



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY APRIL 18, 2017
5:30 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 March 21, 2017.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items of April 11, 2017.

V. AGENDA:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Eland Ranch Extraterritorial Jurisdiction Development Agreement. The property is approximately 316.306 acres situated in the Martha Heron Survey, Abstract No. 415 Collin County, Texas. The property is in the City of Celina's ETJ generally located north of County Road 96, south of County Road 101, and east of County Road 97. (Eland Ranch Development Agreement)
- B. Consider and act upon a Construction Plat for Buffalo Ridge Ph. 1, being approximately 23.505 acres situated in the L.M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas, comprised of 63 residential lots, and five (5) HOA lots. The property is generally located west of County Road 97, south of County Road 134, east of Preston Road, and north of County Road 100. (Buffalo Ridge Ph. 1 Construction Plat)
- C. Consider and act upon a Final Plat for Westgate Section Four, being approximately 2.521 acres, situated in the M.E.O. & P & RY. Survey, Abstract No. 644, City of Celina, Collin County, Texas. The property is generally located north of West Sunset Boulevard, west of South Utah Drive. (Westgate Section Four Final Plat)
- D. Consider and act upon a Final Plat for Heritage Plaza, being approximately 1.965 acres situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located south of Founders Lane, east of Preston Road, and north of County Road 94. (Heritage Plaza 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:

Thursday, April 14, 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 MARCH 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 6:31 p.m.

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

Commissioners absent: Shelby Barley

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

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 February 21, 2017.

Commissioner Cromwell moved to approve the Consent Agenda.

Commissioner Haley seconded the motion.

Motion carried 6-yes; 0-no

IV. DIRECTOR'S REPORT:

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

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

V. AGENDA:

A. Consider changing the time of the monthly scheduled Planning & Zoning Commission meeting. (PZ Meeting Time)

The commission discussed changing the time of Planning & Zoning Commission meetings. After discussion, the Commission decided to change the regularly scheduled meetings from 6:30 p.m. to 5:30 p.m. effective immediately.

Commissioner Terry moved to change the meeting time to 5:30 p.m.

Commissioner Hangartner seconded the motion.

Motion carried 6-yes; 0-no

- B. Consider changing the date and time of the scheduled Planning & Zoning Commission meeting to May 15, 2017. (PZ Date Change)
Commissioner Haley moved to change the date of the May Planning & Zoning Commission meeting to May 15, 2017 to allow Commissioners the opportunity to attend the annual Main Street fundraiser.
Commissioner Cromwell seconded the motion.
Motion carried 6- yes; 0-no
- 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)
 Staff provided an overview of the request.
Commissioner Hangartner moved to approve the ordinance amendment.
Commissioner Freeman seconded the motion.
Motion carried 6-yes; 0-no
- Chairman Ousley left the meeting at 6:59 p.m.*
- 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)
 Staff provided an overview of the request. Commissioner Haley asked for further details on the cluster mailboxes, and Mr. Rodriguez explained that the United States Postal Service had made them a requirement of all new subdivisions. He further explained that developers would be working with U.S.P.S to develop a mailbox plan with each subdivision.
Commissioner Haley moved to approve the ordinance amendment.
Commissioner Terry seconded the motion.
Motion carried 5-yes; 0-no
- 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)
 Staff provided an overview of the request.
Commissioner Terry moved to approve the item.
Commissioner Terry seconded the motion.
Motion carried 5-yes; 0-no
- 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)
 Staff provided an overview of the request.
Commissioner Haley moved to approve the item.
Commissioner Freeman seconded the motion.
Motion carried 5-yes; 0-no

- 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)

This item was moved to the item A. Staff provided an overview of the request. Commissioner Haley asked about the current policies and what current subdivisions have to do.

Dale Bainum, 3541 Heritage Trail, questioned whether PIDs or TIRZ would be used to pay for the easements. Staff advised that that could be a potential possibility, but it wasn’t a part of the item on the agenda.

Mr. Rodriguez explained that the intent is to have neighborhoods fit and ready to serve residents with fiber optic internet.

Mr. Howard explained that the city would not own the fiber and that any internet service provider would be able to use it.

Mr. Rodriguez explained that developers would have the conduit installed in the easement.

Commissioner Hangartner moved to approve the ordinance amendment.

Commissioner Terry seconded the motion.

Motion carried 5-yes; Commissioner Cromwell recused himself at 6:40 p.m.

- 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)

Staff provided an overview of the request.

Commissioner Cromwell moved to approve the item.

Commissioner Haley seconded the motion.

Motion carried 4-yes; Commissioner Mike Terry recused himself at 7:14 p.m.

VI. ADJOURNMENT:

After no further business, the meeting adjourned at 7:18 p.m.

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

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
From: Helen-Eve Liebman, AICP, Director of Planning and Development Services
Meeting Date: April 18, 2017
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE APRIL 4, 2017 CITY COUNCIL MEETING:

Subdivision Ordinance Amendment

- Approved a Subdivision Ordinance amendment requiring that tree mitigation surveys be submitted with a General Development Plan.

Plat:

- Approved a Construction Plat for Light Farms Grange 4A, being approximately 15.73 acres, located west of Light Farms Way, east of Dallas Parkway, south of County Road 51, and north of Frontier Parkway.
- Approved a Construction Plat for Creeks of Legacy Phase 2B, being approximately 39.331 acres, located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6, and west of Doe Branch Boulevard.
- Approved a Final Plat for The Tractor Supply Addition, being approximately 39.331 acres, is located west of Preston Road, east of South Oklahoma Dr. (Business 289), and south of Ash Street.

Code Amendment

- Approved a Building Ordinance amendment requiring that cluster style mailboxes have a masonry façade which matches the nearest adjacent structure or matches an overall theme for the development.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Rick Chaffin, Interim City Manager
From: Helen-Eve Liebman, AICP, Director of Planning & Development Services
Meeting Date: April 18, 2017
Re: Eland Ranch ETJ Development Agreement

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Eland Ranch Extraterritorial Jurisdiction Development Agreement. The property is approximately 316.306 acres situated in the Martha Heron Survey, Abstract No. 415 Collin County, Texas. The property is in the City of Celina's ETJ generally located north of County Road 96, south of County Road 101, and east of County Road 97. (Eland Ranch Development Agreement)

Background Information:

An application has been made from the Eland Ranch Development for a Development Agreement with the City of Celina for a 316.306 acre tract of land in the ETJ. This Development Agreement outlines development regulations and other considerations prior to the annexation and subsequent zoning of the property. The land uses outlined in this Development Agreement closely aligned with those already approved in the two planned developments on either side of the property. Eland Ranch is a proposed Municipal Management District.

Land Use

This ETJ Development Agreement is the middle tract between two Planned Developments, PD 36 and PD 37 for Kirk Ranch. All three make up the Eland Ranch Development, which covers approximately 1,386 acres. The ETJ tract in this development agreement is proposed to be developed single-family with a base zoning of SF-R with a variety of lot mixes, which are explained below:

Lot Summary

Lot Type	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max Lot Coverage	Front	Rear	Interior Side	Corner Side
SFD-A	4,000 sf	40'	100'	65%	15'	10'	5'	15'
SFD-B	5,500 sf	50'	110'	60%	20'	15'	5'	15'
SFD-C	7,000 sf	60'	100'	60%	25'	20'	5'	15'
SFD-D	8,000 sf	70'	110'	60%	25'	20'	7'	15'
SFD-E	9,000 sf	75'	120'	50%	25'	20'	8'	15'
SFD-F	43,560 sf	80'	120'	50%	30'	25'	15'	15'

Density

The property will have a maximum of 275.8 acres of single-family, 28.7 acres of open space, and 20.3 acres will make up right-of-way.

The maximum mean gross residential density within the overall ETJ property shall be 4.2 dwelling units per gross acre. At full build out of the ETJ property, a maximum of 50% of the lots shall be SFD-A and SFD-B type lots with SFD-A type lots not exceeding 20% of the total lots, and a minimum of 15% of the lots shall be SFD-D, SFD-E, and/or SFD-F type lots.

Thoroughfare Plan:

The Thoroughfare Plan shows the northern boundary road of this property to be 90 to 100 foot of right-of-way for a four lane divided thoroughfare; the western boundary road of CR 97 is future Coit Road, which is a 120' of right-of-way for a six lane divided thoroughfare; the southern boundary road is a major arterial, which calls for 140-160' of right-of-way for a six lane divided thoroughfare; and there is a collector road, which runs through the middle of the property. The concept plan for the development of this tract complies with the City's Thoroughfare Plan.

Comprehensive Plan:

The City of Celina's Comprehensive Plan calls for suburban moderate high-residential in this area, therefore the proposed development agreement complies.

