NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, AUGUST 15, 2017
5:30 P.M.

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

IV. DIRECTOR'S REPORT

A. Report on City Council meeting items from July 11, 2017 and August 8, 2017

V. AGENDA:

A. Consider and act upon a Construction Plat for Cambridge Crossing Phase 1, being a ±126.676 acre tract of land situated in the Richard Alderson Survey, Abstract No. 7, F.D. Gary Survey, Abstract No. 360, T. Staten Survey, Abstract No. 806, and I.C. Williamson Survey, Abstract 943, City of Celina, Collin County, Texas. The property is generally located south of FM 428, west of Dallas Parkway, north of County Road 7, and east of County Road 6, containing 328 residential lots, 1 school site, and 14 HOA lots. (Cambridge Crossing Phase 1 Construction Plat)

B. Consider and act upon a Construction Plat for Buffalo Ridge Phase 2, being a ±29.639 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas. The property is located north of CR 100, east of Preston Road, south of CR 134, and west of CR 97, containing 98 residential lots and 4 HOA lots. (Buffalo Ridge Phase 2 Construction Plat)

C. Consider and act upon a Construction Plat for Travadi Business Park, being a ±5 acre tract of land, situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas. The property is generally located north and west of Parvin Road, south of Crutchfield Road, and west of Smiley Road. (Travadi Business Park)

D. Consider and act upon a Construction Plat for Keller Williams, being a ±4 acre tract of land, situated in the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas. The property is located east of Preston Road, south of Sunset Boulevard, north and west of CR 89. (Keller Williams Construction Plat)

E. Consider and act upon a Final Plat for Mustang Lakes Phase 2A, being a ±58.98 acre tract of land, situated in the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, west of FM 2478, south of Choate Parkway, and east of CR 86, containing 239 residential lots and 8 HOA lots. (Mustang Lakes Phase 2A Final Plat)

F. Consider and act upon a General Development Plan for Green Meadows Phases 1-4, being a ±779.817 acre tract of land, situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas. The property is

generally located west of Legacy Drive, south of FM 428, north of Carey Road, and east of FM 1385. (Green Meadows Phases 1-4 GDP)

G. Consider and act upon a General Development Plan for Wilson Creek Meadows, being a ±105.94 acre tract of land, situated in the Jonathan Westover Survey, Abstract No. 1030 and Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas. The property is generally located south of Choate Parkway, north of Frontier Parkway, west of FM 2478, and east of CR 86 (Future Coit Road). (Wilson Creek Meadows GDP)

H. Consider and act upon a proposed amendment to the Code of Ordinances, Chapter 3: Building Regulations; Article 3.07, Signs; Section 3.07.018 Signs Allowed, to amend the City's Unified Development Monument Signs regulations.

I. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±15.471 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district, with base zoning designations of HI, Heavy Industrial. The property is situated in the Collin County Land #14 Survey, Abstract No. 167, City of Celina, Collin County, Texas. It is generally located north of Frontier Parkway, west of the Burlington Northern Santa Fe Railroad, and east of Prairie Crossing. (Stelzer Tract Rezoning)

J. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±14.778 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with base zoning designations of R-O, Retail Office. The property is situated in the L. Lewis Survey, Abstract No. 532, City of Celina, Collin County, Texas. It is generally located south and west of Ownsby Parkway, east of Preston Road, and north of Frontier Parkway. (Moore PD Rezoning)

K. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Fencing, Walls and Screening Requirements. (Equipment Screening)

VI. ADJOURNMENT:

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

Friday, August 11, 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.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
From:	Helen-Eve Liebman, AICP, Director of Planning and Development Services
Meeting Date:	August 15, 2017
Re:	Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE JULY 11, 2017 AND AUGUST 8, 2017 CITY COUNCIL MEETING*:*

Plat:

- Approved a Construction Plat for Sutton Fields North Phase located east of Farm-to-Market 1385, north of Crutchfield Road, south County Road 428, and west of Smiley Road.
- Approved a Construction Plat for Chalk Hill Phase 1 south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132.
- Approved a Construction Plat for Lilyana Phase 2A located north of Frontier Parkway, south and west of CR 84, and east of CR 83.
- Approved a Construction Plat for Lilyana Phase 2B located north of Frontier Parkway, south and west of CR 84, and east of CR 83.
- Approved a Construction Plat for Light Farms Brenham located north of County Road 5, south of County Road 51, east of the Burlington Northern Santa Fe Railroad, and west of Preston Road.
- Approved a Construction Plat for Light Farms Elementary School No. 2 located north of Frontier Parkway, south of Light Farms Way, west of the Burlington Northern Santa Fe Railroad, and east of Dallas North Tollway.
- Approved a Final Plat for Bluewood Phase 1 located north of Ownsby Parkway, south of Choate Parkway and east of Carter Ranch.
- Approved a Final Plat for Glen Crossing Phase 1 located south of County Road 55 (Glendenning Parkway), and west of the BNSF Railroad, and east of Dallas North Tollway.
- Approved a Final Plat for Creeks of Legacy Phase 2C located north of Frontier Parkway, west of Doe Branch Boulevard, east of CR 6 and south of Clear Creek Parkway.
- Approved a Final Plat for Bobcat Kuntry located north of Pecan Street, south of Beech Street, west of Oklahoma Drive, and east of the St. Louis, San Francisco and Texas Railroad.
- Approved a Final Plat for Celina High School located north of CR 134, east of Preston Road, and south of CR 105.

Zoning:

- Approved a Planned Development for Celina Gateway located north of Frontier Parkway, east and west of Dallas Parkway (Future Dallas North Tollway), and south of CR 970.

- Approved a Planned Development for Westgate 96 located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134.
- Approved a Planned Development for The Columns located south of CR 51, east of Dallas Parkway, north of Light Farms Way, and west of the BNSF Railroad.
- Denied a Planned Development amendment for a Cell Tower located north of Frontier Parkway, south of Ownsby Parkway, east of the BNSF Railroad and west of Preston Road.
- Approved a Planned Development for Wilson Creek Meadows located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road.

Development Agreements:

- Approved a Development Agreement for Wilson Creek Meadows located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	August 15, 2017
Re:	Cambridge Crossing Phase 1 Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Cambridge Crossing Phase 1, being a ±126.676 acre tract of land situated in the Richard Alderson Survey, Abstract No. 7, F.D. Gary Survey, Abstract No. 360, T. Staten Survey, Abstract No. 806, and I.C. Williamson Survey, Abstract 943, City of Celina, Collin County, Texas. The property is generally located south of FM 428, west of Dallas Parkway, north of County Road 7, and east of County Road 6, containing 328 residential lots, 1 school site, and 14 HOA lots. (Cambridge Crossing Phase 1 Construction Plat)

Background Information:
Staff has reviewed the proposed Construction Plat for Cambridge Crossing Phase 1 and determined that the outstanding comments are minor in nature and can be addressed prior to the September 12, 2017 City Council meeting.

Board Review/Citizen Input:
N/A

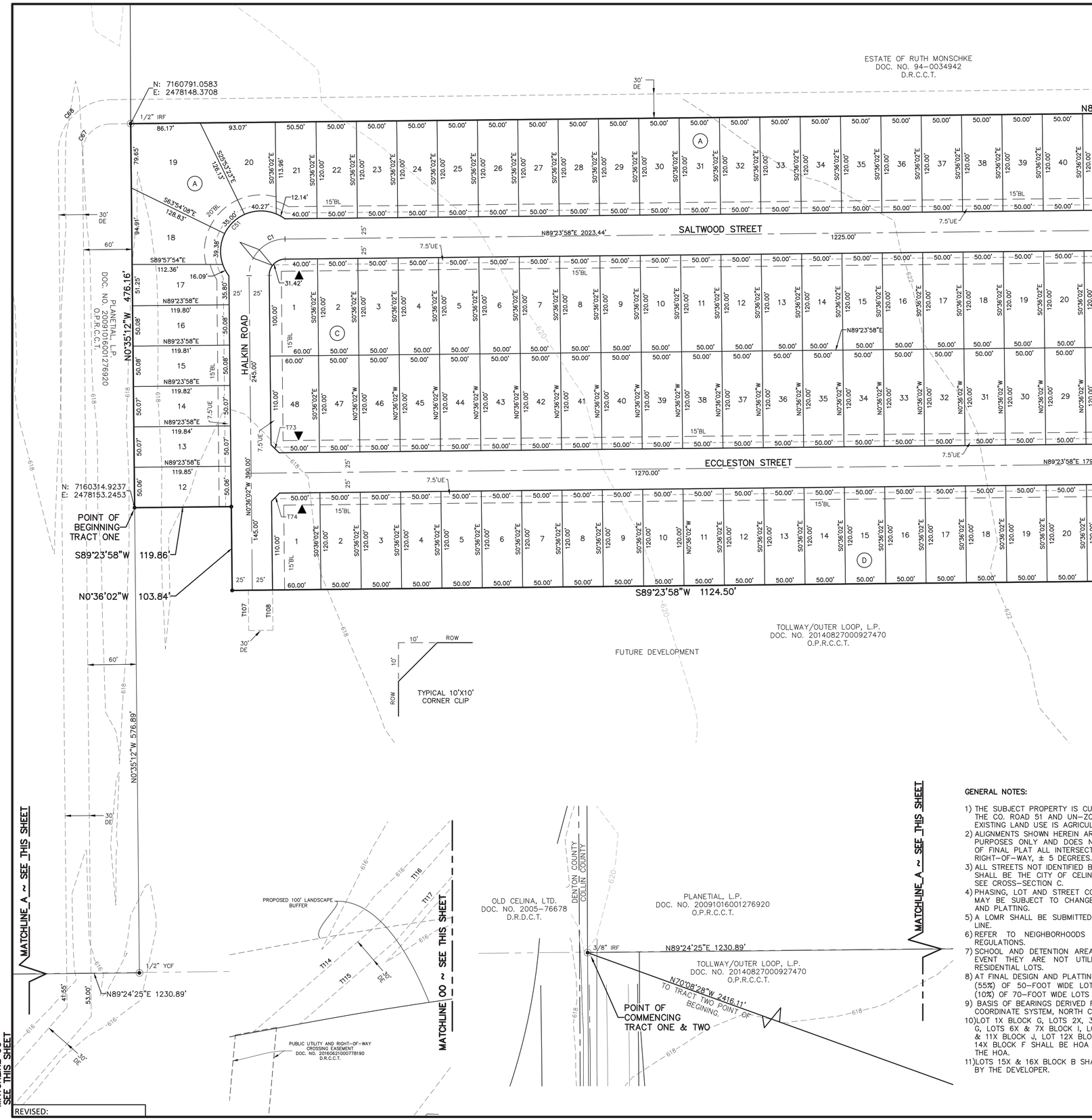
Alternatives:
N/A

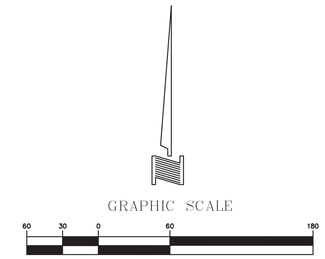
Financial Considerations:
N/A

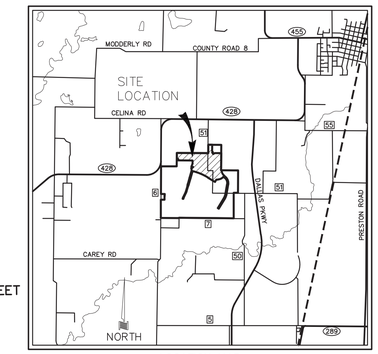
Legal Review:

Supporting Documents:
Plat Exhibit

Staff Recommendation:
Staff recommends approval pending all comments being addressed prior to the September 12, 2017 City Council meeting.







