC in the owner of that certain 3.714 acre tract of land situated in the Collin County School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, some being all that certain tract of land conveyed to Celina WF, LLC, by deed recorded in County Clerk File No. 20160714000901390, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the Southwest corner of said Celina WF tract, some being in the east right-of-way line of Business State Highway 289 (Oklahoma Drive) (variable width right-of-way)

THENCE North 00 deg. 00 min. 41 sec. West, along the common line of said Celina WF tract, and the east right-of-way line of said Business State Highway 289, a distance of 401.98 feet to a 1/2 inch iron rod set for the northwest corner of said Celina WF tract, some being in the south line of that certain tract of land conveyed to Mohammad A. Dalaki by deed recorded in Clerk's File No. 20151230001623340, Official Public Records, Collin County, Texas;

THENCE North 89 deg. 23 min. 47 sec. East, along the common line of said Celina WF tract and said Dalaki tract, passing the southwest corner of said Dalaki tract, some being a Southwest corner of the remainder of that certain tract of land conveyed to Celina Crossing No. 1, L.P., by deed recorded in Volume 5231, Page 2022, Deed Records, Collin County, Texas, and continuing along the common line of said Celina WF tract and said remainder of Celina Crossing tract, a total distance of 400.85 feet to a 1/2 inch iron rod set for the northeast corner of said Celina WF tract;

THENCE South 00 deg. 00 min. 41 sec. East, continuing along the common line of said Celina WF tract and said remainder of Celina Crossing tract, a distance of 405.25 feet to a 1/2 inch iron rod set for the Southeast corner of said Celina WF tract, some being the most southerly Southwest corner of said remainder of Celina Crossing tract, some being in the northerly line of that certain tract of land conveyed to BLIK Investments, LLC, by deed recorded in County Clerk's File No. 20120822001047740, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 51 min. 50 sec. West, along the common line of said Celina WF tract and said BLIK tract, a distance of 400.83 feet to the POINT OF BEGINNING and containing 161,783 square feet or 3.714 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina WF, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designation the herein above described property as Lot 1, Block 1, Tractor Supply Addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

WITNESS, my hand this the ____ day of _____, 2017.

CELINA WF, LLC
a Texas limited liability company

By: _____
Houston B. Clark, President

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 Houston B. Clark, President, 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 seal of office, this the ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Timothy R. Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

PRELIMINARY-FOR REVIEW ONLY

Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC
623 E. Dallas Road
Grapevine, Texas 76051

STATE OF TEXAS §
COUNTY OF TARRANT §

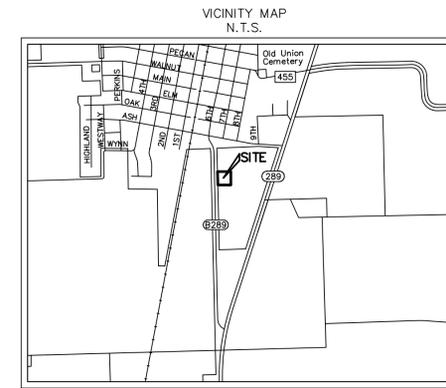
BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of the office this the ____ day of _____, 2017.

Notary Public in and for Tarrant County, Texas

FINAL PLAT
LOT 1, BLOCK 1
TRACTOR SUPPLY ADDITION
BEING a certain tract of land situated in the Collin County School Land Survey, Abstract No. 167 in the City of Celina, Collin County, Texas, described in deed to Celina WF, LLC, as according to the deed thereof recorded in County Clerk's File No. 20160714000901390 Official Public Records of Collin County, Texas, CONTAINING ONE LOT TOTTALLING 161,783 SQ. FT. OR 3.714 ACRES

MARCH 2017 SHEET 1 OF 1

JOB NO.:	14-0808	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	3/25/2017		
FIELD DATE:	11/6/2014	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	1
SCALE:	1" = 40'		
FILED:	J.D.H.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN:	J.B.W.		
CHECKED:	T.R.M.	tmankin@peisersurveying.com	1



LINE	LENGTH	BEARING
L1	56.54'	S 00°00'41" E
L2	68.05'	S 87°00'41" E
L3	255.09'	N 00°00'41" W
L4	5.00'	S 89°59'13" W
L5	24.00'	N 00°00'42" W
L6	5.00'	N 89°59'19" E
L7	9.67'	N 00°00'41" W
L8	24.00'	N 89°23'47" E
L9	12.71'	S 00°00'41" E
L10	208.97'	N 89°59'19" E
L11	41.97'	N 45°00'00" E
L12	15.03'	N 89°23'47" E
L13	62.66'	S 00°00'41" E
L14	214.22'	S 00°00'41" E
L15	62.14'	N 00°00'41" W
L16	32.19'	N 00°00'41" W
L17	8.48'	S 87°00'41" E
L18	10.04'	S 00°00'41" E
L19	24.00'	N 89°51'50" E
L20	7.31'	N 00°00'41" W
L21	294.69'	N 89°59'19" E
L22	4.71'	N 69°03'00" E
L23	37.31'	N 89°51'50" E
L24	29.41'	N 00°00'41" W
L25	25.69'	N 00°00'41" W
L26	18.38'	S 87°00'41" E
L27	62.75'	S 87°35'08" E
L28	214.33'	S 89°59'19" W
L29	255.00'	N 00°00'41" W
L30	214.33'	N 89°59'19" E
L31	255.00'	S 00°00'41" E