Board Review/Citizen Input:

A notice of public hearing was published in the Celina Record on April 14, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The document was reviewed by the City's land use attorney.

Supporting Documents:

Proposed Concept Plan
Proposed Land Use Regulations

Staff Recommendation:

Staff recommends approval as presented.

ELAND RANCH
DEVELOPMENT REGULATIONS

This **Exhibit D** shall apply only to the ETJ Property.

1. General Provisions

- 1.1 Zoning Ordinance.** Terms used in these Development Regulations shall have the same definition as given in Chapter 14 of the City's Code, the Comprehensive Zoning Ordinance (the "Zoning Ordinance") unless otherwise defined herein. In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control
- 1.2 Concept Plan.** The portion of the Concept Plan on **Exhibit C** covering the ETJ Property (the "Concept Plan") shall serve as the concept plan for the ETJ Property.
- 1.3 Base Zoning Districts Established.** The ETJ Property may be developed in accordance with the standards of the Single Family Residential (SF-R) zoning district, as modified by this **Exhibit D**.
- 1.4 Maintenance and Improvements.** Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association, or other legal entity shall be formed.
- 1.5 Drainage Analysis.** Per the City's subdivision regulations and in compliance with Section 3 of the City's Engineering Standards, the developer will conduct a drainage analysis to determine the impact the development will have on the immediate downstream receiving stream(s).

2. Land Use Areas & Lot Types Defined

- 2.1 Land Use.** Permitted uses are set forth in this Section 2.1. If a use is not listed in this Section 2.1, it is prohibited.

2.1.1 Permitted Uses. Unless otherwise noted, the following uses are permitted by right:

- a. Agriculture, including the raising of field crops and horticulture, and farming, including horse and cattle operations, but excluding feedlots, poultry farms, and kennels. Barns and other facilities utilized for the general practice/operation of agricultural activities are permitted by right.
- b. Amenity centers, private.
- c. Buildings and installations geographically necessary to operate a public utility, but not including general office, material yards or repair shops. Such facilities shall observe yard space rules, but shall not be required to provide the full lot size and lot width requirement.

- d. Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature.
- e. Country clubs.
- f. Greenhouses.
- g. Open space and associated amenities and improvements.
- h. Parks, Open Space and recreation areas including swimming pool facilities, water parks, clubhouses, sport courts and other similar facilities operated by public or private entities.
- i. Private streets/gated community. Permitted by CUP.
- j. Public or private golf course and related facilities.
- k. Public and quasi-public buildings for cultural use.
- l. Ranch and farm dwellings pertaining to agricultural operations.
- m. Recreational camps operated by public, charitable or religious organizations.
- n. Riding academies.
- o. Single Family Detached-Type A ("SFD-A").
- p. Single Family Detached-Type B ("SFD-B").
- q. Single Family Detached-Type C ("SFD-C").
- r. Single Family Detached-Type D ("SFD-D").
- s. Single Family Detached-Type E ("SFD-E").
- t. Single Family Detached-Type F ("SFD-F").
- u. Temporary construction offices and storage yards associated with development of the Property.

2.1.2 *Permitted accessory uses.* The following accessory uses are permitted in connection with a main use/principal use on the same property:

- a. Living quarters for persons regularly employed on the premises; but not including labor camps or dwellings for transient labor.
- b. Guest houses.
- c. Home occupations per the Zoning ordinance.
- d. Offices incidental to and necessary for conducting a permitted use.
- e. Parking areas.
- f. Private garages, stables, and barns.
- g. Roadside stands not exceeding 400 square feet in floor area, for the sale of agricultural products grown on the premises.
- h. Nameplates and non-illuminated signs not to exceed 20 square feet in area identifying the premises, but not containing over 20 percent brand

advertising.

- i. Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.

2.1.3 Additional Permitted Uses for Existing Kirk House and Existing Covered Arena*

- a. Bed and breakfast
- b. Restaurant
- c. Office space
- d. Meeting space or retreat
- e. Event center
- f. Sporting events/sports facilities

*To the extent required by the applicable City building and fire codes, the portions of the existing Kirk House and covered arena being modified must comply with such codes.

2.2 Major Thoroughfares. The Concept Plan also identifies certain thoroughfares located or to be located on or off the ETJ Property (the "Major Thoroughfares"). The area, boundaries and location of the Major Thoroughfares on the Concept Plan are approximations.

2.3 Open Area / Recreational Facilities.

2.3.1 Open Space Definition. "Open Space" means land that does not have a slope greater than 4:1 and that is used for passive or active recreation. Open Space shall generally be undeveloped, but may include recreational facilities and improvements, such as trails, lakes, ponds, fountains, pavilions, seating areas, lighting, and signage. At the time of site plan approval, the Commission may recommend, and the City Council may allow, full or partial credit for open areas that exceed a 4:1 maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.

2.3.2 Open Space Requirement. A minimum of 8% of the ETJ Property shall be committed to Open Space at the time of full build out. Required Open Space may include areas set aside for detention and retention purposes, as long as those areas are amenitized. Open Space areas, other than amenity centers and gated areas maintained by a homeowners association, shall be open to the public. Open Space shall be maintained by a homeowners association or the District. No physical improvements are permitted within the floodplain (as defined in the City's Engineering Standards), but construction is allowed in those areas that have been reclaimed from the floodplain per Section 3.15 of

the City's Engineering Standards. Amenities within the required Open Space will include a minimum of one community meeting room and/or amenity center, a pond, a swimming pool (can be part of the amenity center), and 1,000 feet of six foot wide hike/bike trails. The amenities required by the SF-R zoning district regulations shall be substituted for the amenities required by this paragraph.

2.4 Signage. All signage provided on the ETJ Property shall be in conformance with the standards defined below. The overall design, style and color of the signage shall be included in a future Master Sign Plan to be submitted to the City. The Master Sign Plan shall be subject to approval by the City Administrator or his or her designee. No signage shall be erected, installed or otherwise placed prior to the submittal and approval of the Master Sign Plan, unless permitted separately through the City's standard sign permitting process. The maximum restrictions defined herein shall be permitted to be exceeded if contained in a Master Sign Plan application subject to approval by the City Administrator or his or her designee. In lieu of the Master Sign Plan permit process, the owner/developer (at his/her option) may follow the City's standard sign permitting process (per individual signs and/or the overall development).

2.4.1 Development Main Identification. Development Main Identification signs shall be constructed as a permanent monument sign and serve the purpose of identification of both residential and commercial land uses within the overall development.

- a. **Number and Location.** A maximum of one sign shall be permitted at each main entry to the development and only located adjacent to an arterial or collector thoroughfare. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. **Sign Faces.** A maximum of two sign faces shall be permitted.
- c. **Maximum Surface Area.** A maximum surface area of 50 square feet shall be permitted for each sign face. If a decorative background element such as tile, stucco, masonry or other building material is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
- d. **Maximum Height.** The sign shall not exceed 10 feet from average finished grade.
- e. **Time Period.** Development Main Identification signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.4.2 Neighborhood Identification. Neighborhood Identification signs shall be constructed as a permanent monument sign and serve the purpose of identification of each neighborhood within an overall development.

- a. Number and Location. A maximum of one sign shall be permitted at the main entry to each neighborhood. Signs shall be generally located internal to the overall development. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 50 square feet shall be permitted for each sign face. If a decorative background element such as tile, stucco, masonry or other building material is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Neighborhood Identification signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.4.3 *On-Site Directional.* On-Site Directional signage within developments and subdivisions shall be for communicating directions and facility information including on-site services. On-Site Directional signage shall contain no advertising copy other than the project logos, and shall be of a similar type and style throughout the development. On-Site Directional signage shall be constructed as permanent signage.

- a. Number and Location. There shall be no maximum number of on-site directional signs, provided the signs are located a minimum of 200 feet from the perimeter of the overall development. If On-Site Directional signage is proposed within 200 feet of the perimeter of the development, then the total number of signs within 200 feet of the perimeter of the development shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held. The specific locations of all proposed On-Site Directional signs shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of six square feet shall be permitted for each sign face. In such case where the sign is proposed to be mounted on a columnar structure, the maximum surface area of the overall structure shall be 140 square feet for rectangular structures and 110 square feet for cylindrical structures.
- d. Maximum Height. The maximum height of the overall sign structure shall not exceed seven feet from average finished grade.
- e. Time Period. On-Site Directional signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.4.4 *Off-Site Directional.* Off-Site Directional signs shall be a temporary sign

permitted in order to communicate directional information for parcels without frontage on a thoroughfare.