LOCATION MAP
NOT TO SCALE

LEGEND

YCF = IRON W/YELLOW CAP FOUND
HOA = HOME OWNERS ASSOCIATION
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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CONSTRUCTION PLAT
CAMBRIDGE CROSSING PHASE ONE
(126.676 ACRES)

TRACT ONE	TRACT TWO	TRACT THREE
1 SCHOOL SITE 328 RESIDENTIAL LOTS 14 HOA LOTS 121.255 ACRES	2.531 ACRES (CAMBRIDGE CROSSING ROW)	2.890 ACRES (HUDDLESTON ROW)

AN ADDITION TO THE CITY OF CELINA
RICHARD ALDERSON SURVEY, ABST. 7,
F.D. GARY SURVEY, ABST. 360,
T STATEN SURVEY, ABST. 806
AND I.C. WILLIAMSON SURVEY, ABST. 943
COLLIN COUNTY, TEXAS

JULY, 2017 SCALE: 1"=60'

GENERAL NOTES:

1) THE SUBJECT PROPERTY IS CURRENTLY ZONED PD-40 NORTH OF THE CO. ROAD 51 AND UN-ZONED SOUTH OF CO. ROAD 51. THE EXISTING LAND USE IS AGRICULTURE.
2) ALIGNMENTS SHOWN HEREIN ARE GENERAL AND FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT SET ALIGNMENT. AT THE TIME OF FINAL PLAT ALL INTERSECTIONS SHALL BE 90° THROUGH THE RIGHT-OF-WAY, ± 5 DEGREES.
3) ALL STREETS NOT IDENTIFIED BY A CROSS-SECTION LABEL SHALL BE THE CITY OF CELINA STANDARD RESIDENTIAL STREET; SEE CROSS-SECTION C.
4) PHASING, LOT AND STREET CONFIGURATION IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND PLATTING.
5) A LOMR SHALL BE SUBMITTED TO FEMA TO MODIFY FLOODPLAIN LINE.
6) REFER TO NEIGHBORHOODS ON CONCEPT PLAN WITHIN PD REGULATIONS.
7) SCHOOL AND DETENTION AREAS ARE RESERVATION AND IN THE EVENT THEY ARE NOT UTILIZED SHALL BE ALLOCATED FOR RESIDENTIAL LOTS.
8) AT FINAL DESIGN AND PLATTING A MAXIMUM FIFTY-FIVE PERCENT (55%) OF 50-FOOT WIDE LOTS AND A MINIMUM TEN PERCENT (10%) OF 70-FOOT WIDE LOTS SHALL BE ALLOTTED.
9) BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.
10) LOT 1X BLOCK G, LOTS 2X, 3X & 4X BLOCK H, LOT 5X BLOCK G, LOTS 6X & 7X BLOCK I, LOTS 8X & 9X BLOCK H, LOTS 10X & 11X BLOCK J, LOT 12X BLOCK I, LOT 13X BLOCK B, AND LOT 14X BLOCK F SHALL BE HOA LOTS OWNED AND MAINTAINED BY THE HOA.
11) LOTS 15X & 16X BLOCK B SHALL BE NON-BUILDABLE LOTS HELD BY THE DEVELOPER.

OWNER/DEVELOPER
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8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

OWNER OF LOT 31, BLOCK H
CELINA ISD
205 S. COLORADO
CELINA, TX 75009
469-742-9100

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 : GABRIEL NOVAK

REVISED:

DOCUMENT NUMBER

DOWDEY, ANDERSON & ASSOCIATES, INC.
CAMBRIDGE CROSSING - CONSTRUCTION PLAT
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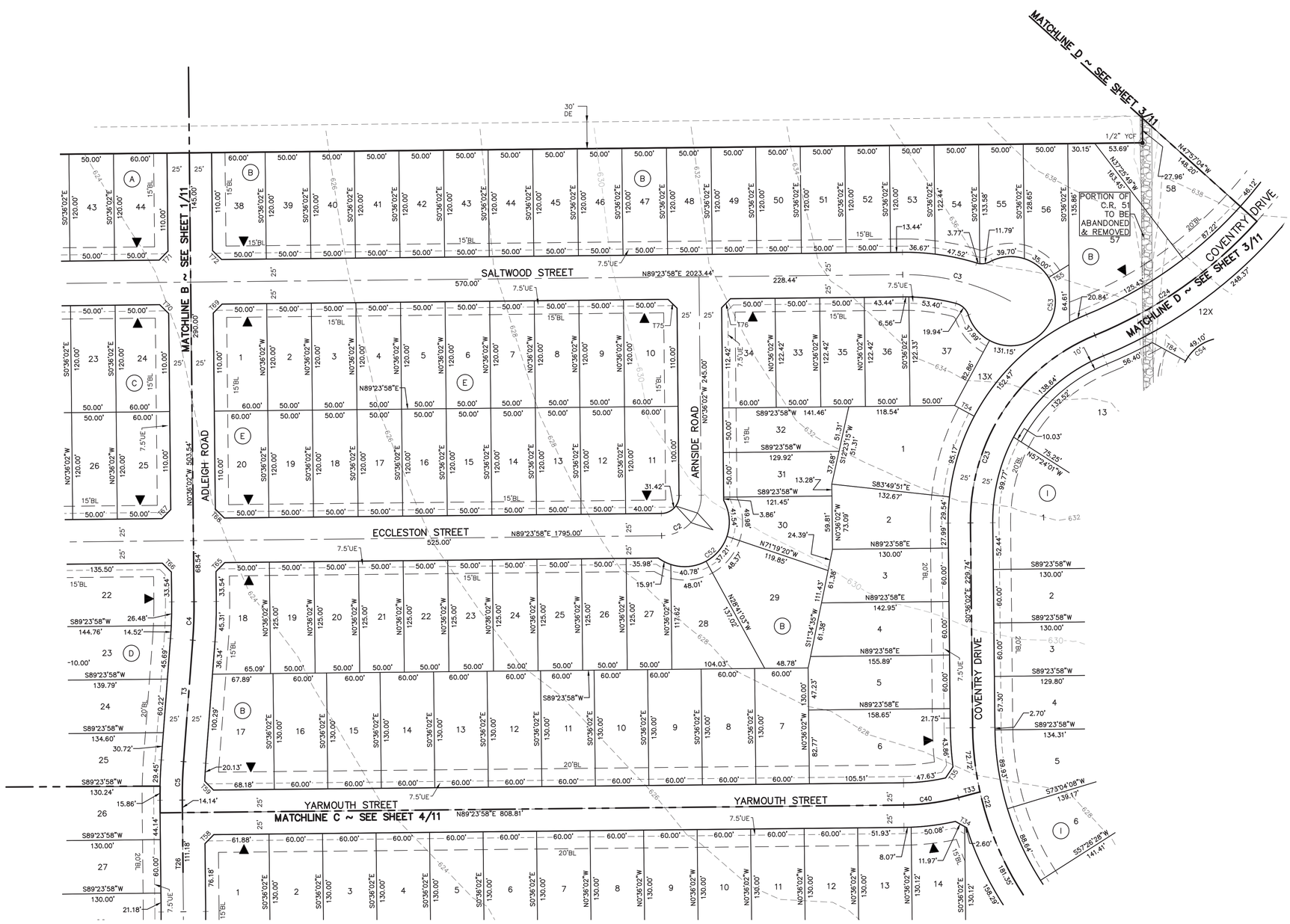

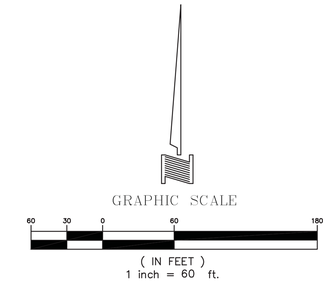

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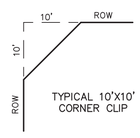

TYPICAL 10'X10' CORNER CLIP

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14037-01

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CAMBRIDGE CROSSING – CONSTRUCTION PLAT

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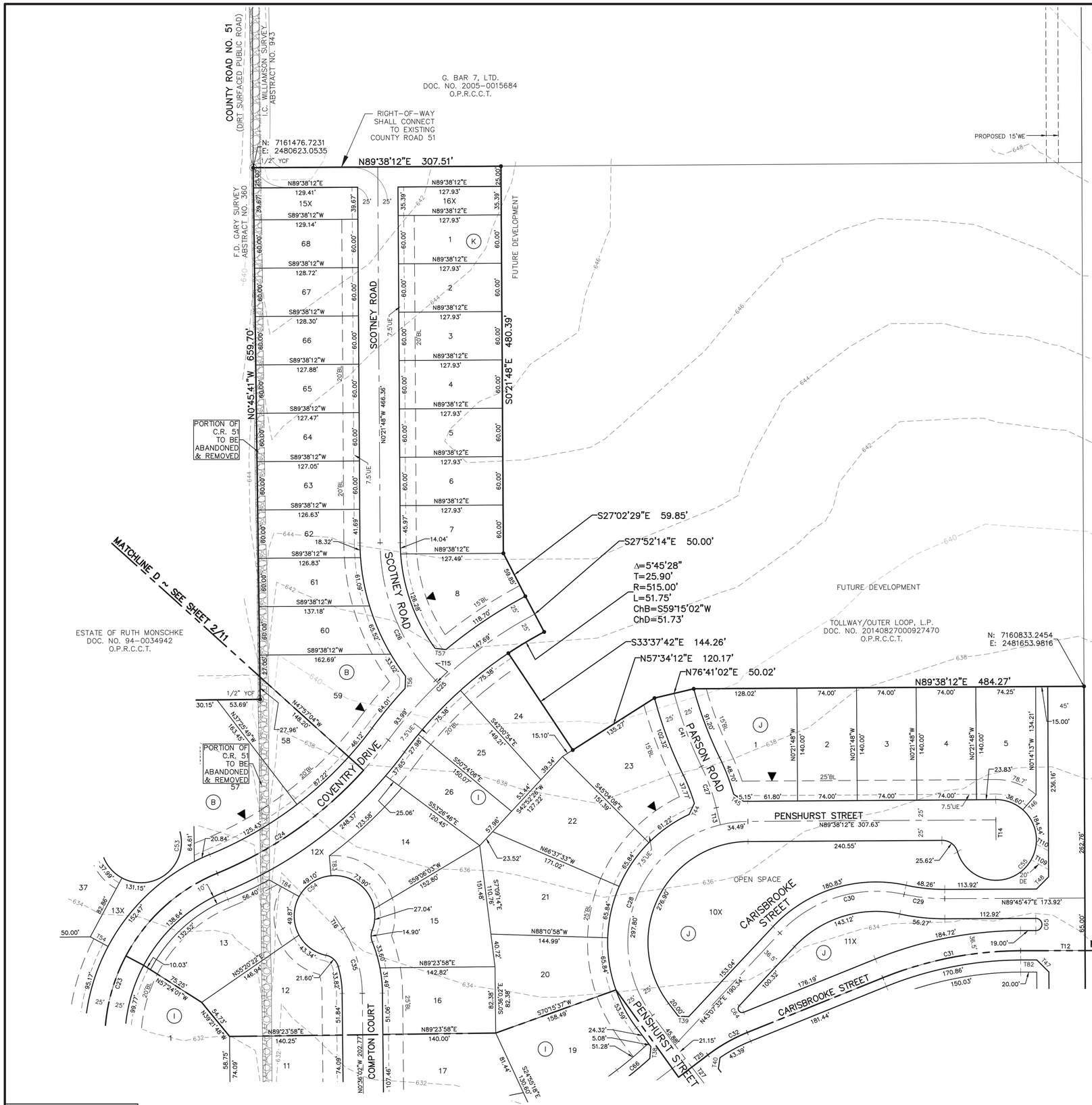