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	32.46'	20.00'	93°00'00"	N 46°29'19" E	29.01'
C2	46.39'	20.00'	132°54'37"	N 66°27'59" W	36.67'
C3	55.42'	74.00'	42°54'37"	N 68°32'01" E	54.13'
C4	38.35'	50.00'	43°56'44"	N 68°00'57" E	37.42'
C5	34.49'	50.00'	39°31'24"	S 65°48'17" W	33.81'
C6	29.87'	20.00'	85°34'40"	N 42°46'39" E	27.17'
C7	31.42'	20.00'	90°00'00"	S 45°00'41" E	28.28'
C8	15.70'	20.00'	44°59'19"	N 67°29'40" E	15.30'
C9	20.36'	20.00'	58°19'54"	S 29°09'16" W	19.49'
C10	20.36'	20.00'	58°19'54"	S 29°10'38" E	19.49'
C11	10.00'	30.00'	19°05'33"	S 83°26'32" W	9.95'
C12	30.37'	20.00'	87°00'00"	N 43°30'41" W	27.53'
C13	31.42'	20.00'	90°00'00"	S 44°59'19" W	28.28'
C14	20.93'	55.00'	21°48'14"	N 79°05'11" E	20.80'
C15	31.42'	20.00'	90°00'00"	N 44°59'19" E	28.28'
C16	31.42'	20.00'	90°00'00"	S 45°00'41" E	28.28'
C17	31.42'	20.00'	90°00'00"	S 44°59'19" W	28.28'
C18	31.42'	20.00'	90°00'00"	N 45°00'41" W	28.28'

GENERAL NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Based on the South line (North 89 deg, 51 min, 50 sec. East) of that certain tract of land conveyed to Celina Crossing No. 1, L.P., by deed recorded in Volume 5231, Page 2022, Deed Records, Collin County, Texas.
4. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
5. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
6. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

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

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council, City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

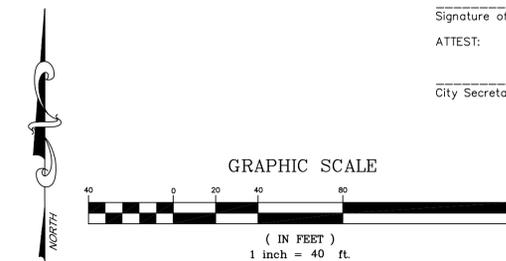
Property Location Statement:

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

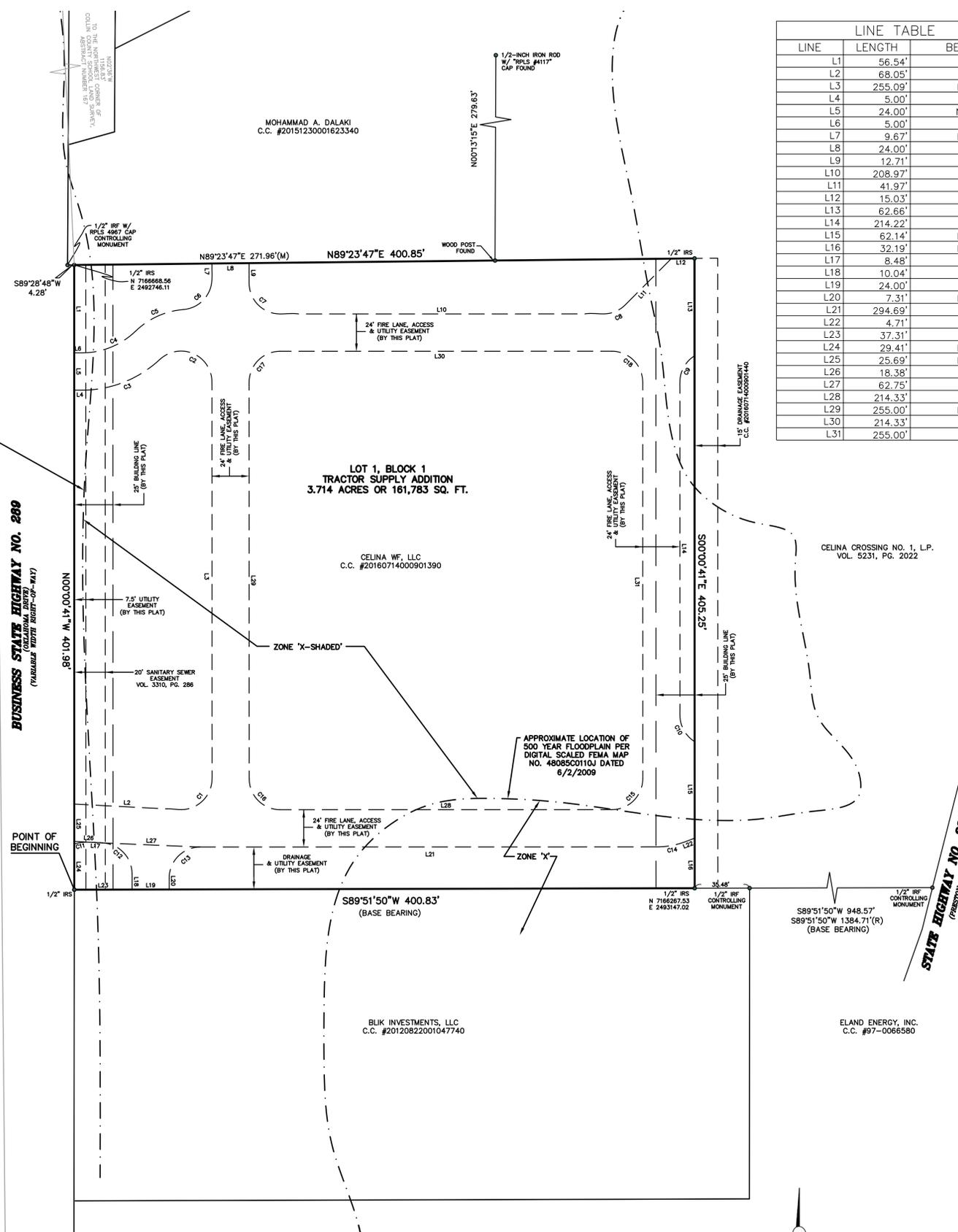
Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0110J subject lot is located in Zones 'X' and 'X-shaded'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