- a. Number and Location. A maximum of two signs shall be permitted for the overall development and one sign for each additional internal individually platted parcel. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held. Off-Site Directional signs shall only be permitted in the following locations:
 1. On a parcel abutting the parcel identified on the directional sign.
 2. On a parcel subject to a recorded document insuring ingress and egress to the parcel identified on the off-site directional sign.
 3. On a parcel adjacent to an arterial or collector street.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 50 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 12 feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.5 *Model Home/Community Center.* A Model Home / Community Center sign shall be a temporary sign with the purpose of identifying a model home or community center as being the builder or contractor's model open to the public for inspection.

- a. Number and Location. A maximum of one sign shall be permitted for each model home and/or community center. Signs shall be located on the lot being advertised and shall not be located in any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 16 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.6 *Neighborhood Builder.* A Neighborhood Builder sign shall be a temporary sign with the purpose of identifying individual builders and pricing information within a neighborhood.

- a. Number and Location. A maximum of two signs shall be permitted for each neighborhood. Signs shall be located on the applicable

neighborhood tract and shall not be located in any public right-of-way.

- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 16 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.7 *Builder Lot.* A Builder Lot sign shall be a temporary sign with the purpose of identifying an individual lot or parcel for sale within the development.

- a. Number and Location. A maximum of one sign shall be permitted for each lot. Signs shall be located on the lot being advertised and shall not be located in any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of six square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed four feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.8 *Construction.* A construction sign shall be a temporary sign with the purpose of identifying the property owner, architect, contractor, subcontractor, engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the premises on which the sign is located.

- a. Number and Location. A maximum of one sign shall be permitted for each project under construction. Signs shall be located adjacent to a construction trailer or washout area.
- b. Sign Faces. A maximum of one sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 32 square feet shall be permitted for the sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall be removed upon completion of the construction project.

2.4.9 *Realtor Open House and Directional.* Realtor Open House and Directional signs shall be temporary signs utilized during the weekend with the purpose of identifying a house for sale and providing route information to the

advertised house. Realtor Open House signs shall be separate from and not include typical For Sale signs for the subject property.

- a. Number and Location. A maximum of one sign (for the purposes of a Realtor Open House) shall be permitted for each lot where a house is for sale. In addition, a maximum of three off-site directional sign shall be permitted to provide route information. The Realtor Open House sign shall only be permitted on the lot where the house is for sale. Off-Site Directional signage shall not be placed closer than three feet from the curb or edge of pavement of any street.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of six square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed four feet from average finished grade.
- e. Time Period. Signs shall only be permitted within the hours of noon Friday through noon Monday.

2.4.10 Neighborhood Promotional. A Neighborhood Promotional sign shall be a temporary sign with the purpose of identifying a newly opened model home, neighborhood closeout or similar advertisement.

- a. Number and Location. A maximum of two signs per individually platted neighborhood shall be permitted. Signs shall be located within the neighborhood being advertised and shall not be located within any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 96 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall only be permitted for a maximum of two weeks and no more than two times annually for each neighborhood.

2.4.11 Banner. A Banner sign shall be a temporary sign with the purpose of identifying special promotions or events within a neighborhood.

- a. Number and Location. A maximum of one sign per neighborhood shall be permitted. Signs shall be located within the neighborhood being advertised and shall not be located within any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 36 square feet shall be permitted for each sign face.

- d. Time Period. A Banner sign shall only be permitted for a maximum of four weeks and no more than six times annually for each neighborhood.

2.4.12 *Banner, Seasonal.* A Seasonal Banner sign shall be a temporary sign with the purpose of identifying special promotions or events within a neighborhood.

- a. Number and Location. Signs shall be located within the neighborhood being advertised. Signs shall be permitted within the public right-of-way if affixed to illumination poles along internal collector thoroughfares provided banners are installed on behalf of and maintained by HOA/POA.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 36 square feet shall be permitted for each sign face.
- d. Time Period. A Banner sign shall only be permitted for a maximum of four weeks and no more than six times annually for each neighborhood.

2.4.13 *Other Signage.* Other signage not specifically described above shall be permitted subject to approval of a Master Sign Plan by the City Manager or his or her designee.

2.5 ***Specific Lot Type Regulations.*** All land, buildings and structures located within the ETJ Property, which are occupied, used, erected, altered, removed, placed, demolished, or converted shall be done so in conformance with the regulations for the applicable lot type. The following sections describe land use regulations applicable to the each corresponding lot type.

2.5.1 *Lot Access.* Residential lot types SFD-B, SFD-C, SFD-D, SFD-E, and SFD-F shall be permitted access either from the rear of the lot via an alley or from the front of the lot via a residential street. SFD-A lot types will require access from the rear of the lot via an alley. Side yard garages will be allowed on all residential lots. Where access is provided from the front property line, garages shall be recessed a minimum of three feet from the main building.

2.5.2 *Flag Lots.*

- a. Flag lots shall be allowed per the standards in this section. A Flag Lot shall be defined as a lot with two distinct parts: (a) The "Flag", which is the only building site; and is located behind another lot. (b) The "Pole", which connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.
- b. Flag lots shall be allowed only in Single-Family

Residential Lot Types SFD-D, SFD-E, and SFD-F. Frontage. Each flag lot shall have at least 15 feet of street frontage and at least 15 feet of width for the entire length of the "Pole." The area of the "Pole" portion of the lot shall not be included in the calculation of the minimum lot area.

- c. Driveways shall be designed to allow vehicles to drive out forward. The "Pole" must be part of the flag lot, connect to a street and be under the same ownership as the "Flag" portion of the lot. Access easements to allow for use of the "Pole" by another lot are allowed.
- d. A maximum of only 1% of the residential lots in each Tract shall be permitted to be developed as Flag Lots
- e. In the case of flag lots, a front setback extends across the entire "Flag" portion of the lot and does not include the "Pole" portion of the lot.

2.5.3 On-Street Parking. On-street parking spaces shall be permitted, but cannot be used to satisfy off-street parking requirements for single family homes. Parking spaces may be provided in the right-of-way and shall conform to City standards for vehicle parking areas. Where provided, on-street parking spaces shall be counted to satisfy the minimum off-street parking requirements for amenity centers and other such amenity related uses.

2.5.4 Property Development Regulations. Development of the ETJ Property shall comply with the following development standards, which shall be the exclusive lot area, lot width, lot depth, maximum lot coverage, impervious coverage, and setback requirements applicable to the ETJ Property:

Lot Type ⁽⁶⁾	Min Lot Area ⁽¹⁾	Min Lot Width ⁽⁵⁾	Min Lot Depth	Min Lot Coverage ⁽²⁾	Max Lot Front ⁽³⁾	Minimum Setbacks		
						Rear	Interior Side	Corner Side
SFD-A	4,000 sf	40 ft	100 ft	65%	15 ft	10 ft	5 ft ⁽⁴⁾	15 ft
SFD-B	5,500 sf	50 ft	110 ft	60%	20 ft	15 ft	5 ft ⁽⁴⁾	15 ft
SFD-C	7,000 sf	60 ft	100 ft	60%	25 ft	20 ft	5 ft	15 ft
SFD-D	8,000 sf	70 ft	110 ft	60%	25 ft	20 ft	7 ft	15 ft
SFD-E	9,000 sf	75 ft	120 ft	50%	25 ft	20 ft	8 ft	15 ft
SFD-F	43,560 sf	80 ft	120 ft	50%	30 ft	25 ft	15 ft	15 ft

Notes

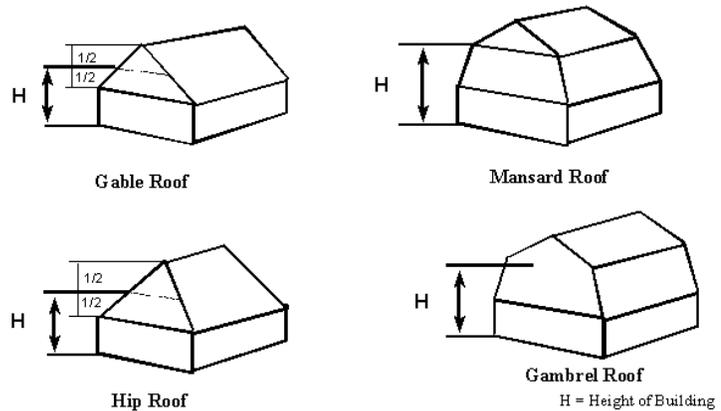
1. The SF-R density regulations do not apply.
2. Lot coverage is defined as the footprint of the primary residential structure, excluding (without limitation) patios, pools, accessory structures, driveways, and sidewalks.
3. Where front porches are provided, they shall be permitted to encroach a maximum of 5' into the front setback line.
4. A 10'/0' or an 8'/3' minimum side yard setback is allowed for SFD-A and SFD-B lot types. A roof overhang may extend a maximum of eighteen (18) inches into the neighboring property. The "zero" side shall be designated on the final plat along with a minimum five (5) foot wide access, maintenance, and use easement for all lots adjacent to lots with a "zero" side.
5. Lot width shall be measured along the arc at the platted front building line. Lot width may be reduced by 20% on lots fronting on cul-de-sacs, eyebrows, and inside curves. On all lots, a minimum of 30 feet of frontage along the right-of-way is required.
6. For all lot types, j-swing garages may overhang the front building line by five feet.