GRAPHIC SCALE

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(IN FEET)
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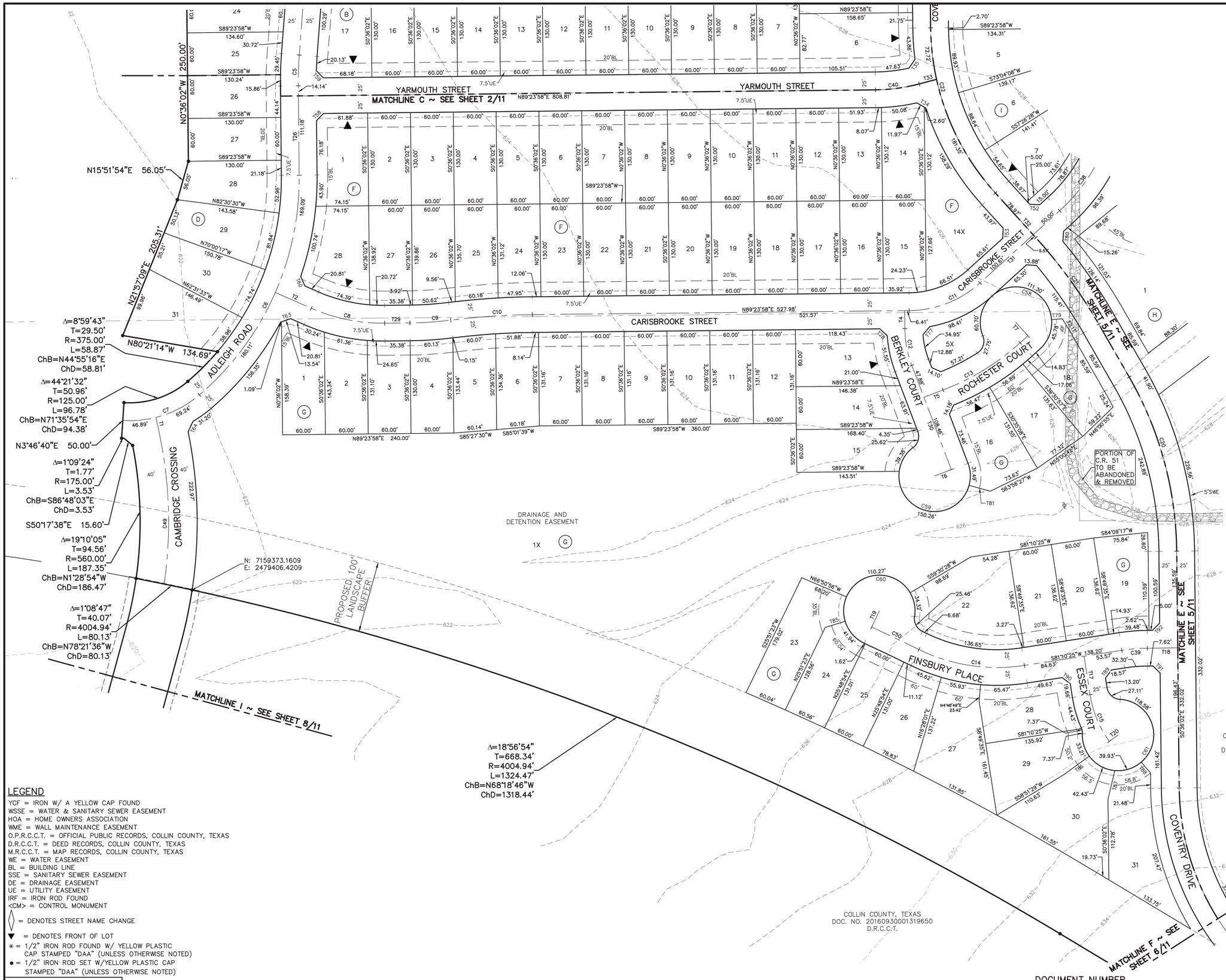

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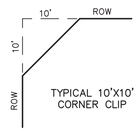

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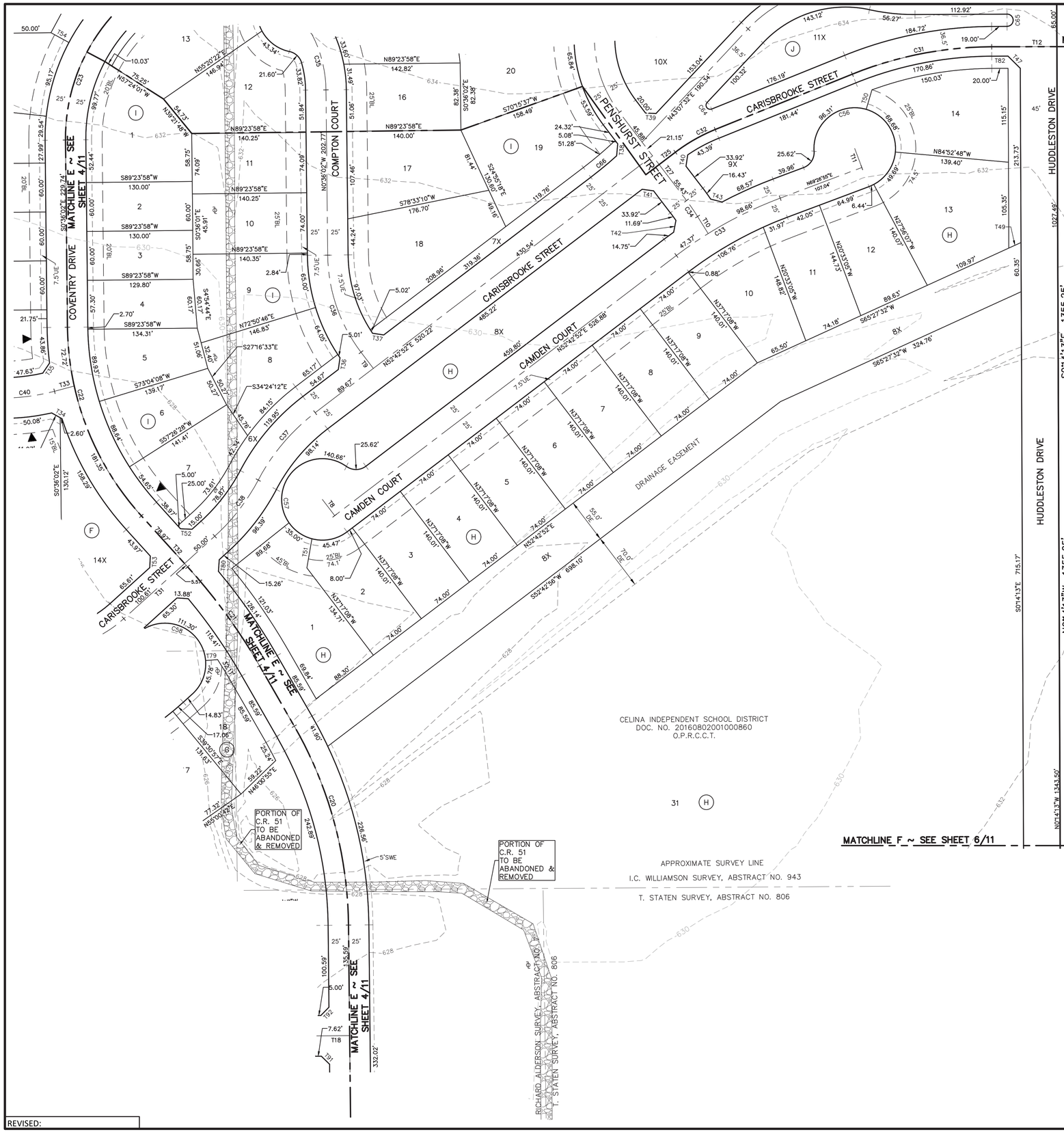

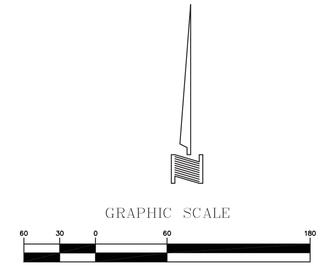

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D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
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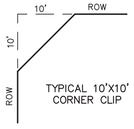
CONSTRUCTION PLAT
CAMBRIDGE CROSSING PHASE ONE
(126.676 ACRES)

TRACT ONE	TRACT TWO	TRACT THREE
1 SCHOOL SITE 328 RESIDENTIAL LOTS 14 HOA LOTS 121.255 ACRES	2.531 ACRES (CAMBRIDGE CROSSING ROW)	2.890 ACRES (HUDDLESTON ROW)



AN ADDITION TO THE CITY OF CELINA
RICHARD ALDERSON SURVEY, ABST. 7,
F.D. GARY SURVEY, ABST. 360,
T STATEN SURVEY, ABST. 806
AND I.C. WILLIAMSON SURVEY, ABST. 943
COLLIN COUNTY, TEXAS

JULY, 2017 SCALE: 1"=60'

OWNER OF LOT 31, BLOCK H
CELINA ISD
205 S. COLORADO
CELINA, TX 75009
469-742-9100

OWNER/DEVELOPER
TOLLWAY/OUTER LOOP, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

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: 100077800
CONTACT : GABRIEL NOVAK

DOWDEY, ANDERSON & ASSOCIATES, INC.

CAMBRIDGE CROSSING – CONSTRUCTION PLAT

REVISED:

DOCUMENT NUMBER

(PLAN # P-201703-02)

14037-01

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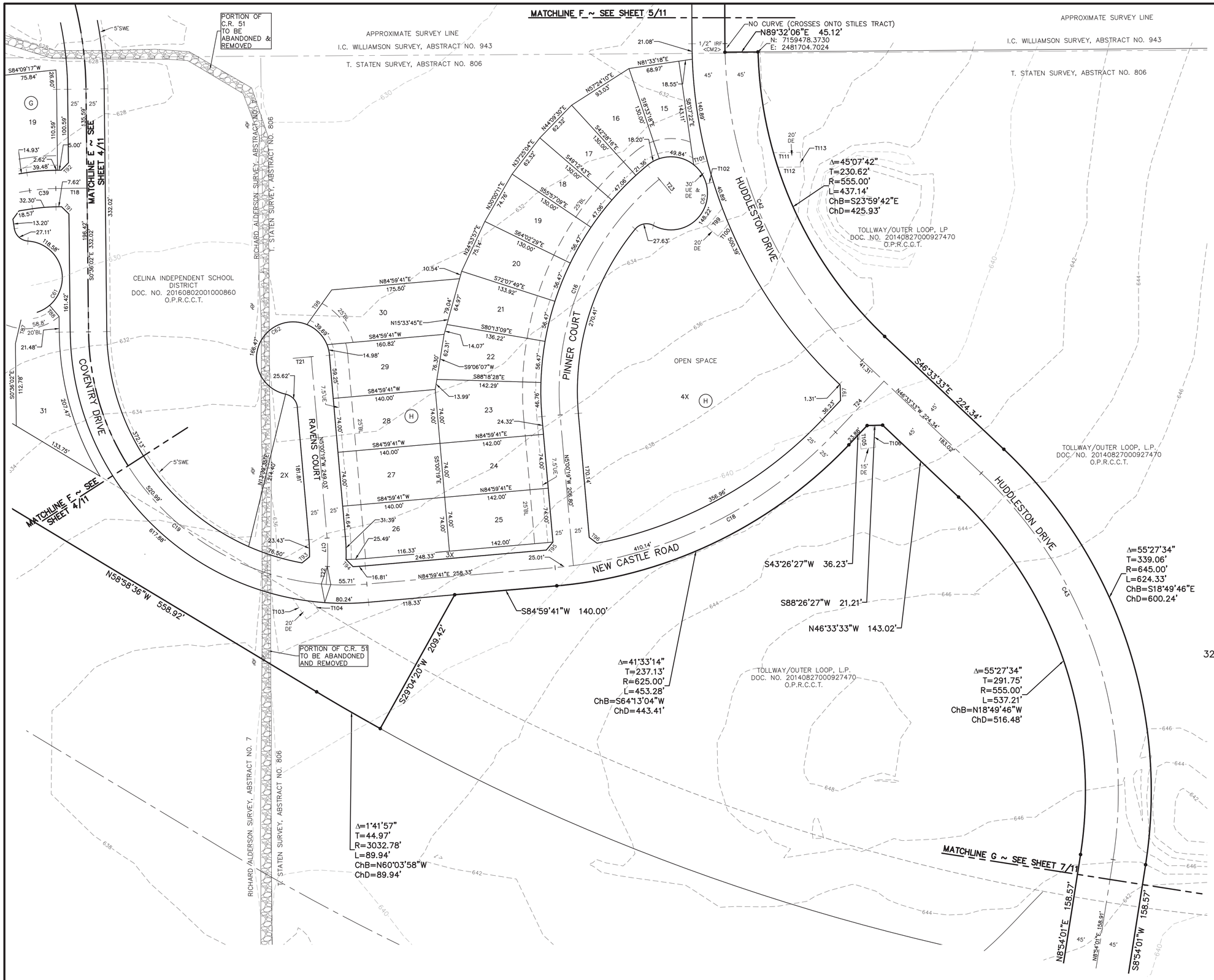
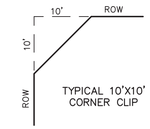


GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.