BUSINESS STATE HIGHWAY NO. 289
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY NO. 289
(PRESTON ROAD)

MOHAMMAD A. DALAKI
C.C. #20151230001623340

LOT 1, BLOCK 1
TRACTOR SUPPLY ADDITION
3.714 ACRES OR 161,783 SQ. FT.

CELINA WF, LLC
C.C. #20160714000901390

CELINA CROSSING NO. 1, L.P.
VOL. 5231, PG. 2022

BLIK INVESTMENTS, LLC
C.C. #20120822001047740

ELAND ENERGY, INC.
C.C. #97-0068580



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Ben Rodriguez, Senior Planner
Meeting Date: March 21, 2017
Re: Fiber optic easements

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina's Code of Ordinances Chapter 10: Subdivision Regulations, Division 3: Procedures, Section 10.03.124: Easements, and Section 10.03.126: Improvements. (Easement Ordinance Amendment)

Background Information:

The City is proposing an amendment that is intended to ease the eventual transition to high-speed internet service throughout the City.

The City is proposing a requirement for developers to provide easements for and install conduit and fiber optic lines along new improved streets, alleys, roadways, sidewalks or walkways or the installation of any new drainage or sewer pipes or infrastructure within City property, easements or public rights-of-way, or where feasible the resurfacing, overlaying, refurbishment, replacement and/or widening of existing public streets, alleys, roadways, sidewalks or walkways.

Traditionally, installing conduit and fiber optic lines along City streets is the highest cost associated with the installation of a fiber optic network. It is the City's intent to expedite the establishment of a high speed fiber optic network throughout the City by requiring developers to install conduit and fiber optic lines during the construction of public infrastructure.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed Ordinance

Staff Recommendation:

Staff recommends approval as presented.

CITY OF CELINA, TEXAS

ORDINANCE 2017-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, REQUIRING INSTALLATION AND CONSTRUCTION OF A FIBER OPTIC SYSTEM WITHIN THE CITY OF CELINA AND ESTABLISHING STANDARDS FOR THE INSTALLATION AND CONSTRUCTION OF THE FIBER OPTIC SYSTEM; PROVIDING FOR INCORPORATION OF FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Celina, Texas (“City Council”) has investigated and determined that expanded broadband access via a fiber optic network in the City of Celina, Texas (“City”) is a fundamental aspect of the infrastructure required to educate youth, create jobs, promote public safety, improve citizens’ standards of living and deliver essential services such as health care; and

WHEREAS, requiring conduit to be installed as part of public improvements projects or developments in order to accommodate anticipated future demand for access to internet and telecommunications services will assist the City in responsibly managing such facilities and areas by reducing or eliminating the need for excavation within public streets and rights-of-way when telecommunications service providers seek to locate underground telecommunications facilities within such streets and public property, easements and rights-of-way in the future; reducing or eliminating the traffic disruption that occurs whenever excavation occurs within or around these areas; and reducing or eliminating the loss of pavement integrity and diminishment of the useful life of pavement that occurs whenever paved or improved streets and rights-of-way are cut and excavated; and

WHEREAS, according to the Federal Communications Commission, the largest cost element for deploying broadband is burying fiber optic cables and conduit underground and the Federal and the Federal Highway Administration has indicated that ninety percent of the cost of deploying broadband is when the work requires significant excavation of the roadway; and

WHEREAS, coordinating road construction projects with the installation of broadband facilities will save on costs incurred by repeated excavation in areas where the entire right-of-way is paved or developed and reduces deployment time by preventing the need to acquire duplicative reviews and permits for work done at the same location; and

WHEREAS, the City Council finds that the benefits and positive impact associated with the creation of such a network within the City have been recognized and acknowledged, and the City desires to incentivize the provision of high-speed broadband internet service to the City’s

residential and commercial residents and visitors as part of an effort to bridge the digital divide of its citizens and community as part of the City's Gigabit City Initiative; and

WHEREAS, the installation of fiber optic cable within the City will further the goals of the City's Gigabit City Initiative while at the same time commence the creation of a fiber optic network for the City which would largely amount to establishment of what is generally referred to or known as the "middle mile" of fiber; and

WHEREAS, the incremental installation of fiber optic cable within property owned by the City or otherwise within public rights-of-way or easements in conjunction with public improvements projects and private development in these areas will assist in expediting the realization of a fiber optic network within the City, decrease the costs associated with the construction and creation of such a system and will allow the City to control use of these public ways through agreements on access to and use of such City-owned cable and infrastructure and in exchange of consideration to the City; and