2.5.5 *Open Space.* This section shall apply to all open space areas.

- a. Permitted Uses. The following uses shall be allowed only within portions of the ETJ Property designated on a plat as common area or open space.
 1. Buildings and installations necessary to operate a public utility excluding, however, general office use, material yards or repair shops. Such facilities shall observe yard space requirements, but shall not be required to satisfy lot size or lot width requirements.
 2. Parks and recreation areas operated by the City, any utility district, or any homeowner association.
 3. Private garages and barns to house maintenance equipment of any utility district or any homeowner association.
 4. Private amenity areas and facilities, including but not limited to the pools, cabanas, clubhouses, playgrounds, etc.
- b. Accessory Buildings.

1. Definition. "Accessory Buildings" mean a subordinate building or structure, detached or attached by a breezeway and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, greenhouse, home workshop, guest/caretaker quarters or office for a home business, so long as such business is not adverse to the use and enjoyment of adjacent residential property and does not include the employment of additional persons, and does not increase parking and does not involve customers or clients visiting the premises.
2. Property Development Regulations. Accessory Buildings shall be subject to the following regulations.
 - *Front Yard Setback.* Attached Accessory Buildings shall have a front yard not less than that required for the main building. Detached Accessory Buildings shall be located in the area defined as the rear yard.
 - *Side Yard Setback.* There shall be a side yard for any detached Accessory Building of not less than three feet from any side lot line or alley line, except that adjacent to a side street the side yard requirement shall be the same as that required for the main building. A detached Accessory Building on a corner lot with garage doors which open directly to and is entered from the side street shall provide a side yard of not less than twenty feet. Maximum overhang of roof an Accessory Building into the required side yard is eighteen inches.
 - *Rear Yard Setback.* There shall be a rear yard for any Accessory Building of not less than three feet from the rear property lot line. Garages or other detached Accessory Buildings located within the rear portion of the lot as heretofore described shall not be located closer than ten feet to the main except that a breezeway not exceeding fifteen feet in height shall be permitted connecting the dwelling structure to an Accessory Building, provided it is open on all sides from the eaves of the roof to the ground. Garages that open directly to and are entered from an alley shall not be located nearer than ten feet to the rear lot line. Maximum overhang for roofs of Accessory Buildings into the required rear yard is eighteen inches.
 - *Height.* No accessory structure may be of a height that exceeds the main building.

2.6 Building Height. The maximum building height for SFD-A, SFD-B, SFD-C, SFD-D, SFD-E and SFD-F lot types shall be limited to 2½ stories or 40 feet. Building height shall be measured to the highest point of a roof surface of a flat roof or the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof.



2.7 Garage Doors. Garages with 'L' or 'J' hook driveway entrances shall be permitted in Residential Lot Types SFD-A, SFD-B, SFD-C, SFD-D, SFD-E and SFD-F. In order to allow for the utilization of 'L' or 'J' hook driveway entrances on smaller residential lot types, Residential Lot Types SFD-A, SFD-B, and SFD-C shall be permitted a ten foot mutual access easement, with a five foot easement on each adjacent property. The mutual access easement shall be provided for common ingress/egress purposes and shall be maintained by the abutting property owners. The portion of the access easement located on the adjacent property shall not be utilized in calculating minimum lot width. Side yard garages will be allowed on all residential lots.



2.8 Maximum Mean Gross Residential Density. The maximum mean gross residential density within the overall ETJ Property shall be 4.2 dwelling units per gross acre. At full build out of the ETJ Property, a maximum of 50 percent of the lots shall be SFD-A and SFD-B type lots with SFD-A type lots not exceeding 20 percent of the total lots on the ETJ Property, and a minimum of 15 percent of the lots shall be SFD-D, SFD-E, and/or SFD-F type lots.

2.9 Local Residential Street Grades. In order to preserve the existing topography and terrain, local residential street grades shall be permitted a maximum of 6%, unless otherwise approved by the City Engineer or his or her designee.

2.10 Restricted Access/Gated Entrances. Restricted access or gated entrances shall be permitted as means of establishing a gated community. Entrances shall provide adequate queuing spaces for vehicles waiting to access the community. In addition,

adequate turnaround space shall be provided prior to entry into the community. The entrance shall have a minimum width of 20 feet to allow access for fire trucks. The gate shall be equipped with a Knox-Box or similar device to allow for access of emergency vehicles in the instance where the gated access is not manned. In the instance a gated entrance is provided, streets interior to the subdivision shall be private streets, and therefore, privately owned and maintained by a Homeowners Association. Private streets shall have a minimum right-of-way width of 40 feet, plus a 5-foot utility easement provided adjacent and parallel to each side of the right-of-way line.

2.11 Plat Submittals. All plat submittals required by the City's subdivision regulations shall be considered to conform to the City's comprehensive plan and development regulations if the submittal complies with this Agreement. Development shall comply with the City's subdivision regulations and engineering design standards, except as follows:

2.11.1 Block Length. The maximum block length shall be 1,200 feet (the length of the block face between two intersections). Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property. Exceptions shall be requested as a subdivision ordinance variance and presented to the Planning and Zoning Commission and the City Council at the time of Construction/Preliminary Plat consideration. Pecuniary interests standing alone shall not be justification for the granting of a variance.

2.11.2 Cul-de-Sac Length and Diameter. The maximum cul-de-sac length is 600 feet. The bulb right-of-way radius shall be fifty (50) feet.

2.11.3 Jog. The minimum street jog shall be 125 feet.

2.11.4 Tree Surveys. Tree surveys are required as part of the General Development Plan (GDP) and shall only apply to the area of the proposed development. Trees being preserved in such areas as creeks, open space, etc. do not have to be tied. It is understood that only trees that are marked with ties will be eligible for preservation credits and illustrated on a tree survey. Except as otherwise provided in this section, compliance with Section 14.05.090 of the City's Code of Ordinances is required.

2.11.5 Development shall meet or exceed the design criteria outlined below:

a. Residential Lot Grading:

1. The front and/or rear yard slopes shall not be less than one (1) percent nor greater than 12% without requiring a wall.
2. The driveway slope shall not exceed 10%.
3. The building pad shall not be less than six (6) inches above the flow line of the rear swale.
4. The horizontal side yard slope shall not exceed 3:1. The minimum longitudinal side yard slope shall not be less than one (1) percent, unless

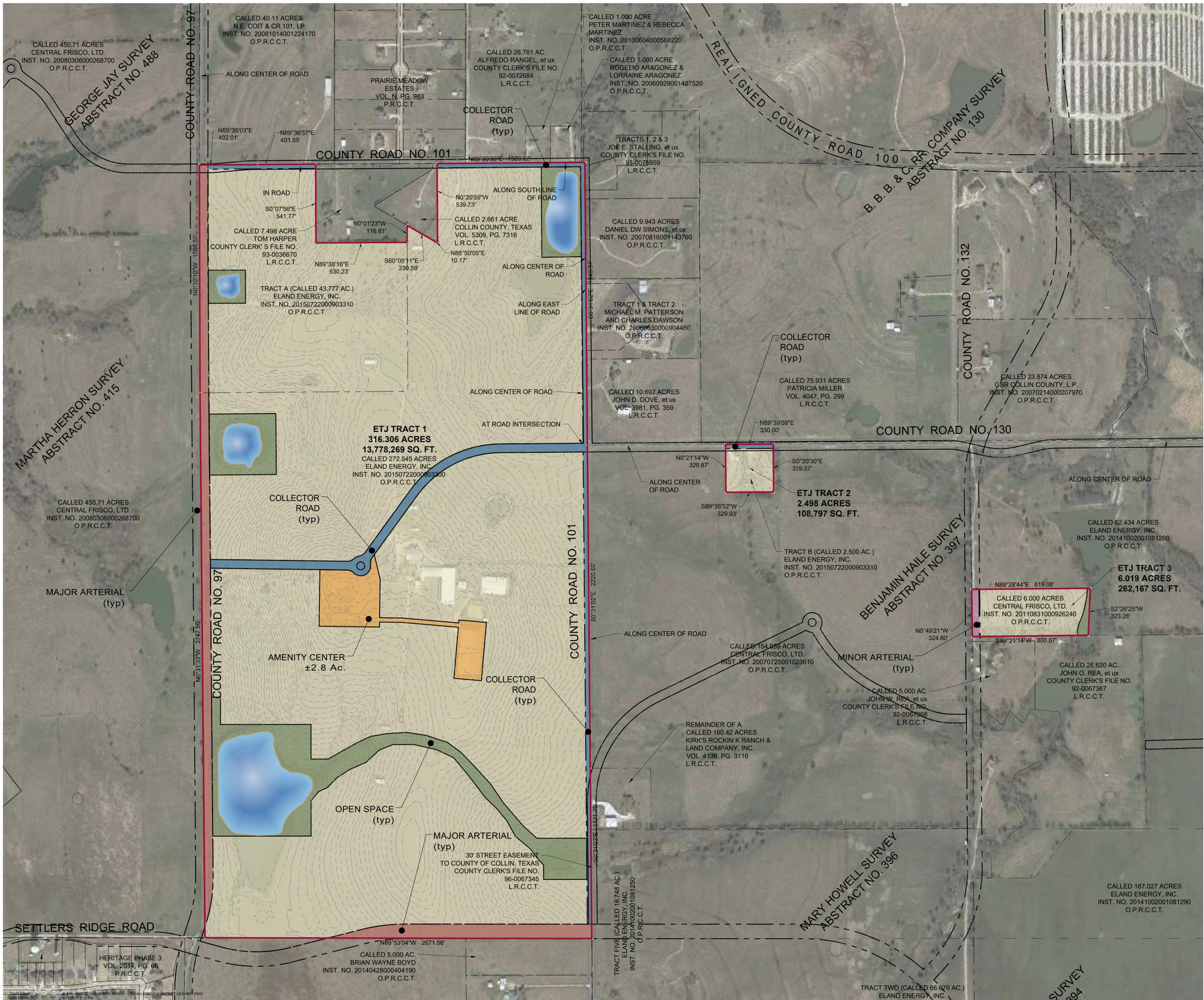
structurally supported.