TYPICAL 10'X10' CORNER CLIP

LEGEND

YCF = IRON W/ A YELLOW CAP FOUND
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CAMBRIDGE CROSSING PHASE ONE
(126.676 ACRES)

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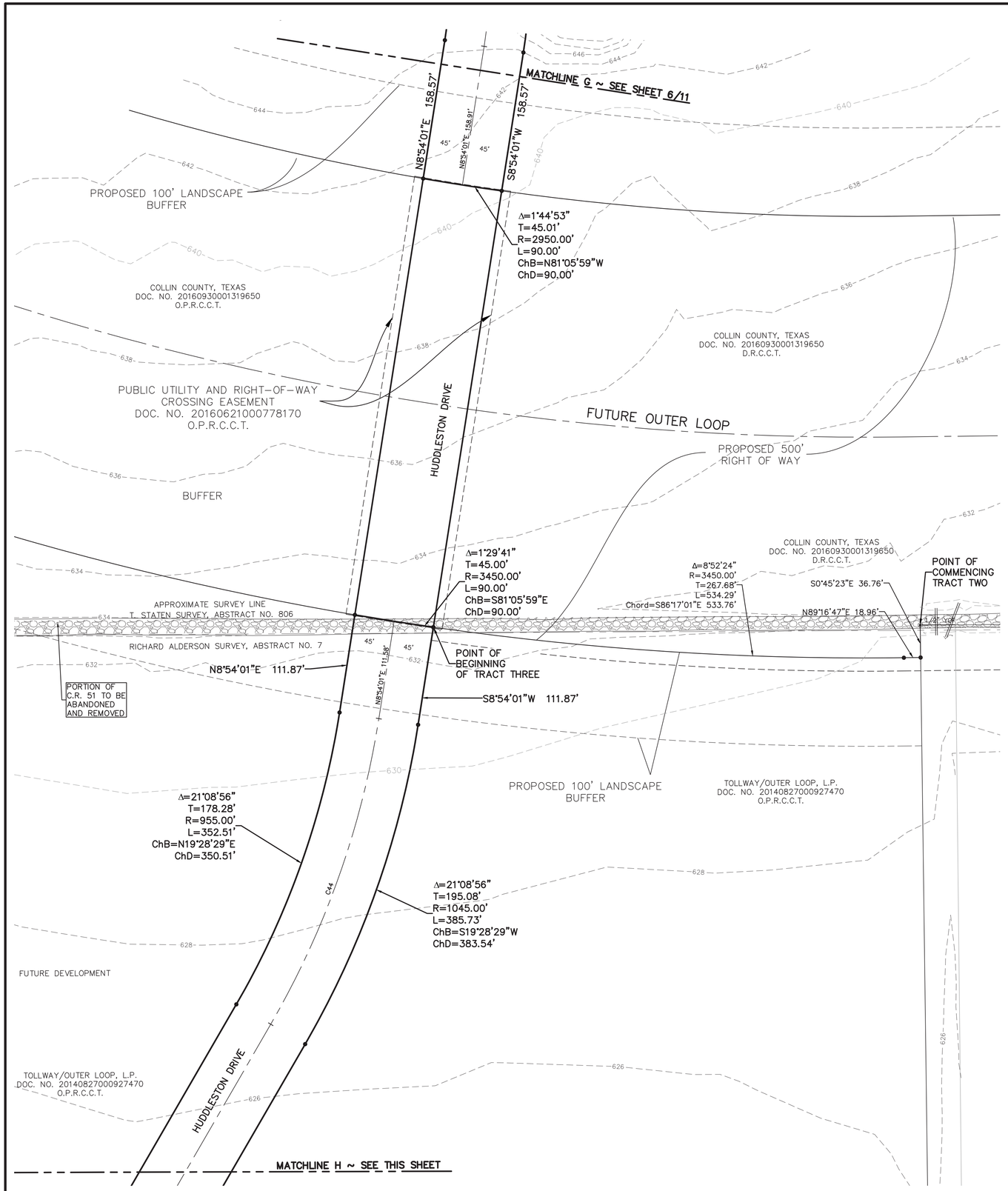

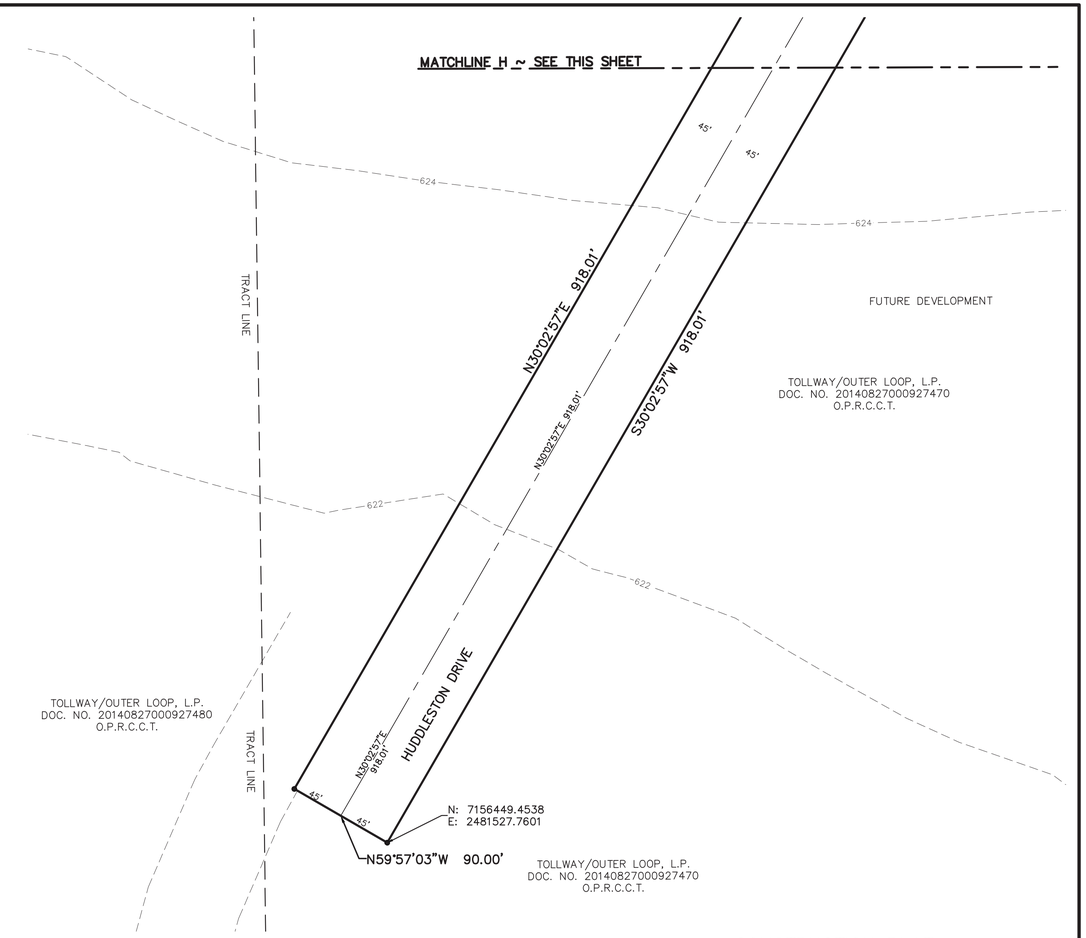

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CAMBRIDGE CROSSING PHASE ONE

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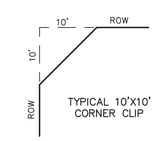

TYPICAL 10'X10' CORNER CLIP

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CAMBRIDGE CROSSING – CONSTRUCTION PLAT

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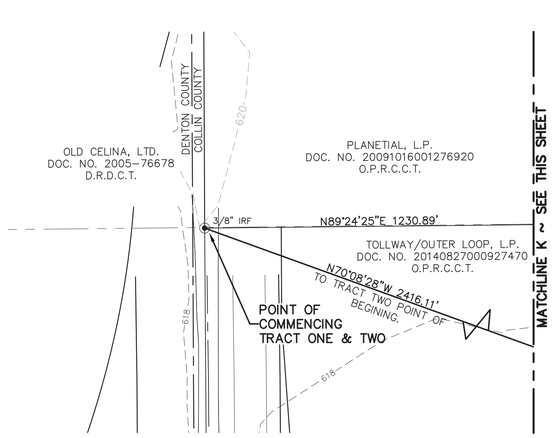