WHEREAS, the installation of fiber optic cable within public property, easements and rights-of-way will also provide access to meet the needs of City departments, public safety organizations and other publicly owned and operated facilities as well as protecting these areas by improving both the management and regulation of competing demands through the elimination of duplicate fiber optic facilities within public property, easements and rights-of-way; protecting the economic vitality of the City by providing the broadband transport service and fiber facilities leasing required by broadband service providers; and reducing the costs associated with maintaining sidewalks, pavement and public facilities located within public property, easements and rights-of-way by minimizing the number of pavement cuts and dislocation of other public facilities necessitated by the construction or installation of fiber optic facilities; and

WHEREAS, a fiber-optic network will allow better, faster communications with emergency responders; and

WHEREAS, in furtherance of these interests, the City Council finds that all road improvement and other capital improvements projects involving the resurfacing or overlaying, refurbishment, replacement and/or widening of existing public streets, alleys and roadways or sidewalks or walkways in the City as well as the creation of new improved streets, alleys, roadways, sidewalks or walkways by the City or private developers or the installation of any new drainage or sewer pipes or infrastructure within City property, easements or public rights-of-way shall include as part of their projects and the costs thereof the construction and installation of one 288-count fiber cable that is installed in an underground conduit which is a minimum of four inches (4") in diameter with a minimum of four (4) one-inch HDPE-SDR 15.5 inner-ducts within City property, easements or public rights-of-way to which the City has access or ownership as well as installation and construction of proper appurtenances and attendant facilities thereto, which shall be located parallel to the nearest public street or roadway and meets or exceeds specifications of emerging industry standards for provision of ultra-speed broadband service, with the exact locations of such infrastructure and the specifications of which to be determined and periodically updated by the City Engineer or his or her designee in reliance on such industry standards and consideration of needs of the City's Gigabit City Initiative; and

WHEREAS, the City Council desires to foster a fair and level playing field for all market competitors that does not disadvantage or advantage one service provider or technology over another; and

WHEREAS, the City Council seeks to promote widespread access to the most technologically advanced telecommunications services for all City residents and businesses in a nondiscriminatory manner regarding authorization or placement of facilities in the right-of-way, access to a building, or rates or terms; and

WHEREAS, it is the responsibility of the City to protect and control access to public rights-of-way and ensure that all service providers utilizing City property, facilities or rights-of-way comply with all applicable state and local health, safety and other laws; and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of the City to establish standards for the installation and construction of a fiber optic system within the City as set forth below.

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

SECTION 1
INCORPORATION OF FINDINGS

The above and foregoing findings are true and correct and are incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

SECTION 2
PURPOSE

This Ordinance is intended to provide for the construction of infrastructure sufficient for the deployment of communication lines, wires or cables in the future by pulling the same through the conduit and appurtenances installed pursuant to this Ordinance without excavating within public property, easements and rights-of-way or to otherwise use and oversee use of such infrastructure and facilities. This Ordinance is not intended to require telecommunications or broadband service providers to install additional ducts or conduit but is intended to require those constructing public streets and roadways or performing any public improvements projects along or under public streets, easements, rights-of-way and/or property, including the City, private developers and all others, to provide and install such conduit and appurtenances as may be necessary to accommodate future telecommunications and broadband service needs within public streets, easements, rights-of-ways and property without further excavation or disturbance.

SECTION 3
AMENDMENTS

3.01 That the City of Celina Code of Ordinances, Chapter 10: Subdivision Regulation; Article 10.03: Subdivision Ordinance; Division 4. Design Standards; Section 10.03.126: Improvements; shall be amended by the addition of Subsection 10.03.126(i) to read as follows:

“(i) Fiber Optic Network Conduit and Fiber Optic Cable

(1) Requirements. All subdivisions and road improvement and other capital improvements projects involving the creation of new improved streets, alleys, roadways, sidewalks or walkways by the City or any other person or entity, including private developers, or the installation of any new drainage or sewer pipes or infrastructure within City property, easements or public rights-of-way, or where feasible the resurfacing, overlaying, refurbishment, replacement and/or widening of existing public streets, alleys, roadways, sidewalks or walkways, shall include as part of their projects and the costs thereof the construction and installation of fiber optic network conduit that contains at least one fiber optic cable within City property, easements, or public rights-of-way to which the City has access or ownership as well as installation and construction of proper appurtenances and attendant facilities thereto, which shall be located parallel to the nearest public street or roadway and meets or exceeds specifications of emerging industry standards for provision of ultra-speed broadband service, with the exact locations of such infrastructure and the specifications of which to be determined by the City Engineer or his or her designee in reliance on such industry standards and consideration of the needs, objectives and findings of the City’s Gigabit City Initiative. The following additional requirements shall also apply:

(A) In addition to installing fiber optic network conduit, the party constructing the street will be required to install such vaults, manholes, hand-holes and other appurtenances and facilities as are necessary or needed to accommodate installation and connection of fiber optic cable within the fiber optic network conduit.

(B) All construction and installation required in this Subsection shall be accomplished according to construction standards adopted by the City Engineer or the City’s designee in consideration of the needs of the City’s Gigabit City Initiative. Such standards shall be adopted with due consideration given to existing and anticipated technologies and industry standards.