b. Paving:

1. Residential streets shall be 31 feet wide from face-to-face. Roll over curbs are permitted in all neighborhoods. Residential streets for alley load lots may be reduced to 27 feet wide.
2. The street grade shall not be less than 0.6% or six (6) inches every 100 feet.
3. The street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Residential sidewalks shall be five (5) feet wide, and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement. Sidewalks along a four-lane or a six-lane divided thoroughfare shall be six (6) feet in width.
5. Trails shall be six (6) feet wide and shall be serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.

c. Miscellaneous

1. Street lights shall be located a maximum of 500 feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development.
2. All roadway intersections shall be within five (5) degrees of 90 at the intersection of the two right-of-ways unless otherwise approved by the City Engineer.



Land Use Acreage Summary

Roadways	20.3
Open Spaces	28.7
Single Family Residential	275.8
Total	324.8

Open Space Acreage Summary

Open Space	28.7
Amenity Centers	5.9
Detention / Flood Plain	0.0
Power lines and other Easements	0.0
Total Open Spaces	34.6
Total Percent Open Space	10.7%

Roadways

Major Arterials	10.7
Secondary Arterials	0.4
Collectors	9.2
Total	20.3

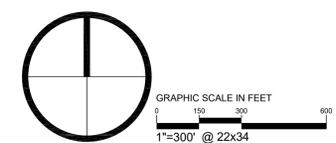


EXHIBIT "C" - ETJ CONCEPT PLAN
Eland Ranch
 Celina ETJ, Collin County, Texas
 April 2017

Kimley»Horn

5750 Genesis Court
 Suite 200
 Frisco, Texas 75034
 972-335-3580
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



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: April 18, 2017
Re: Buffalo Ridge Ph. 1 Construction Plat

Action Requested:

Consider and act upon a Construction Plat for Buffalo Ridge, being approximately 23.505 acres situated in the L.M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas, comprised of 63 residential lots, and five (5) HOA lots. The property is generally located west of County Road 97, south of County Road 134, east of Preston Road, and north of County Road 100. (Buffalo Ridge Ph. 1 Construction Plat)

Background Information:

Staff has reviewed the proposed construction plat for Buffalo Ridge and has determined that the comments remaining are minor in nature and could be addressed prior to the May 9, 2017 City Council meeting.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

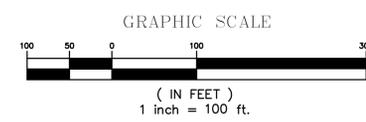
N/A

Supporting Documents:

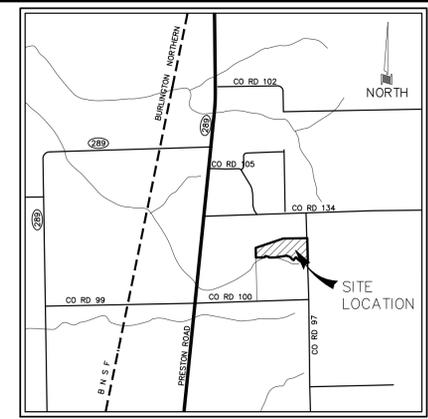
Plat Exhibit

Staff Recommendation:

Staff recommends approval pending staff comments being addressed prior to the May 9, 2017 City Council meeting.



- NOTES**
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. LOTS 1X, 2X, 3X & 4X BLOCK A, LOT 5X BLOCK C SHALL BE HOA LOTS OWNED AND MAINTAINED BY THE HOA.
 3. ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
 4. 4" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
 5. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE AS DETERMINED BY THE MONUMENTS (CM-1) AND (CM-2), 500'± 49'± W A DISTANCE OF 2585.10'.
 6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4805C0110J DATED: JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, NO FLOODPLAIN PRESENT ON THIS SITE.
 7. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD ORDINANCE NO. 2015-77.



ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	S72°53'52"W	19.59'
T2	N00°49'49"W	38.51'
T3	S17°53'04"E	25.00'
T4	N72°06'56"E	23.42'
T5	N48°56'12"E	86.87'
T6	N89°08'34"E	5.32'
T7	S00°51'27"E	25.00'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	50°13'13"	250.00'	117.16'	219.13'	N65°43'13"W 212.18'
C2	50°13'13"	250.00'	117.16'	219.13'	N65°43'13"W 212.18'
C3	16°16'19"	350.00'	50.04'	99.40'	S81°02'01"W 99.07'
C4	16°16'19"	500.00'	71.48'	142.00'	S81°02'01"W 141.52'
C5	90°00'00"	45.00'	45.00'	70.69'	N45°49'49"W 63.64'
C6	107°03'15"	45.00'	60.87'	84.08'	N54°21'27"W 72.37'
C8	14°21'55"	250.00'	31.51'	62.68'	N08°00'47"W 62.52'
C9	72°56'45"	45.00'	33.27'	57.29'	N35°38'33"E 53.50'
C10	17°03'15"	250.00'	37.48'	74.41'	N80°38'33"E 74.14'
C11	90°00'00"	45.00'	45.00'	70.69'	S45°49'49"E 63.64'
C12	17°28'03"	250.00'	38.41'	76.22'	N07°54'12"E 75.92'
C13	20°28'26"	350.00'	63.21'	125.07'	N39°07'34"E 124.40'
C14	40°12'22"	250.00'	91.50'	175.43'	N69°02'23"E 171.85'

LOT LINE TABLE

LINE	BEARING	LENGTH
T8	S44°10'11"W	35.36'
T9	S45°49'49"E	35.36'
T10	N45°49'49"W	14.14'
T11	N44°10'11"E	14.14'
T12	N4°09'48"E	14.20'
T13	N85°50'12"W	14.09'
T14	S3°54'19"W	14.26'
T15	N29°34'01"W	15.33'
T16	S53°44'47"W	14.34'
T17	N56°56'50"W	12.96'
T18	S34°15'14"W	14.59'
T19	S58°07'45"W	20.31'
T20	S44°10'11"W	35.36'
T22	S89°14'43"W	20.00'

LOT CURVE TABLE

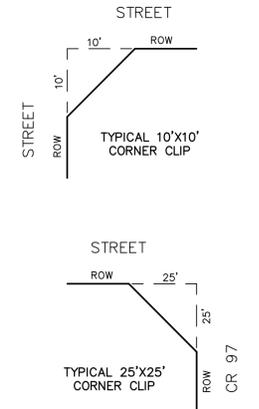
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C15	90°00'00"	20.00'	20.00'	31.42'	S45°49'49"E 28.28'
C16	72°56'45"	20.00'	14.78'	25.46'	N35°38'33"E 23.78'
C17	90°00'00"	20.00'	20.00'	31.42'	N45°49'49"W 28.28'
C18	107°03'15"	20.00'	27.06'	37.37'	N54°21'27"W 32.17'
C19	264°54'21"	50.00'	54.66'	231.17'	N41°35'43"E 73.78'
C20	163°44'23"	50.00'	350.00'	142.89'	S45°49'49"E 98.99'
C21	180°47'38"	50.00'	7216.32'	157.77'	N54°21'27"W 100.00'
C22	270°00'00"	50.00'	50.00'	235.62'	S62°53'04"E 70.71'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T21	N61°06'39"W	50.00'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C23	18°30'11"	325.00'	52.94'	104.95'	S38°08'26"W 104.50'
C24	8°04'23"	375.00'	26.46'	52.84'	S24°51'09"W 52.79'



LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	7214	0.17
2	A	7248	0.17
3	A	7281	0.17
4	A	7315	0.17
5	A	7348	0.17
6	A	7382	0.17
7	A	8604	0.20
8	A	7868	0.18
9	A	6000	0.14
10	A	6000	0.14
11	A	6000	0.14
12	A	6000	0.14
13	A	7871	0.18
14	A	8119	0.19
15	A	6703	0.15
16	A	16965	0.39
17	A	6000	0.14
18	A	6000	0.14
19	A	6000	0.14
20	A	6000	0.14
21	A	6000	0.14

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
22	A	8408	0.19
23	A	13058	0.30
24	A	13281	0.30
25	A	13418	0.31
26	A	8038	0.18
27	A	8091	0.19
28	A	6975	0.16
29	A	8939	0.21
30	A	7253	0.17
31	A	6500	0.15
32	A	6500	0.15
33	A	6567	0.15
34	A	6454	0.15
35	A	6616	0.15
36	A	6917	0.16
37	A	9378	0.22
38	A	7800	0.18
39	A	10604	0.24
40	A	10930	0.25
41	A	10000	0.23

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	8256	0.19
2	B	6000	0.14
3	B	6000	0.14
4	B	6000	0.14
5	B	7806	0.18
6	B	11540	0.26
7	B	7200	0.17
8	B	7200	0.17
9	B	8314	0.19

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	10904	0.25
2	C	7778	0.18
3	C	9673	0.22
4	C	8534	0.20
5	C	7200	0.17
6	C	7200	0.17
7	C	7200	0.17
8	C	7243	0.17
9	C	7872	0.18
10	C	8247	0.19
11	C	9596	0.22
12	C	10179	0.23
13	C	9256	0.21

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	5674	0.13
2X	A	3774	0.09
3X	A	16003	0.37
4X	A	219646	5.04
5X	C	60545	1.39

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

CITY FILE NUMBER: P-201702-02
 23.505 ACRES
 63 RESIDENTIAL LOTS
 5 HOA LOTS
CONSTRUCTION PLAT
BUFFALO RIDGE
PHASE ONE
 AN ADDITION TO THE CITY OF CELINA
 L.M. BOYD SURVEY, ABSTRACT NO. 48
 COLLIN COUNTY, TEXAS
 FEBRUARY 2017 SCALE: 1"= 100'

OWNER
 BELLAIRE PARTNERS, LLC
 12400 PRESTON ROAD, SUITE 100
 FRISCO, TEXAS 75033
 972-250-1263
 CONTACT: REX GLENDENNING

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

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

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS BELLAIRE PARTNERS, LLC, is the owner of a tract of land situated in the L.M. BOYD SURVEY, ABSTRACT NO. 48, Collin County, Texas, and being a portion of that tract of land conveyed to Bellaire Partners, LLC, according to the document filed of record in Document Number 20160222000196050, Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a railroad spike point found for corner at the intersection of the center line of County Road 97 and the center line of County Road 134, for the northeast corner of said Bellaire tract, same being common with the northwest corner of D.C. RANCH PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat filed of record in Cabinet 2007, Page 189, Official Public Records of Collin County, Texas;

THENCE South 00° 49' 49" East, leaving said common corner and with the east line of said Bellaire tract, same being common with the west line of said Addition, same being the centerline of the above mentioned County Road 97, a distance of 717.20 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for the POINT OF BEGINNING of the tract of land described herein;

THENCE South 00° 49' 49" East, continuing with said common line, a distance of 757.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, from which a PK Nail found for the southeast corner of the above mentioned Bellaire tract, same being common with the northeast corner of that tract of land conveyed to Central Frisco, LTD., according to the document filed of record in Document Number 20080306000268700, Official Public Records of Collin County, Texas, bears South 00° 49' 49" East, 1,110.08 feet;

THENCE Leaving said common line, over and across said Bellaire tract, the following twenty-two (23) courses and distances:

South 89° 10' 11" West, a distance of 30.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 45° 49' 49" West, a distance of 35.36 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 89° 10' 11" West, a distance of 38.13 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a radius of 275.00 feet, a central angle of 50° 13' 13" and a chord bearing and distance of North 65° 43' 13" West, 233.40 feet;

With said curve to the right, an arc distance of 241.04 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 40° 36' 37" West, a distance of 74.05 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 86° 10' 02" West, a distance of 14.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the left having a radius of 325.00 feet, a central angle of 18° 30' 11" and a chord bearing and distance of South 38° 08' 28" West, 104.50 feet;

With said curve to the right, an arc distance of 104.95 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 61° 06' 39" West, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the left having a radius of 375.00 feet, a central angle of 08° 04' 23" and a chord bearing and distance of South 24° 51' 09" West, 52.79 feet;

With said curve to the left, an arc distance of 52.84 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 20° 48' 04" West, a distance of 85.26 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 69° 11' 02" West, a distance of 130.02 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 70° 41' 23" West, a distance of 19.53 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 69° 07' 53" West, a distance of 82.11 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 89° 14' 53" West, a distance of 82.44 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 79° 36' 59" West, a distance of 69.55 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 86° 34' 43" West, a distance of 48.46 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 89° 48' 58" West, a distance of 165.28 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

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

South 73° 45' 37" West, a distance of 59.41 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 75° 09' 42" West, a distance of 117.78 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 57° 33' 26" West, a distance of 69.07 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 52° 32' 11" West, a distance of 222.34 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the west line of the above mentioned Bellaire tract, same being common with the east line of that tract of land conveyed to CR 100 Thirty-Three Partners, LP, according to the document filed of record in Document Number 20150224000195720, Official Public Records of Collin County, Texas;

THENCE North 00° 45' 17" West, partially with said common line and partially with said west line, same being common with the east line of that tract of land conveyed to Allu 33 Partners, LLC, according to the document filed of record in Document Number 20150224000195730, Official Public Records of Collin County, Texas, a distance of 653.15 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE North 72° 06' 56" East, leaving said common line, over and across said Bellaire tract, a distance of 890.94 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE North 89° 42' 12" East, continuing across said Bellaire tract, a distance of 733.46 feet to the POINT OF BEGINNING and containing 23.505 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The 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) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including but without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat is hereby adopted by the Owners and approved by the City of Celina (Called 'City') subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The portion of Lots 1X Block Y and Lot 1X Block CC as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

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

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

By: _____
BELLAIRE PARTNERS, LLC
Rex Glendenning, President

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

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

Signature of the Registered Professional

Texas Registration No. _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

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

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

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

Property Location Statement

This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

CITY FILE NUMBER: P-201702-02

23.505 ACRES

63 RESIDENTIAL LOTS

5 HOA LOTS

CONSTRUCTION PLAT

**BUFFALO RIDGE
PHASE ONE**

AN ADDITION TO THE CITY OF CELINA

L.M. BOYD SURVEY, ABSTRACT NO. 48

COLLIN COUNTY, TEXAS

FEBRUARY 2017

SCALE: 1"= 100'

OWNER
BELLAIRE PARTNERS, LLC
12400 PRESTON ROAD, SUITE 100
FRISCO, TEXAS 75033
972-250-1263
CONTACT: REX GLENDENNING

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

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



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: April 18, 2017
Re: Westgate Section Four Final Plat

Action Requested:

Consider and act upon a Final Plat for Westgate Section Four, being approximately 2.521 acres, situated in the M.E.O. & P & RY. Survey, Abstract No. 644, City of Celina, Collin County, Texas. The property is generally located north of West Sunset Boulevard, west of South Utah Drive. (Westgate Section Four Final Plat)

Background Information:

Staff has reviewed the proposed final plat for Westgate Section Four and has determined it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

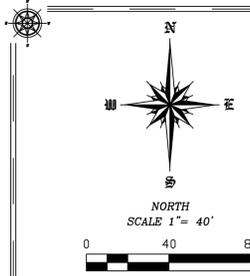
N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