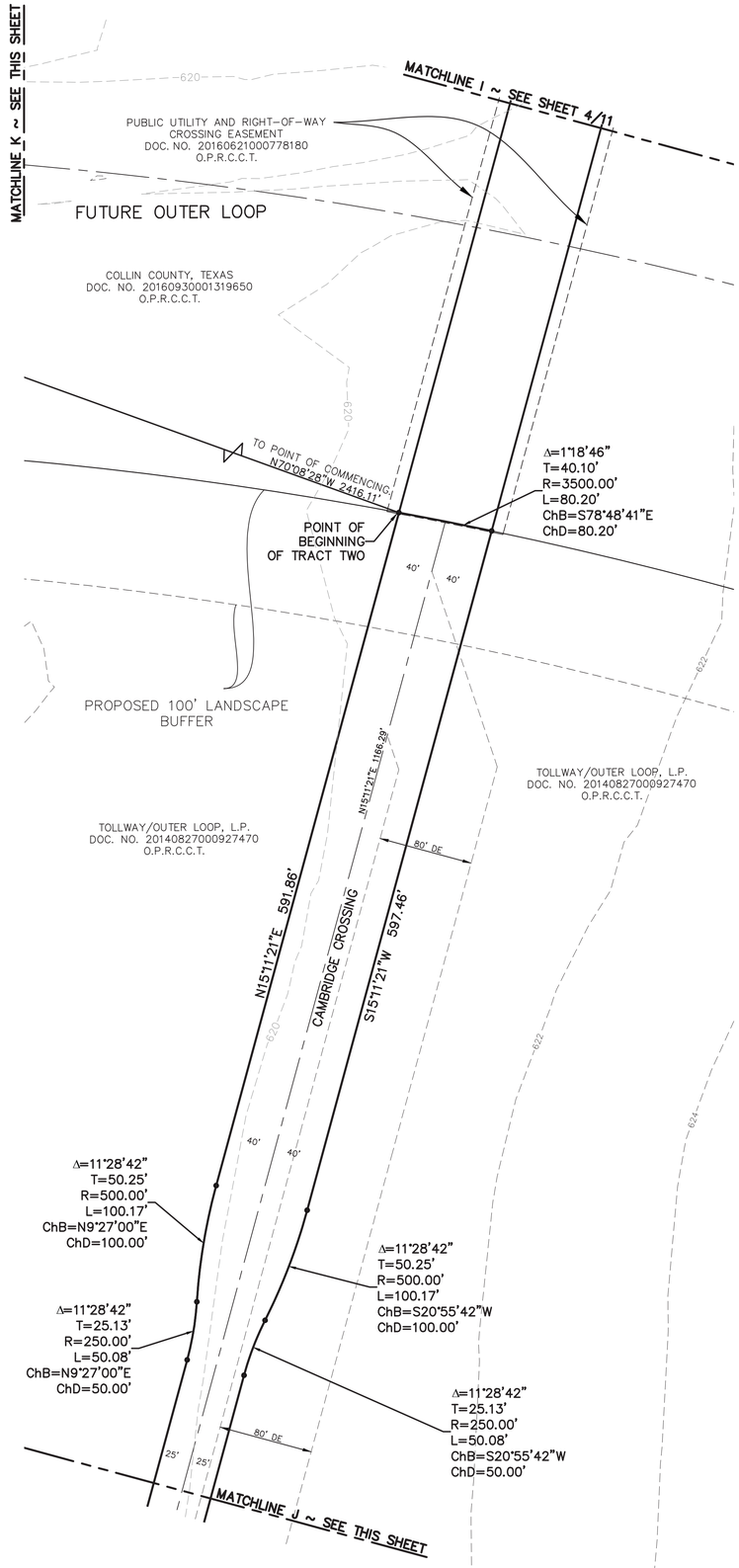

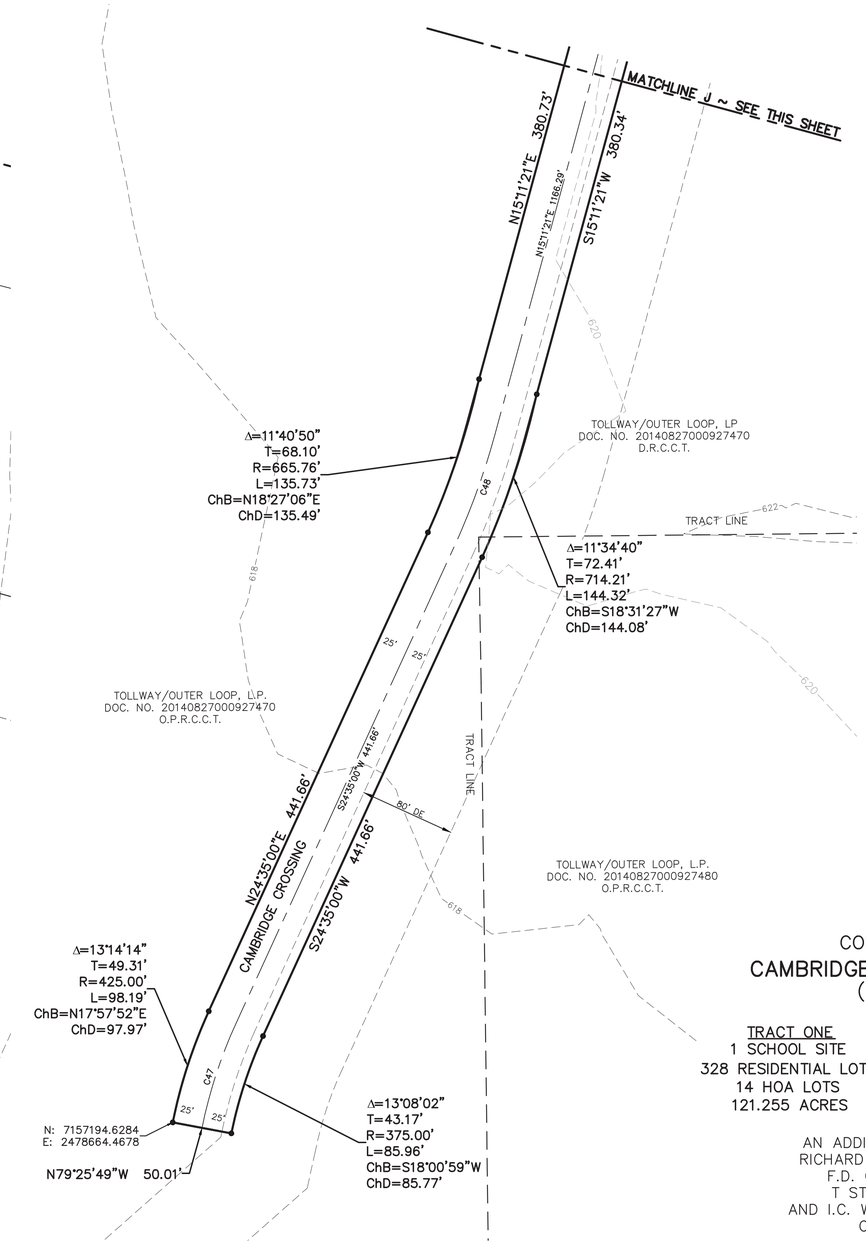

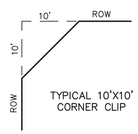

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REVISED:

GRAPHIC SCALE
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(IN FEET)
1 inch = 60 ft.

CONSTRUCTION PLAT
CAMBRIDGE CROSSING PHASE ONE
(126.676 ACRES)

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DOCUMENT NUMBER

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14037-01

DOWDEY, ANDERSON & ASSOCIATES, INC.

CAMBRIDGE CROSSING – CONSTRUCTION PLAT

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CAMBRIDGE CROSSING PHASE ONE (TRACT ONE)
OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Tollway/Outer Loop, L.P.,, a Texas limited partnership, is the owner of a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, Collin County, Texas, and being part of a tract of land conveyed to Tollway/Outer Loop, L.P., according to the document filed of record in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, Collin County, Texas, and being a portion of that tract of land conveyed to Tollway/Outer Loop, L.P., according to the document filed of record in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being all of that tract of land conveyed to Celina Independent School District, according to the document filed of record in Document Number 20160802001000860, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 3/8–inch iron rod found for the most westerly northwest corner of said Tollway/Outer Loop, L.P. tract, same being common with the southwest corner of that tract of land conveyed to Planetial, LP, according to the document filed of record in Document Number 20091016001276920, Official Public Records, Collin County, Texas;

THENCE North 89° 24' 25" East, leaving said common corner and with the north line of said Tollway/Outer Loop, L.P. tract, being common with the south line of said Planetial, LP tract, a distance of 1,230.89 feet to a 1/2–inch iron rod with a yellow plastic cap found for an interior ell corner of said Tollway/Outer Loop, L.P. tract, same being common with the southeast corner of said Planetial, LP tract;

THENCE North 00° 35' 12" West, leaving said common corner and with the west line of said Tollway/Outer Loop, L.P. tract, same being common with the east line of said Planetial, LP tract, a distance of 576.89 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 North 00° 35' 12" West, continuing with said common line, a distance of 476.16 feet to a 1/2–inch iron rod found in the east line of said Planetial, LP tract, for the most northerly, northwest corner of said Tollway/Outer Loop, L.P. tract, same being common with the southwest corner of that tract of land conveyed to Estate of Ruth Monschke, according to the document filed of record in Document Number 94–0034942, Official Public Records, Collin County, Texas;

THENCE North 89° 23' 58" East, leaving said east line and common corner, and with a north line of said Tollway/Outer Loop, L.P. tract, same being common with the south line of said Estate of Ruth Monschke tract, a distance of 2,483.59 feet to a 1/2–inch iron rod with a yellow plastic cap found for an interior ell corner of said Tollway/Outer Loop, L.P. tract, same being common with the southeast corner of said Estate of Ruth Monschke tract;

THENCE North 00° 45' 41" West, leaving said common corner and with a west line of said Tollway/Outer Loop, L.P. tract, same being common with the east line of said Estate of Ruth Monschke tract, a distance of 659.70 feet to a 1/2 inch iron rod with a yellow plastic cap found in the east line of said Estate of Ruth Monschke tract, for a north corner of said Tollway/Outer Loop, tract, same being common with the southwest corner of Tract V, conveyed to G Bar 7, LTD, according to the document filed of record in Document Number 2005–0015684, Official Public Records, Collin County, Texas;

THENCE North 89° 38' 12" East, leaving said east line and common corner, and with a north line of said Tollway/Outer Loop, L.P. tract, same being common with the south line of said G Bar 7, LTD tract, a distance of 307.51 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line, over and across said Tollway/Outer Loop, L.P. tract, the following eight (8) courses and distances:

South 00° 21' 48" East, a distance of 480.39 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 27° 02' 29" East, a distance of 59.85 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 27° 52' 14" East, 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 central angle of 05° 45' 28", a radius of 515.00 feet and a chord bearing and distance of South 59° 15' 02" West, 51.73 feet;

With said curve to the left, an arc distance of 51.75 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 33° 37' 42" East, a distance of 144.26 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 57° 34' 12" East, a distance of 120.17 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 76° 41' 02" East, a distance of 50.02 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89° 38' 12" East, a distance of 484.27 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner in an east line of the above mentioned Tollway/Outer Loop, L.P. tract, same being common with the west line of that tract of land conveyed to Stiles Family Limited Partnership, according to the document filed of record in Document Number 97–0009838, Official Public Records, Collin County, Texas;

THENCE South 00° 14' 13" East, with said common line, a distance of 1,355.25 feet to a 1/2–inch iron rod with a yellow plastic cap found for an interior ell corner of said Tollway/Outer Loop, L.P. tract, being common with the southwest corner of said Stiles Family Limited Partnership tract;

THENCE North 89° 32' 06" East, leaving said common corner and with a north line of said Tollway/Outer Loop, L.P. tract, same being common with south line of said Stiles Family Limited Partnership tract, a distance of 45.12 feet to the beginning of a non–tangent curve to the left having a central angle of 45° 07' 42", a radius of 555.00 feet and a chord bearing and distance of South 23° 59' 42" East, 425.93 feet;

THENCE Leaving said common line, over and across said Tollway/Outer Loop, L.P. tract, the following four (4) courses and distances:

With said curve to the left, an arc distance of 437.14 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 46° 33' 33" East, a distance of 224.34 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 central angle of 55° 27' 34", a radius of 645.00 feet and a chord bearing and distance of South 18° 49' 46" East, 600.24 feet;

With said curve to the right, an arc distance of 624.33 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 08° 54' 01" West, a distance of 158.57 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the south line of said Tollway/Outer Loop, L.P. tract , same being common with the north line of that tract of land conveyed to Collin County, Texas, according to the Document Number 20160930001319650, Official Public Records, Collin County, Texas, at the beginning of a curve to the right having a central angle of 01° 44' 53", a radius of 2,950.00 feet and a chord bearing and distance of North 81° 05' 59" West, 90.00 feet;

THENCE With said curve to the right, and with the south line of above mentioned Tollway/Outer Loop, L.P. tract, being common with the north line of said Collin County, Texas tract, an arc distance of 90.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line, over and across said Tollway/Outer Loop, L.P. tract, the following eight (8) courses and distances:

North 08° 54' 01" East, a distance of 158.57 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 left having a central angle of 55° 27' 34", a radius of 555.00 feet and a chord bearing and distance of North 18° 49' 46" West, 516.48 feet;

With said curve to the left, an arc distance of 537.21 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 46° 33' 33" West, a distance of 143.02 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 88° 26' 27" West, a distance of 21.21 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 43° 26' 27" West, a distance of 36.23 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 central angle of 41° 33' 14", a radius of 625.00 feet and a chord bearing and distance of South 64° 13' 04" West, 443.41 feet;