(C) All fiber optic network conduit, fiber optic cable, facilities and appurtenances installed by private parties or developers or by persons or entities other than the City pursuant to this Section shall be conveyed and dedicated to the City either

with or as part of the dedication and conveyance of the public street and/or right-of-way to the City or otherwise.

- (D) All construction and installation costs shall be the responsibility of the party constructing the public street, roadway or improvements project that falls within the purview of this Ordinance.

- (2) Definitions. For purposes of this Subsection, the following terms have the meanings ascribed below:

Fiber optic network conduit means a minimum four inch (4") conduit containing a minimum of four (4) inner-ducts used to enclose or carry fiber optic cable or other wires or lines and attendant parts and accessories buried alongside a roadway or surface mounted on bridges, overpasses and other facilities where below-ground placement is impossible or impractical, all in accordance with emerging industry standards and as determined by the City Engineer or his or her designee.

Fiber optic cable means a minimum 288-count fiber cable bundle.

- (3) Use by Broadband Service Providers. Whenever fiber optic network conduit and/or fiber optic cable installed or to be installed under this Subsection is available or will become available within a newly constructed public street or right-of-way or other improvements project that falls within the scope or purview of this Subsection upon dedication, all broadband service providers thereafter locating fiber optic cable, wire or lines within or along such street or right-of-way shall be required to use available dark fiber (currently unused fiber optic strands) within the then-existing infrastructure or to locate their cable, wire or lines within such fiber optic network conduit unless it can be demonstrated to the reasonable satisfaction of the City Engineer that such use or location is not technologically feasible or reasonably practicable or unless such provider is exempt or otherwise not required by other law to comply with the provisions of this Subsection. Fiber optic cable and strands as well as fiber optic network conduit capacity shall be allocated to broadband service providers on a first-come, first-served basis; provided, however, that the City may reserve capacity within such fiber and conduits for its own use; and provided further, that the City Engineer may adopt additional reasonable rules for fiber optic cable or strand and fiber optic network conduit allocation in order to ensure that all broadband service providers have reasonable access to the City's rights-of-way and that no barriers to entry or competition result from the allocation of cable, strand or conduit space.
- (4) Fees. Any person or entity constructing fiber optic network conduit or installing fiber as required by this Subchapter shall pay a nonrefundable fee in an amount as provided for in the fee schedule of the City for the City to

recover its costs incurred for plan review, engineering design and approval, purchasing materials, and costs associated with issuing, processing, and verifying applications, inspecting job sites and restoration improvements, and other costs the City may incur in implementing the provisions of this Subchapter. The City reserves the right to charge reasonable fees for the use of fiber optic cable and fiber optic network conduit and attendant accessories, facilities and infrastructure installed pursuant to this Ordinance, to the extent consistent with and as limited by federal and state laws and regulations. Any such fee amounts shall be established in the fee schedule of the City.”

SECTION 4
PENALTY CLAUSE

Any person, firm, entity or corporation violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding FIVE HUNDRED AND 00/100 DOLLARS (\$500.00). Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 5
SAVINGS/ REPEALING CLAUSE

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

SECTION 6
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

SECTION 7
PUBLICATION CLAUSE

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

SECTION 8
ENGROSSMENT AND ENROLLMENT

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

SECTION 9
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this _____ day of _____, 2017.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

Julie Fort, Attorney for the City
City of Celina, Texas



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
Helen-Eve Liebman, AICP, Director of Planning & Development Services
From: Robyn Miga, Planner
Meeting Date: March 21, 2017
Re: Creeks of Legacy Phase 2B Final Plat

Action Requested:

Consider and act upon a Final Plat for Creeks of Legacy Phase 2B, being approximately 39.331 acres situated in the F.D. Gary Survey, Abstract No. 361, City of Celina, Collin County, Texas, comprised of 83 residential lots, one (1) non-residential lot, and one (1) Home Owners Association Lot. The property is located north of Frontier Parkway, west of Dallas Parkway, south of Clear Creek Parkway, and east of Doe Branch Boulevard. (Creeks of Legacy 2B Final Plat)

Background Information:

Staff has reviewed the proposed Final Plat for Creeks of Legacy Phase 2B, and has determined it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

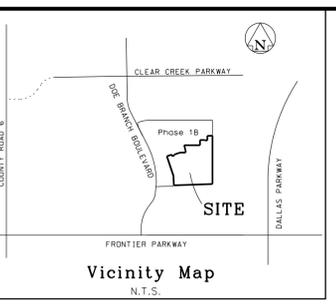
Supporting Documents:

Plat Exhibit

Staff Recommendation:

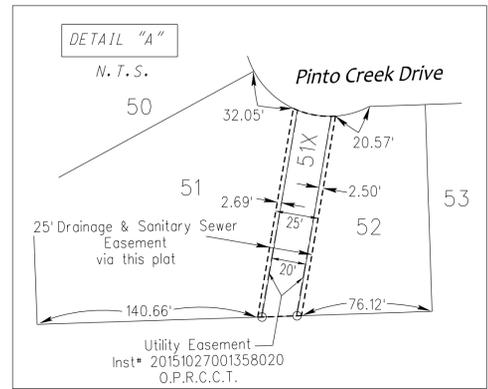
Staff recommends approval as presented.