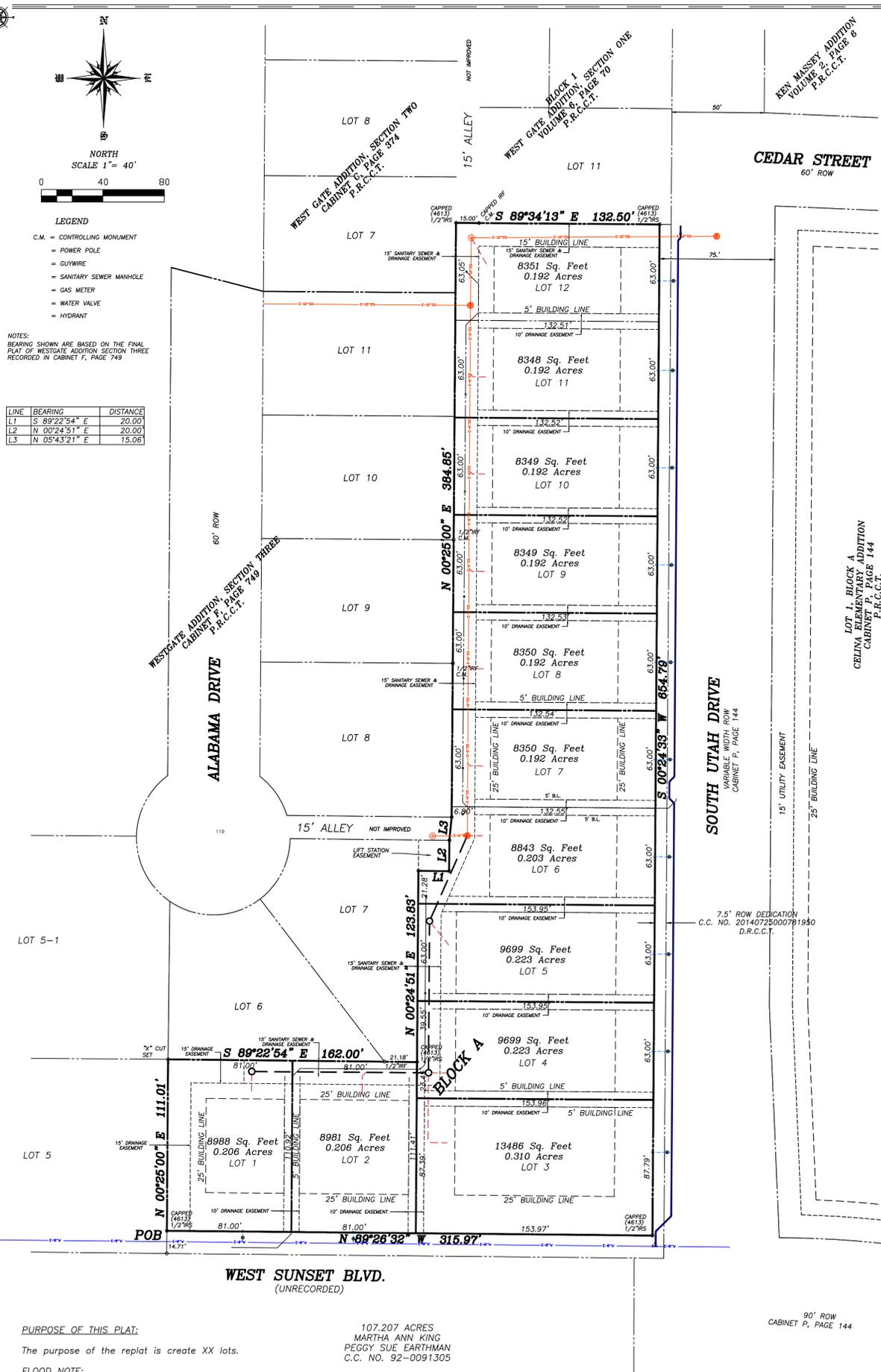
Staff recommends approval as presented.



- LEGEND**
- C.M. = CONTROLLING MONUMENT
 - = POWER POLE
 - = GUYWIRE
 - = SANITARY SEWER MANHOLE
 - = GAS METER
 - = WATER VALVE
 - = HYDRANT

NOTES:
BEARING SHOWN ARE BASED ON THE FINAL PLAT OF WESTGATE ADDITION SECTION THREE RECORDED IN CABINET F, PAGE 749

LINE	BEARING	DISTANCE
L1	S 89°22'54" E	20.00'
L2	N 00°24'51" E	20.00'
L3	N 05°43'21" E	15.06'



STANDARD NOTES

- 1) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 2) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- 3) The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- 4) The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it 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.

PROPERTY LOCATION STATEMENT:

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

Signature of Mayor _____ Date of Approval _____

ATTEST:
City Secretary _____ Date _____

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 _____

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

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

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Dorothy Stambaugh and Lewis Dickerson are the Owners of a tract of land situated in the M.E.P. & P. RY. Survey, Abstract No. 644, City of Celina, Collin County, Texas, and being part of a 12.625 acre tract as recorded in Volume 1334, Page 890, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (4613) 1/2 inch iron rod set for corner in the east line of Lot 6, Westgate Addition Section Three, according to the plat thereof recorded in Cabinet F, Page 749, Plat Records, Collin County, Texas, said iron rod being North 00 degrees 25 minutes 00 seconds East a distance of 14.71' from the southeast corner of said Lot 5;

THENCE North 00 degrees 25 minutes 00 seconds East following the east line of said Lot 5 a distance of 111.01 feet to a "X" cut set for corner at the southwest corner of Lot 6 of said addition;

THENCE South 89 degrees 22 minutes 54 seconds East following the south line of said Lot 6 and Lot 7 of said addition a distance of 162.00 feet to a capped (4613) 1/2 inch iron rod set for corner;

THENCE North 00 degrees 24 minutes 51 seconds East following the east line of said Lot 7 a distance of 123.83 feet to a capped (4613) 1/2 inch iron rod set for corner;

THENCE South 89 degrees 22 minutes 54 seconds East a distance of 20.00 feet to a capped (4613) 1/2 inch iron rod set for corner;

THENCE North 00 degrees 24 minutes 51 seconds East a distance of 20.00 feet to a capped (4613) 1/2 inch iron rod set at the southeast corner of a 15' alley;

THENCE North 5 degrees 43 minutes 21 seconds East following the east end of said alley a distance of 15.06 feet to a capped (4613) 1/2 inch iron rod set at the northeast corner of said alley;

THENCE North 00 degrees 25 minutes 00 seconds East following the east line of said Westgate Addition Section No. Three passing at 339.59 feet the northeast corner of said Westgate Addition Section No. Three and the southeast corner of Westgate Addition Section One;

THENCE South 89 degrees 24 minutes 13 seconds East following the south line of said Westgate Addition Section One a distance of 132.50 feet to a capped (4613) 1/2 inch iron rod set for corner in the west line of South Utah Street/County Road No. 56;

THENCE South 00 degrees 24 minutes 33 seconds West following the west ROW line of said South Utah Street/County Road No. 56 a distance of 654.79 feet to a capped 1/2 inch iron rod found for corner;

THENCE North 89 degrees 26 minutes 32 seconds West following the north ROW line of West Sunset Blvd./County Road No. 56 a distance of 315.97 feet to the POINT OF BEGINNING and containing 109,795 square feet or 2.521 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dorothy Stambaugh and Lewis Dickerson, does hereby adopt this plat designating the herein above described property as Westgate Section Four, 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 there 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, constructing, 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: Dorothy Stambaugh _____ Lewis Dickerson _____

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 Dorothy Stambaugh, 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: _____

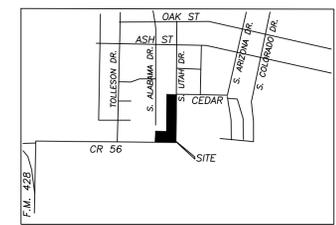
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Lewis Dickerson, 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: _____



**FINAL PLAT
WESTGATE SECTION FOUR
2.521 ACRES
M.E.P. & P. RY. SURVEY
ABSTRACT NO. 644
CITY OF CELINA
COLLIN COUNTY, TEXAS**

OWNER
LEWIS DICKERSON
1130 W LOUISIANA DR.
CELINA, TEXAS 75009
(972) 382-2123

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

CITY OF CELINA CASE NO. _____
SCALE 1" = 40' DATE: APRIL 12, 2017 JOB No. 2014-141

PURPOSE OF THIS PLAT:
The purpose of the replat is create XX lots.

FLOOD NOTE:
THIS TRACT DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 48085C0110J, REVISED JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

107.207 ACRES
MARTHA ANN KING
PEGGY SUE EARTHMAN
C.C. NO. 92-0091305



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: April 18, 2017
Re: Heritage Plaza Final Plat

Action Requested:

Consider and act upon a Final Plat for Heritage Plaza, being approximately 1.965 acres situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located south of Founders Lane, east of Preston Road, and north of County Road 94. (Heritage Plaza Final Plat)

Background Information:

Staff has reviewed the proposed final plat for Heritage Plaza 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:

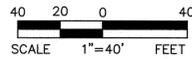
Staff recommends approval as presented.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Founders & Preston LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designing the herein above described property as HERITAGE PLAZA, BLOCK J, LOT 32R on addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, right-of-way, and other public improvements shown thereon.