With said curve to the right, an arc distance of 453.28 to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 84° 59' 41" West, a distance of 140.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 29° 04' 20" West, a distance of 209.42 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of the above mentioned Collin County, Texas tract, said being at the beginning of a non–tangent curve to the right having a central angle of 01° 41' 57", a radius of 3,032.78 feet and a chord bearing and distance of North 60° 03' 58" West, 89.94 feet;

THENCE With said Collin County, Texas tract, the following four (4) courses and distances:

With said curve to the right, an arc distance of 89.94 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 58° 58' 36" West, a distance of 558.92 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 left having a central angle of 18° 56' 54", a radius of 4,004.94 feet and a chord bearing and distance of North 68° 18' 46" West, 1,318.44 feet;

With said curve to the left, an arc distance of 1,324.47 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the left having a central angle of 01° 08' 47", a radius of 4,004.94 feet and a chord bearing and distance of North 78° 21' 36" West, 80.13 feet;

With said curve to the left, an arc distance of 80.13 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 central angle of 19° 10' 05", a radius of 560.00 feet and a chord bearing and distance of North 01° 28' 54" West, 186.47 feet;

THENCE Leaving the above mentioned north line, over and across the above mentioned Tollway/Outer Loop, L.P. tracts, the following twenty–nine (29) courses and distances:

With said curve to the left, an arc distance of 187.35 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 50° 17' 38" West, a distance of 15.60 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 right having a central angle of 01° 09' 24", a radius of 175.00 feet and a chord bearing and distance of North 86° 48' 03" West, 3.53 feet;

With said curve to the right, an arc distance of 3.53 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 03° 46' 40" East, 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 central angle of 44° 21' 32", a radius of 125.00 feet and a chord bearing and distance of North 71° 35' 54" East, 94.38 feet;

With said curve to the left, an arc distance of 96.78 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a compound curve to the left having a central angle of 08° 59' 43", a radius of 375.00 feet and a chord bearing and distance of North 44° 55' 16" East, 58.81 feet;

With said curve to the left, an arc distance of 58.87 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 80° 21' 14" West, a distance of 134.69 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 21° 57' 09" East, a distance of 205.31 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 15° 51' 54" East, a distance of 56.05 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 36' 02" West, a distance of 250.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 23' 58" West, a distance of 1,124.50 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 36' 02" West, a distance of 103.84 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 23' 58" West, a distance of 119.86 feet to the POINT OF BEGINNING, and containing 121.255 acres of land, more or less.

CAMBRIDGE CROSSING PHASE ONE (TRACT TWO)
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Tollway/Outer Loop, L.P.,, a Texas limited partnership, is the owner of a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, Collin County, Texas, and being part of a tract of land conveyed to Tollway/Outer Loop, L.P., according to the document filed of record in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, Collin County, Texas, and being a portion of that tract of land conveyed to Tollway/Outer Loop, L.P., according to the document filed of record in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being all of that tract of land conveyed to Celina Independent School District, according to the document filed of record in Document Number 20160802001000860, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 3/8–inch iron rod found for the most westerly, northwest corner of said Tollway/Outer Loop, L.P. tract, same being common with the southwest corner of that tract of land conveyed to Planetial, LP, according to the document filed of record in Document Number 20091016001276920, Official Public Records, Collin County, Texas;

THENCE South 70° 08' 28" East, leaving said common corner, a distance of 2,416.11 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set in the north line of said Tollway/Outer Loop tract, same being the south line of that tract of land conveyed to Collin County, Texas, according to the Document Number 20160930001319650, Official Public Records, Collin County, Texas, for the POINT OF BEGINNING of the tract of land described herein, being the beginning of a non–tangent curve to the left having a central angle of 01° 18' 46", a radius of 3,500.00 feet and a chord bearing and distance of South 78° 48' 41" East, 80.20 feet;

THENCE With said curve to the left, and with the south line of said Collin County, Texas tract, common with the north line of above mentioned Tollway/Outer Loop, L.P. tract, an arc distance of 80.20 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line, over and across said Tollway/Outer Loop, L.P. tract, and the above mentioned Tollway/Outer Loop, L.P. tract recorded in Document Number 20140827000927480, the following fifteen (15) courses and distances:

South 15° 11' 21" West, a distance of 597.46 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 central angle of 11° 28' 42", a radius of 500.00 feet and a chord bearing and distance of South 20° 55' 42" West, 100.00 feet;

With said curve to the right, an arc distance of 100.17 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the left having a central angle of 11° 28' 42", a radius of 250.00 feet and a chord bearing and distance of South 20° 55' 42" West, 50.00 feet;

With said curve to the left, an arc distance of 50.08 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 15° 11' 21" West, a distance of 380.34 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 central angle of 11° 34' 40", a radius of 714.21 feet and a chord bearing and distance of South 18° 31' 27" West, 144.08 feet;

With said curve to the right, an arc distance of 144.32 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 24° 35' 00" West, a distance of 441.66 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 left having a central angle of 13° 08' 02", a radius of 375.00 feet and a chord bearing and distance of South 18° 00' 59" West, 85.77 feet;

With said curve to the left, an arc distance of 85.96 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 79° 25' 49" West, a distance of 50.01 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 right having a central angle of 13° 14' 14", a radius of 425.00 feet and a chord bearing and distance of North 17° 57' 52" East, 97.97 feet;

With said curve to the right, an arc distance of 98.19 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 24° 35' 00" East, a distance of 441.66 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 left having a central angle of 11° 40' 50", a radius of 665.76 feet and a chord bearing and distance of North 18° 27' 06" East, 135.49 feet;

With said curve to the left, an arc distance of 135.73 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 15° 11' 21" East, a distance of 380.73 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 left having a central angle of 11° 28' 42", a radius of 250.00 feet and a chord bearing and distance of North 09° 27' 00" East, 50.00 feet;

With said curve to the left, an arc distance of 50.08 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the right having a central angle of 11° 28' 42", a radius of 500.00 feet and a chord bearing and distance of North 09° 27' 00" East, 100.00 feet;

With said curve to the right, an arc distance of 100.17 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 15° 11' 21" East, a distance of 591.86 feet to the POINT OF BEGINNING, and containing 2.531 acres of land, more or less.

CAMBRIDGE CROSSING PHASE ONE (TRACT THREE)
STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Tollway/Outer Loop, L.P.,, a Texas limited partnership, is the owner of a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, Collin County, Texas, and being part of a tract of land conveyed to Tollway/Outer Loop, L.P., according to the document filed of record in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, Collin County, Texas, and being a portion of that tract of land conveyed to Tollway/Outer Loop, L.P., according to the document filed of record in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being all of that tract of land conveyed to Celina Independent School District, according to the document filed of record in Document Number 20160802001000860, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2–inch iron rod with a yellow cap found for an inner ell corner of that tract of land conveyed to Collin County, Texas, according to Document Number 20160930001319650, Official Public Records, Collin County, Texas, same being the northwest corner of that tract of land conveyed to Celina Stearman 39, L.P., according to the Document Number 20070605000757520, Official Public Records, Collin County, Texas;

THENCE South 00° 45' 23" East, leaving said common corner, a distance of 36.76 feet to a point for corner in the west line of said Celina Stearman 39 tract, same being the northeast corner of above mentioned Tollway/Outer Loop tract, recorded in Document Number 20140827000927470;

THENCE South 89° 16' 47" West, with the north line of said Tollway/Outer Loop tract, common line being the south line of above mentioned Collin County, Texas tract, a distance of 18.96 feet to the beginning of a non–tangent curve to the right having a central angle of 08° 52' 24", a radius of 3,450.00 feet and a chord bearing and distance of North 86° 17' 01" West, 533.76 feet;

THENCE with said curve to the right and said common line, an arc distance of 534.29 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set at the POINT OF BEGINNING;

THENCE leaving said common line, over and across said Tollway/Outer Loop, L.P. tract, the following seven (7) courses and distances:

South 08° 54' 01" West, a distance of 111.87 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 central angle of 21° 08' 56", a radius of 1,045.00 feet and a chord bearing and distance of South 19° 28' 29" West, 383.54 feet;

With said curve to the right, an arc distance of 385.73 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 59° 57' 03" West, a distance of 90.00 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 30° 02' 57" East, a distance of 918.01 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 left having a central angle of 21° 08' 56", a radius of 955.00 feet and a chord bearing and distance of North 19° 28' 29" East, 350.51 feet;

With said curve to the left, an arc distance of 352.51 to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 08° 54' 01" East, a distance of 111.87 feet to a 1/2–inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of said Tollway/Outer Loop, L.P. tract, same being common with the south line of above mentioned Collin County, Texas tract, being the beginning of a non–tangent curve to the left having a central angle of 01° 29' 41", a radius of 3450.00 feet and a chord bearing and distance of South 81° 05' 59" East, 90.00 feet;

THENCE With said curve to the left, and with said common line, an arc distance of 90.00 feet to the POINT OF BEGINNING, and containing 2.890 acres of land, more or less.

TRACT ONE	TRACT TWO	TRACT THREE
1 SCHOOL SITE 328 RESIDENTIAL LOTS 14 HOA LOTS 121.255 ACRES	2.531 ACRES (CAMBRIDGE CROSSING ROW)	2.890 ACRES (HUDDLESTON ROW)

CONSTRUCTION PLAT
CAMBRIDGE CROSSING PHASE ONE
(126.676 ACRES)
AN ADDITION TO THE CITY OF CELINA
RICHARD ALDERSON SURVEY, ABST. 7,
F.D. GARY SURVEY, ABST. 360,
T STATEN SURVEY, ABST. 806
AND I.C. WILLIAMSON SURVEY, ABST. 943
COLLIN COUNTY, TEXAS

JULY, 2017 SCALE: 1"=60'

OWNER OF LOT 31, BLOCK H
CELINA ISD
205 S. COLORADO
CELINA, TX 75009
469–742–9100

OWNER/DEVELOPER
TOLLWAY/OUTER LOOP, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214–691–2556
CONTACT: MATT ALEXANDER P.E.

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 : GABRIEL NOVAK

REVISED:

DOCUMENT NUMBER

(PLAN # P–201703–02)

14037–01

DOWDEY, ANDERSON & ASSOCIATES, INC.