12-22-15 PM 3/17/2017 J:\Jobs\LN13001_Frontier-Celina\Sur\LN13001_P12.dgn



NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP 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 HEREBY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
- THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENTS ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IS SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS, NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.
- THE HOMEOWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM AND STORM DRAINAGE SYSTEM IN COMMON AREA LOT SIX. THE HOMEOWNERS ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNERS LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DETENTION EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED
- HOA SHALL OWN AND MAINTAIN ALL OPEN SPACE LOTS.

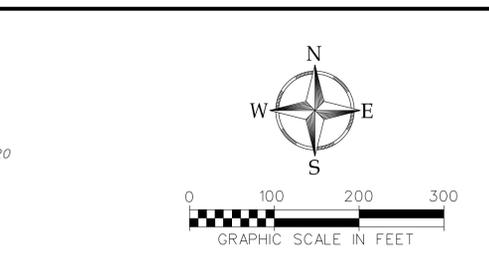
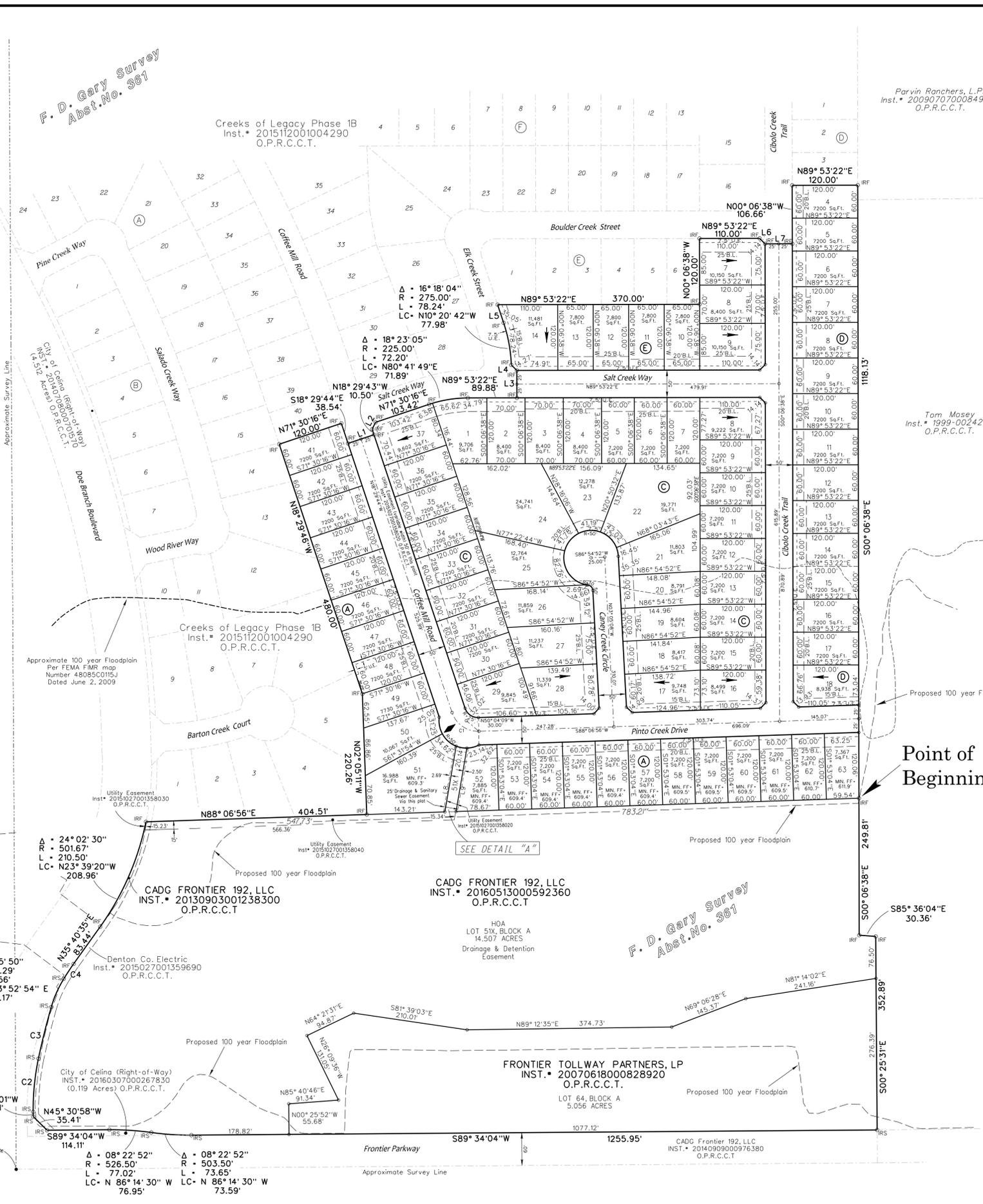


Owners

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
1707 MARKET PLACE BLVD, SUITE 250
IRVING, TEXAS 75063
469-587-5500

CADG FRONTIER 192, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

FRONTIER TOLLWAY PARTNERS, LP
17480 DALLAS PARKWAY
SUITE 200
DALLAS, TEXAS 75248



LEGEND

IRF = IRON ROD FOUND
IRS = IRON ROD SET
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
SQ.FT. = SQUARE FEET
◀ = STREET NAME CHANGE
▶ = HOME ORIENTATION