DAVID ELIASON OLESKY
VOL. 5467, PG. 7771
D.R.C.C.T.

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: Founders & Preston LLC

Mark Nguyen, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mark Nguyen, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

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

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said the State of Texas, on this day personally appeared Candy Hone, Registered Public Land Surveyor, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017.

Notary Public, State of Texas

STANDARD NOTES

- 1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
2. 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.

NOTE:
According to Flood Insurance Rate Map (FIRM) Map No. 48085C0110J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is not in a floodplain.

Basis of Bearing:
The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L13 with their respective bearings and distances.

Table with columns: CURVE, RADIUS, TANGENT, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C10 with their respective curve data.

NADIM F. NIMEH FAMILY TRUST
INST. NO. 20110126000102120
D.R.C.C.T.

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

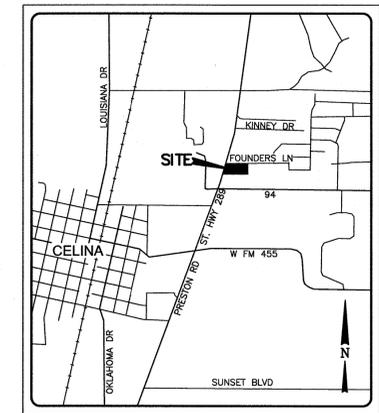
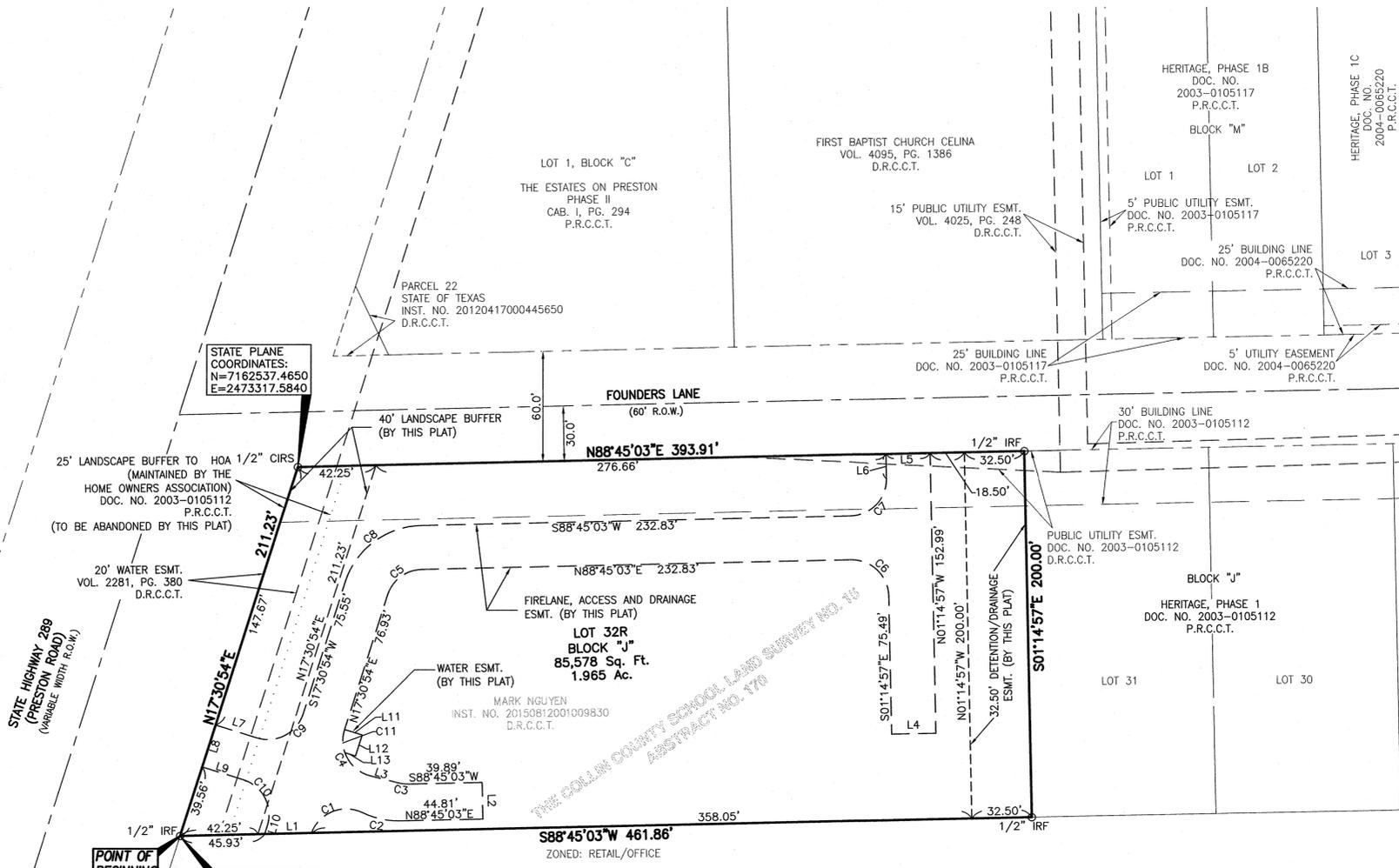
APPROVAL

LEGEND
Boundary Line
Easement
25' Landscape Buffer To HOA (Abandoned by this plat)
Capped Iron Rod Set Stamped "VOTEX SURVEYING"
CIRS
IRF
INST. NO. Instrument Number
DOC. NO. Document Number
ESMT. Easement
D.R.C.C.T. Deed Records, Collin County, Texas
P.R.C.C.T. Plat Records, Collin County, Texas

FINAL PLAT
Lot 32R, Block "J"
CONTAINING 1 LOT
85,578 sq. ft. or 1.965 ac
HERITAGE PLAZA
BEING A REPLAT OF
BLOCK J, LOT 32
HERITAGE, PHASE 1
AN ADDITION TO THE CITY OF CELINA, TEXAS
AS RECORDED IN DOC. NO. 2003-010512
PLAT RECORDS, COLLIN COUNTY, TEXAS
IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 170 AND
CITY OF CELINA, COLLIN COUNTY, TEXAS
APRIL 2017

OWNER:
FOUNDERS & PRESTON LLC
CONTACT: MARK NGUYEN
6 SANTE FE
ARLINGTON TEXAS 76016

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Founders & Preston LLC is the owner of a 1.965 acre tract of land situated in the The Collin County School Land Survey, Abstract Number 170, in the County of Collin, Texas as conveyed by deed in Instrument Number 20160811001049770, Deed Records, Collin County, Texas (D.R.C.C.T.), and being all of Lot 32, Block J of Heritage, Phase One, an addition to the City of Celina, Texas as recorded in Document Number 2003-0105112, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of said Lot 32, Block J, said point being in the east right-of-way line of State Highway No. 289 (Preston Road) (a variable width right-of-way);

THENCE North 17 degrees 30 minutes 54 seconds East, along the east right-of-way line of said State Highway 289, same being the west line of said Lot 32, Block J, a distance of 211.23 feet to a 1/2-inch iron rod with cap stamped "Votex Surveying", set for corner, said corner being the intersection of Founders Lane (a 60 foot wide right-of-way), between the east line of said State Highway 289, and the south line of said Founders Lane;

THENCE North 88 degrees 45 minutes 03 seconds East, departing said right-of-way line of State Highway 289, along the north line of said Lot 32, Block J, same being the south line of said Founders Lane, a distance of 393.91 feet to a 1/2-inch iron rod found for corner, said corner being the northeast corner of said Lot 32, Block J, said corner being the northwest corner of Lot 31, Block J of said Heritage, Phase One;

THENCE South 01 degrees 14 minutes 57 seconds East, departing south line of said Founders Lane, along the common line between said Lot 32, Block J, and said Lot 31, Block J, a distance of 200.00 feet to a 1/2-inch iron rod found for corner, said corner being the southeast corner of Lot 32, Block J, said corner being the southwest corner said Lot 31, Block J, same being in the north line of a tract of land conveyed by deed to Nadim F. Nimeh Family Trust, as recorded in Instrument Number 20110126000102120, (D.R.C.C.T.);

THENCE South 88 degrees 45 minutes 03 seconds West, along the north line of said Nadim F. Nimeh Family Trust tract, same being the south line of said Lot 32, Block J, a distance of 461.86 feet to the POINT OF BEGINNING and containing 85,578 square feet or 1.965 acres of land more or less.

Property Location Statement:

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

Signature of Mayor

Date of Approval

Attest:

City Secretary

Date