CAMBRIDGE CROSSING – CONSTRUCTION PLAT

Y:\14037\14037-01FP.dwg, 9 FP 9, 7/27/2017 10:46:43 AM, awoodsjr, Dowdey, Anderson & Associates, Inc., AJW

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	45.00'	45.00'	70.69'	N44°23'58"E 63.64'
C2	90°00'00"	45.00'	45.00'	70.69'	N44°23'58"E 63.64'
C3	28°52'23"	250.00'	64.36'	125.98'	S76°09'50"E 124.65'
C4	4°56'42"	500.00'	21.59'	43.15'	N01°52'19"E 43.14'
C5	4°56'42"	500.00'	21.59'	43.15'	N01°52'19"E 43.14'
C6	50°01'11"	400.00'	186.61'	349.20'	N24°24'32"E 338.22'
C7	44°21'32"	150.00'	61.15'	116.13'	N71°35'54"E 113.25'
C8	24°13'13"	250.00'	53.64'	105.68'	S78°29'25"E 104.90'
C9	6°34'44"	500.00'	28.74'	57.41'	N86°06'36"E 57.38'
C10	6°34'44"	1000.00'	57.48'	114.82'	N86°06'36"E 114.76'
C11	41°35'36"	150.00'	56.97'	108.89'	N68°36'11"E 106.52'
C12	20°09'06"	150.00'	26.65'	52.76'	S10°40'34"E 52.49'
C13	21°26'30"	340.00'	64.37'	127.24'	N58°31'38"E 126.50'
C14	34°47'53"	250.00'	78.34'	151.84'	N81°25'38"W 149.51'
C15	27°18'16"	150.00'	36.43'	71.48'	S22°28'43"E 70.81'
C16	55°35'39"	375.00'	197.69'	363.86'	N22°47'31"E 349.76'
C17	8°53'31"	250.00'	19.44'	38.80'	N00°33'34"W 38.76'
C18	41°33'14"	600.00'	227.64'	435.15'	N64°13'04"E 425.68'
C19	85°17'42"	349.97'	322.35'	520.99'	S43°14'34"E 474.20'
C20	29°17'53"	500.00'	130.70'	255.67'	S15°14'58"E 252.90'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	12°17'42"	700.00'	75.40'	150.21'	S36°02'46"E 149.92'
C22	41°35'36"	350.00'	132.93'	254.08'	S21°23'49"E 248.54'
C23	68°18'02"	225.00'	152.62'	268.22'	S33°32'59"W 252.61'
C24	31°12'51"	500.00'	139.67'	272.40'	S52°05'34"W 269.04'
C25	25°38'38"	540.00'	122.90'	241.69'	S49°18'27"W 239.67'
C26	43°10'41"	250.00'	98.93'	188.40'	N21°57'08"W 183.97'
C27	12°31'48"	250.00'	27.45'	54.67'	N19°48'03"W 54.56'
C28	126°55'20"	150.00'	300.34'	332.28'	N26°10'32"E 268.39'
C29	12°34'06"	231.50'	25.49'	50.78'	S83°57'10"E 50.68'
C30	59°12'21"	163.50'	92.89'	168.95'	N72°43'43"E 161.53'
C31	21°45'16"	461.50'	88.68'	175.23'	N78°53'10"E 174.17'
C32	15°17'39"	211.50'	28.40'	56.46'	N60°21'42"E 56.29'
C33	16°44'02"	500.00'	73.54'	146.03'	N61°04'53"E 145.51'
C34	5°27'51"	250.00'	11.93'	23.84'	N34°33'12"W 23.83'
C35	32°25'45"	150.00'	43.62'	84.90'	N16°48'54"W 83.77'
C36	36°41'05"	200.00'	66.31'	128.05'	N18°56'35"W 125.88'
C37	24°59'29"	250.00'	55.40'	109.05'	N40°13'08"E 108.18'
C38	20°05'00"	250.00'	44.27'	87.63'	N37°45'53"E 87.18'
C39	8°13'33"	250.00'	17.98'	35.89'	S85°17'12"W 35.86'
C40	14°13'35"	250.00'	31.20'	62.07'	N82°17'11"E 61.91'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C41	11°05'16"	500.00'	48.53'	96.76'	N20°31'19"W 96.61'
C42	46°19'20"	600.00'	256.68'	485.09'	N23°23'53"W 471.98'
C43	55°27'34"	600.00'	315.40'	580.77'	N18°49'46"W 558.36'
C44	21°08'56"	1000.00'	186.68'	369.12'	N19°28'29"E 367.03'
C47	13°11'20"	400.00'	46.24'	92.08'	N17°59'20"E 91.87'
C48	9°23'39"	600.00'	49.30'	98.37'	S19°53'10"W 98.26'
C49	20°17'40"	600.00'	107.39'	212.52'	N01°49'38"W 211.41'
C50	0°59'06"	4256.00'	36.59'	73.17'	N64°31'15"W 73.17'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C51	163°44'23"	50.00'	350.00'	142.89'	S44°23'58"W 98.99'
C52	155°11'21"	50.00'	227.31'	135.43'	N48°40'30"E 97.67'
C53	279°25'33"	50.00'	42.38'	243.85'	N22°05'27"E 64.66'
C54	278°44'44"	50.00'	42.90'	243.25'	S61°24'06"W 65.12'
C55	253°23'54"	50.00'	67.08'	221.13'	N36°20'10"E 80.18'
C56	253°23'54"	50.00'	67.08'	221.13'	N57°15'03"W 80.18'
C57	253°23'54"	50.00'	67.08'	221.13'	S0°35'10"E 80.18'
C58	180°00'01"	50.00'	15232154.12'	157.08'	N42°11'37"W 100.00'
C59	253°23'54"	50.00'	67.08'	221.13'	S74°03'10"E 80.18'
C61	268°19'27"	50.00'	51.48'	234.16'	N47°40'29"E 71.74'
C62	253°23'54"	50.00'	67.08'	221.13'	S48°17'44"W 80.18'
C63	247°49'05"	50.00'	74.38'	216.26'	N5°30'07"W 82.99'
C65	180°00'03"	7.50'	1216453.57'	23.56'	S0°14'13"E 15.00'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	S11°58'28"E	22.82'
T2	S66°22'49"E	55.07'
T4	S00°36'02"E	25.00'
T5	N69°14'53"E	28.82'
T6	S69°14'53"W	25.00'
T7	N42°11'37"W	25.00'
T8	S37°17'08"E	25.00'
T9	N37°17'08"W	25.00'
T10	N31°49'17"W	24.62'
T11	N20°33'05"W	25.00'
T12	N89°45'47"E	80.00'
T13	N13°32'09"W	21.77'
T14	S00°21'48"E	25.00'
T15	N43°32'29"W	5.19'
T16	N33°01'46"W	18.88'
T17	S08°49'35"E	54.66'
T18	S89°23'58"W	42.62'
T19	N24°59'12"E	25.00'
T20	N53°52'10"E	15.00'
T21	S84°59'41"W	25.00'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T22	N03°53'12"E	24.59'
T23	S39°24'40"E	25.00'
T24	N43°26'27"E	96.23'
T25	N52°43'09"E	25.00'
T27	N37°17'08"W	135.96'
T28	N68°00'32"E	181.44'
T29	N89°23'58"E	35.38'
T30	S20°45'07"E	156.34'
T31	N47°48'23"E	150.61'
T32	S42°11'37"E	84.54'
T33	N75°10'24"E	25.00'

LOT LINE TABLE

LINE	BEARING	LENGTH
T34	S60°30'02"E	14.57'
T35	S33°57'52"W	14.85'
T36	S8°21'12"W	14.30'
T37	N81°28'15"W	13.94'
T38	S5°03'47"W	14.78'
T39	N87°04'48"W	12.91'
T44	S25°43'03"W	15.12'
T45	N54°16'48"W	15.45'
T46	N41°34'24"E	25.00'
T47	S45°14'13"E	21.21'
T48	S44°45'47"W	21.21'
T50	N16°25'07"E	25.00'
T51	N9°53'55"E	36.18'
T52	N87°11'37"W	14.14'
T53	S2°48'23"W	14.14'
T55	S57°59'00"W	27.16'
T56	S2°30'15"W	15.10'
T57	N83°53'37"W	13.76'
T58	N44°23'58"E	14.14'
T59	N44°38'39"W	13.90'

LOT LINE TABLE

LINE	BEARING	LENGTH
T60	N23°24'14"W	14.63'
T63	N70°38'37"E	14.63'
T65	N44°23'58"E	14.14'
T66	S45°36'02"E	14.14'
T67	S44°23'58"W	14.14'
T68	N45°36'02"W	14.14'
T69	N44°23'58"E	14.14'
T70	S45°36'02"E	14.14'
T71	S44°23'58"W	14.14'
T72	N45°36'02"W	14.14'
T73	N45°36'02"W	14.14'
T74	N44°23'58"E	14.14'
T75	S45°36'02"E	14.14'
T76	N44°23'58"E	14.14'
T77	N39°36'17"E	14.85'
T78	S46°25'22"E	14.34'
T79	N85°20'55"E	14.96'
T80	N3°46'19"E	14.38'
T81	N74°39'48"W	30.81'
T83	S4°53'42"E	25.00'

LOT LINE TABLE

LINE	BEARING	LENGTH
T84	S61°09'51"E	42.75'
T85	N73°02'38"E	29.15'
T86	S53°46'46"W	43.14'
T87	S13°20'06"W	41.47'
T88	N40°36'20"W	20.00'
T89	N36°10'25"E	14.14'
T90	S53°49'35"E	14.14'
T91	S45°36'02"E	14.14'
T92	S44°23'58"W	14.14'
T93	S50°49'57"W	13.23'
T94	N44°17'25"W	13.67'
T95	S39°59'41"W	14.14'
T96	N52°44'54"W	13.45'
T98	N35°30'13"E	58.33'

EASEMENT

LOT LINE TABLE

LINE	BEARING	LENGTH
T102	N74°07'56"E	10.05'
T105	S6°29'27"E	20.82'
T106	S6°29'27"E	30.17'
T107	N0°36'02"W	50.00'
T108	N0°36'02"W	50.00'
T111	S89°04'35"W	36.86'
T112	S89°04'35"W	31.12'
T113	S0°55'25"E	20.00'

EASEMENT

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C67	89°59'10"	35.00'	34.99'	54.97'	N44°24'23"E 49.49'
C68	89°59'10"	65.00'	64.98'	102.09'	N44°24'23"E 91.91'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TOLLWAY/OUTER LOOP, L.P., and Celina ISD acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as CAMBRIDGE CROSSING 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 maintenanace 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 enfore parking regulations within the fire lanes, and to cause such fire lanes and utility easments 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 priviliage 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" (Visiblity, 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 G as shown on the plat are 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.

TOLLWAY/OUTER LOOP, L.P.

By: _____
_____

CELINA ISD

By: _____
_____

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 _____, TOLLWAY/OUTER LOOP, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

_____
My Commission Expires On:

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

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 purpose and shall not be used or viewed or relied upon as a final survey document" (Release Date: 3/22/2017)

_____
John L. Melton
Texas Registration No. 4268

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 my hand 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

CONSTRUCTION PLAT
CAMBRIDGE CROSSING PHASE ONE
(126.676 ACRES)

TRACT ONE	TRACT TWO	TRACT THREE
1 SCHOOL SITE 328 RESIDENTIAL LOTS 14 HOA LOTS 121.255 ACRES	2.531 ACRES (CAMBRIDGE CROSSING ROW)	2.890 ACRES (HUDDLESTON ROW)

AN ADDITION TO THE CITY OF CELINA
RICHARD ALDERSON SURVEY, ABST. 7,
F.D. GARY SURVEY, ABST. 360,
T STATEN SURVEY, ABST. 806
AND I.C. WILLIAMSON SURVEY, ABST. 943
COLLIN COUNTY, TEXAS

JULY, 2017 SCALE: 1"=60'

OWNER OF LOT 31, BLOCK H
CELINA ISD
205 S. COLORADO
CELINA, TX 75009
469-742-9100

OWNER/DEVELOPER
TOLLWAY/OUTER LOOP, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

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 : GABRIEL NOVAK

DOWDEY, ANDERSON & ASSOCIATES, INC.