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 71° 30' 16" E	50.00'
L2	N 26° 30' 15" E	14.14'
L3	N 00° 06' 38" W	50.00'
L4	N 45° 37' 38" W	14.27'
L5	N 18° 29' 44" W	35.05'
L6	S 45° 06' 38" E	14.14'
L7	N 89° 53' 22" E	50.00'
L8	S 09° 44' 51" W	121.73'
L9	S 09° 44' 51" W	117.41'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	90° 00' 10"	50.00'	78.54'	N 72° 08' 38" W	70.71'
C2	12° 37' 19"	442.30'	97.44'	N 05° 37' 05" E	97.24'
C3	04° 19' 13"	1289.00'	97.20'	N 14° 05' 22" E	97.17'
C4	04° 07' 08"	453.30'	32.59'	N 33° 37' 01" E	32.58'

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

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

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

SIGNATURE OF CHAIRPERSON: _____ DATE OF RECOMMENDATION: _____

APPROVED BY: CITY COUNCIL
CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR: _____ DATE OF APPROVAL: _____

ATTEST: _____

CITY SECRETARY: _____ DATE: _____

LOT SUMMARY

Residential Lots = 83
Non-Residential Lot = 1
HOA Lot = 1
Total Lots = 85

**A Final Plat of
Creeks of Legacy Phase 2B**

CONTAINING
83 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT AND 1 HOA LOT
BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY,
ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS
OCTOBER 2016

DEVELOPER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION COMPANY
1707 MARKET PLACE BLVD., SUITE 250 IRVING, TEXAS 75063
PHONE: 469-587-5500

PREPARED BY:
PELTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, STE. 250 FORT WORTH, TEXAS 76177
PHONE: 817-562-3350

Revisions:

Job #:	Drawn By:	Checked By:	Date:
LN13001	W.Blades	T.Bridges	12.21.2015

A Final Plat of
CONTAINING
83 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT AND 1 HOA LOT
Creeks of Legacy Phase 2B
BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY,
ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3350

SHEET
1
OF 2 SHEETS

11-4-3-56 AM 3/17/2017 Default J:\Jobs\LNRI3001_Frontier-Celina\Sur\LNRI3001_P42.dgn

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE F.D. GARY SURVEY, ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO LENNAR HOMES OF TEXAS LAND CONSTRUCTION, LTD. RECORDED IN INSTRUMENT NUMBER 2014091000984990, A PORTION OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, LLC, RECORDED IN INSTRUMENT NUMBER 20130903001238300, AND 20160513000592360, AND ALL OF FRONTIER TOLLWAY PARTNERS, LP, RECORDED IN INSTRUMENT NUMBER 20070618000828920, BOTH OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID LENNAR HOMES OF TEXAS, BEING THE NORTHEAST CORNER OF SAID FRONTIER TOLLWAY PARTNERS, TRACT, BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TOM MOSEY, RECORDED IN INSTRUMENT NUMBER 1999-0024276, BOTH OF SAID COLLIN COUNTY RECORDS:

THENCE WITH THE COMMON WEST LINE OF SAID TOM MOSEY TRACT, AND THE EAST LINE OF SAID FRONTIER TOLLWAY PARTNERS TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 00°06'38"E, 249.81 FEET, TO A INCH IRON ROD FOUND;

S 85°36'04"E, 30.36 FEET, TO A INCH IRON ROD FOUND;

S 00°25'31"E, 352.89 FEET, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE SOUTHEAST CORNER OF SAID FRONTIER TOLLWAY PARTNERS TRACT, BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG FRONTIER 192, LLC, RECORDED IN INSTRUMENT NUMBER 20140909000976350, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE S 89°34'04"W, 1256.95 FEET, WITH SAID NORTH LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED THE CITY OF CELINA, RECORDED IN INSTRUMENT NUMBER 20160307000267830, SAID COUNTY RECORDS, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTH LINE OF SAID CITY OF CELINA TRACT AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 73.65 FEET, THROUGH A CENTRAL ANGLE OF 08°22'52", HAVING A RADIUS OF 503.50 FEET, THE LONG CHORD WHICH BEARS N 86°14'30"W, 73.59 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID NORTH LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 77.02 FEET, THROUGH A CENTRAL ANGLE OF 08°22'52", HAVING A RADIUS OF 526.50 FEET, THE LONG CHORD WHICH BEARS N 86°14'30"W, 76.95 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89°34'04"W, 114.11 FEET, WITH SAID NORTH LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 45°30'58"W, 35.41 FEET, WITH SAID NORTH LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, IN THE EAST LINE OF SAID CITY OF CELINA TRACT;

THENCE N 00°36'01"W, 8.81 FEET, WITH SAID EAST LINE TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE EAST LINE OF SAID CITY OF CELINA TRACT THE FOLLOWING BEARINGS AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 97.44 FEET, THROUGH A CENTRAL ANGLE OF 12°37'09", HAVING A RADIUS OF 442.30 FEET, THE LONG CHORD WHICH BEARS N 23°52'47"E, 97.24 FEET, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 97.20 FEET, THROUGH A CENTRAL ANGLE OF 04°19'13", HAVING A RADIUS OF 1289.00 FEET, THE LONG CHORD WHICH BEARS N 14°05'22"E, 97.17 FEET, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 56.56 FEET, THROUGH A CENTRAL ANGLE OF 15°15'50", HAVING A RADIUS OF 212.29 FEET, THE LONG CHORD WHICH BEARS N 23°52'47"E, 56.39 FEET, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 453.30 FEET, THROUGH A CENTRAL ANGLE OF 04°07'08", HAVING A RADIUS OF 453.30 FEET, THE LONG CHORD WHICH BEARS N 33°37'01"E, 32.58 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE NORTHERN MOST CORNER OF THE AFOREMENTIONED CITY OF CELINA TRACT, BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF CELINA, RECORDED IN INSTRUMENT NUMBER 20140708000701570;

THENCE N 35°40'35"E, 83.44 FEET, WITH THE EAST LINE OF SAID CITY OF CELINA TRACT, TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 210.50 FEET, THROUGH A CENTRAL ANGLE OF 24°02'30", HAVING A RADIUS OF 501.67 FEET, THE LONG CHORD WHICH BEARS N 23°39'20"E, 208.96 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, AT THE SOUTHWEST CORNER OF CREEKS OF LEGACY PHASE 1B, AN ADDITION TO THE CITY OF CELINA, RECORDED IN INSTRUMENT NUMBER 201512001004290, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE N 88°06'56"E, 404.51 FEET, WITH THE SOUTH LINE OF SAID CREEKS OF LEGACY PHASE 1B ADDITION;

THENCE N 02°05'11"W, 220.26 FEET DEPARTING SAID SOUTH LINE, WITH THE EAST LINE OF SAID CREEKS OF LEGACY PHASE 1B;

THENCE CONTINUING WITH SAID EAST LINE THE FOLLOWING BEARINGS AND DISTANCES:

N 18°29'46"W, 480.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°30'16"E, 120.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 18°29'44"E, 38.54 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°30'16"E, 50.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 18°29'43"W, 10.50 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 26°30'15"E, 14.14 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 71°30'16"E, 103.42 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 72.20 FEET, THROUGH A CENTRAL ANGLE OF 18°23'05", HAVING A RADIUS OF 225.00 FEET, THE LONG CHORD WHICH BEARS N 80°47'49"E, 71.89 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 89.88 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°06'38"W, 50.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 45°37'38"W, 14.27 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 78.24 FEET, THROUGH A CENTRAL ANGLE OF 16°18'04", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS N 10°20'42"W, 77.98 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 18°29'44"W, 35.05 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 370.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°06'38"W, 120.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 110.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 45°06'38"E, 14.14 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 50.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°06'38"W, 106.66 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°53'22"E, 120.00 FEET TO A INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST LINE OF THE AFOREMENTIONED LENNAR HOMES OF TEXAS TRACT;

THENCE S 00°06'38"E, 118.13 FEET WITH SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 1,713,288 SQUARE FEET OR 39.331 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., CADG FRONTIER 192, LLC., AND FRONTIER TOLLWAY PARTNERS, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CREEKS OF LEGACY PHASE 2B, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED ON LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF CELINA'S USE THEREOF. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2017.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY: _____ AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS

COUNTY OF COLLIN

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2017.

CADG FRONTIER 192, LLC.

BY: _____ AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS

COUNTY OF COLLIN

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2017.

FRONTIER TOLLWAY PARTNERS, L.P.

BY: _____ AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS

COUNTY OF COLLIN

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

Table with 4 columns: PHASE, LOT TYPE 1 (50'), LOT TYPE 2 (60'), LOT TYPE 3 (70'), TOTAL. Rows include PHASE 1A, PHASE 1B, PHASE 1C, MODEL HOME PARK, TOTAL, and PERCENTAGE.

Table with 4 columns: PHASE, LOT TYPE 1 (50'), LOT TYPE 2 (60'), LOT TYPE 3 (70'), TOTAL. Rows include EXISTING PHASES, WEST PHASE 1, PHASE 2A, PHASE 2B, PHASE 2C, WEST PHASE 2, TOTAL, and PERCENTAGE.

KNOW ALL MEN BY THESE PRESENTS: THAT I, XXXX X XXXXX DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

SIGNATURE OF THE REGISTERED PROFESSIONAL

TEXAS REGISTRATION NO. XXXX

STATE OF TEXAS

COUNTY OF TARRANT

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

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 3/17/2017

Owners
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
1707 MARKET PLACE BLVD, SUITE 250
IRVING, TEXAS 75063
469-587-5500

CADG FRONTIER 192, LLC
1800 VALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

FRONTIER TOLLWAY PARTNERS, LP
17480 GALLA PARKWAY
SUITE 200
DALLAS, TEXAS 75248

A Final Plat of
Creeks of Legacy Phase 2B
CONTAINING
83 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT AND 1 HOA LOT
BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY,
ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS
OCTOBER 2016
DEVELOPER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION COMPANY
1707 MARKET PLACE BLVD., SUITE 250 IRVING, TEXAS 75063
PHONE: 469-587-5500
PREPARED BY:
PELOTON LAND SOLUTIONS
9600 HILLWOOD PARKWAY, STE. 250 FORT WORTH, TEXAS 76177
PHONE: 817-562-3350

Table with 2 columns: Revisions: (8.10.2016 - city comments addressed), Job #: (LNRI3001), Drawn By: (W.Blaides), Checked By: (T.Bridges), Date: (12.21.2015)

A Final Plat of
CONTAINING
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BEING 39.331 ACRES SITUATED IN THE F.D. GARY SURVEY,
ABSTRACT NUMBER 361, CITY OF CELINA, COLLIN COUNTY, TEXAS



SHEET
2
OF 2 SHEETS