CAMBRIDGE CROSSING – CONSTRUCTION PLAT

REVISED:

DOCUMENT NUMBER

(PLAN # P-201703-02)

14037-01

Y:\14037\14037-01FP.dwg, 10 FP 10, 7/27/2017 10:46:53 AM, awoodsjr, Dowdey, Anderson & Associates, Inc., AJW

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
12	A	6000	0.14
13	A	6000	0.14
14	A	6000	0.14
15	A	6000	0.14
16	A	6000	0.14
17	A	6000	0.14
18	A	7515	0.17
19	A	12498	0.29
20	A	7435	0.17
21	A	6025	0.14
22	A	6000	0.14
23	A	6000	0.14
24	A	6000	0.14
25	A	6000	0.14
26	A	6000	0.14
27	A	6000	0.14
28	A	6000	0.14
29	A	6000	0.14
30	A	6000	0.14
31	A	6000	0.14
32	A	6000	0.14
33	A	6000	0.14
34	A	6000	0.14
35	A	6000	0.14
36	A	6000	0.14
37	A	6000	0.14
38	A	6000	0.14
39	A	6000	0.14
40	A	6000	0.14
41	A	6000	0.14
42	A	6000	0.14
43	A	6000	0.14
44	A	7150	0.16

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	12814	0.29
2	B	8516	0.20
3	B	8188	0.19
4	B	8965	0.21
5	B	9501	0.22
6	B	13039	0.30
7	B	7800	0.18
8	B	7800	0.18
9	B	7800	0.18
10	B	7800	0.18
11	B	7800	0.18
12	B	7800	0.18
13	B	7800	0.18
14	B	7800	0.18
15	B	7800	0.18
16	B	7800	0.18
17	B	9497	0.22
18	B	7607	0.17
19	B	6250	0.14
20	B	6250	0.14
21	B	6250	0.14
22	B	6250	0.14
23	B	6250	0.14
24	B	6250	0.14
25	B	6250	0.14
26	B	6250	0.14
27	B	6192	0.14
28	B	8503	0.20
29	B	12485	0.29
30	B	7555	0.17
31	B	6228	0.14
32	B	6784	0.16
33	B	6121	0.14
34	B	7295	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
35	B	6121	0.14
36	B	6121	0.14
37	B	8318	0.19
38	B	7150	0.16
39	B	6000	0.14
40	B	6000	0.14
41	B	6000	0.14
42	B	6000	0.14
43	B	6000	0.14
44	B	6000	0.14
45	B	6000	0.14
46	B	6000	0.14
47	B	6000	0.14
48	B	6000	0.14
49	B	6000	0.14
50	B	6000	0.14
51	B	6000	0.14
52	B	6000	0.14
53	B	6030	0.14
54	B	6369	0.15
55	B	6439	0.15
56	B	6980	0.16
57	B	15275	0.35
58	B	10669	0.24
59	B	14147	0.32
60	B	8911	0.20
61	B	7851	0.18
62	B	7589	0.17
63	B	7611	0.17
64	B	7636	0.18
65	B	7661	0.18
66	B	7686	0.18
67	B	7711	0.18
68	B	7736	0.18

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	7114	0.16
2	C	6000	0.14
3	C	6000	0.14
4	C	6000	0.14
5	C	6000	0.14
6	C	6000	0.14
7	C	6000	0.14
8	C	6000	0.14
9	C	6000	0.14
10	C	6000	0.14
11	C	6000	0.14
12	C	6000	0.14
13	C	6000	0.14
14	C	6000	0.14
15	C	6000	0.14
16	C	6000	0.14
17	C	6000	0.14
18	C	6000	0.14
19	C	6000	0.14
20	C	6000	0.14
21	C	6000	0.14
22	C	6000	0.14
23	C	6000	0.14
24	C	7150	0.16
25	C	7150	0.16
26	C	6000	0.14
27	C	6000	0.14
28	C	6000	0.14
29	C	6000	0.14
30	C	6000	0.14
31	C	6000	0.14
32	C	6000	0.14
33	C	6000	0.14

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
34	C	6000	0.14
35	C	6000	0.14
36	C	6000	0.14
37	C	6000	0.14
38	C	6000	0.14
39	C	6000	0.14
40	C	6000	0.14
41	C	6000	0.14
42	C	6000	0.14
43	C	6000	0.14
44	C	6000	0.14
45	C	6000	0.14
46	C	6000	0.14
47	C	6000	0.14
48	C	7150	0.16

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	7150	0.16
2	D	6000	0.14
3	D	6000	0.14
4	D	6000	0.14
5	D	6000	0.14
6	D	6000	0.14
7	D	6000	0.14
8	D	6000	0.14
9	D	6000	0.14
10	D	6000	0.14
11	D	6000	0.14
12	D	6000	0.14
13	D	6000	0.14
14	D	6000	0.14
15	D	6000	0.14
16	D	6000	0.14
17	D	6000	0.14
18	D	6000	0.14
19	D	6000	0.14
20	D	6000	0.14
21	D	7740	0.18
22	D	10128	0.23
23	D	8542	0.20
24	D	8232	0.19
25	D	7929	0.18
26	D	7801	0.18
27	D	7800	0.18
28	D	8862	0.20
29	D	9728	0.22
30	D	9716	0.22
31	D	10890	0.25

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	7150	0.16
2	E	6000	0.14
3	E	6000	0.14
4	E	6000	0.14
5	E	6000	0.14
6	E	6000	0.14
7	E	6000	0.14
8	E	6000	0.14
9	E	6000	0.14
10	E	7150	0.16
11	E	7114	0.16
12	E	6000	0.14
13	E	6000	0.14
14	E	6000	0.14
15	E	6000	0.14
16	E	6000	0.14
17	E	6000	0.14
18	E	6000	0.14
19	E	6000	0.14
20	E	7150	0.16

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	9328	0.21
2	F	7800	0.18
3	F	7800	0.18
4	F	7800	0.18
5	F	7800	0.18
6	F	7800	0.18
7	F	7800	0.18
8	F	7800	0.18
9	F	7800	0.18
10	F	7800	0.18
11	F	7800	0.18
12	F	7800	0.18
13	F	7800	0.18
14	F	7949	0.18
15	F	7781	0.18
16	F	7800	0.18
17	F	7800	0.18
18	F	7800	0.18
19	F	7800	0.18
20	F	7800	0.18
21	F	7800	0.18
22	F	7800	0.18
23	F	7800	0.18
24	F	7818	0.18
25	F	7987	0.18
26	F	8301	0.19
27	F	8386	0.19
28	F	10933	0.25

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	9253	0.21
2	G	8164	0.19
3	G	7809	0.18
4	G	7869	0.18
5	G	8053	0.18
6	G	7983	0.18
7	G	7869	0.18
8	G	7869	0.18
9	G	7869	0.18
10	G	7869	0.18
11	G	7869	0.18
12	G	7869	0.18
13	G	10720	0.25
14	G	9443	0.22
15	G	9531	0.22
16	G	10130	0.23
17	G	8758	0.20
18	G	9611	0.22
19	G	9067	0.21
20	G	8197	0.19
21	G	8197	0.19
22	G	15864	0.36
23	G	11361	0.26
24	G	8273	0.19
25	G	7860	0.18
26	G	8972	0.21
27	G	13223	0.30
28	G	9936	0.23
29	G	9960	0.23
30	G	14177	0.33
31	G	12803	0.29

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	15847	0.36
2	H	10777	0.25
3	H	10361	0.24
4	H	10361	0.24
5	H	10361	0.24
6	H	10361	0.24
7	H	10361	0.24
8	H	10361	0.24
9	H	10361	0.24
10	H	12553	0.29
11	H	10890	0.25
12	H	11421	0.26
13	H	19123	0.44
14	H	15767	0.36
15	H	7468	0.17
16	H	8347	0.19
17	H	7074	0.16
18	H	7074	0.16
19	H	8468	0.19
20	H	8615	0.20
21	H	8848	0.20
22	H	9213	0.21
23	H	11326	0.26
24	H	10508	0.24
25	H	10508	0.24
26	H	10372	0.24
27	H	10360	0.24
28	H	10360	0.24
29	H	11059	0.25
30	H	13454	0.31

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	I	14501	0.33
2	I	7800	0.18
3	I	7794	0.18
4	I	7923	0.18
5	I	9691	0.22
6	I	9810	0.23
7	I	10340	0.24
8	I	13673	0.31
9	I	12662	0.29
10	I	10380	0.24
11	I	10392	0.24
12	I	14835	0.34
13	I	14943	0.34
14	I	13541	0.31
15	I	16051	0.37
16	I	11563	0.27
17	I	14520	0.33
18	I	18295	0.42
19	I	16898	0.39
20	I	13652	0.31
21	I	15578	0.36
22	I	14987	0.34
23	I	14824	0.34
24	I	9446	0.22
25	I	9676	0.22
26	I	9104	0.21

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	J	14361	0.33
2	J	10360	0.24
3	J	10360	0.24
4	J	10360	0.24
5	J	10567	0.24

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	K	7676	0.18
2	K	7676	0.18
3	K	7676	0.18
4	K	7676	0.18
5	K	7676	0.18
6	K	7676	0.18
7	K	7674	0.18
8	K	12359	0.28

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	G	493061	11.32
2X	H	11216	0.26
3X	H	2745	0.06
4X	H	109456	2.51
5X	G	4965	0.11
7X	I	5606	0.13
8X	H	96470	2.21
9X	H	19122	0.44
10X	J	43814	1.01
11X	J	14353	0.33
12X	I	7863	0.18
13X	B	4104	0.09
15X	B	5129	0.12
16X	K	4528	0.10

SCHOOL TRACT

LOT	BLOCK	AREA (SF)	AREA (AC)
31	H	653379	15.00

LOT COUNT SUMMARY PHASE ONE

43 TYPE 1 LOTS
120 TYPE 2 LOTS
165 TYPE 3 LOTS

328 LOTS TOTAL PHASE ONE

LOTS 12–44 BLK A
18–56 BLK B
1–48 BLK C
1–21 BLK D
1–20 BLK E
15–18 BLK H

ZONING: TYPE 3 RESIDENTIAL LOT
TYPICAL LOT SIZE = 50'x120'
TYPICAL PAD SIZE = 40'x80'
FRONT YARD = 15' (21' TO GARAGE)
SIDE YARD = 5', 15' STREET
REAR YARD = 15'
MIN LOT AREA = 6,000 S.F.
MIN LOT WIDTH = 50'
MIN. LOT DEPTH = 115'

LOTS 1–17 BLK B
22–31 BLK D
1–7, & 24–26 BLK I
1–8 BLK K
1–28 BLK F
1–31 BLK G
19–22 BLK H

ZONING: TYPE 2 RESIDENTIAL LOT
TYPICAL LOT SIZE = 60'x130'
TYPICAL PAD SIZE = 50'x85'
FRONT YARD = 20'
(25' TO GARAGE–STRAIGHT
20' TO GARAGE–J–SWING)
SIDE YARD = 5', 15' STREET
REAR YARD = 20'
MIN LOT AREA = 7,500 S.F.
MIN LOT WIDTH = 60'
MIN LOT DEPTH = 110'

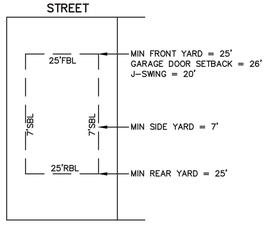
LOTS 1–14, & 23–30 BLK H
8–23 BLK I
1–5 BLK J

ZONING: TYPE 1 RESIDENTIAL LOT
TYPICAL LOT SIZE = 74'x140'
TYPICAL PAD SIZE = 60'x90'
FRONT YARD = 25'
(26' TO GARAGE–STRAIGHT
20' TO GARAGE–J–SWING)
SIDE YARD = 7', 15' STREET
REAR YARD = 25'
MIN LOT AREA = 9,000 S.F.
MIN LOT WIDTH = 70'
MIN LOT DEPTH = 115'

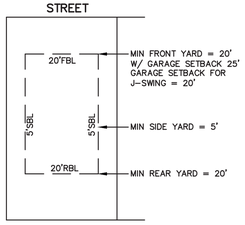
LOT DETAILS

PER ZONING ORDINANCE 2016–32–PD–40

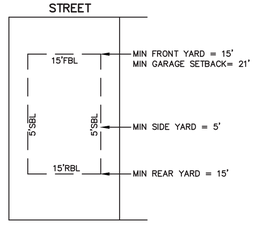
TYPE 1
STREET



TYPE 2
STREET



TYPE 3
STREET



CONSTRUCTION PLAT
CAMBRIDGE CROSSING PHASE ONE
(126.676 ACRES)

TRACT ONE
1 SCHOOL SITE
328 RESIDENTIAL LOTS
14 HOA LOTS
121.255 ACRES

TRACT TWO
2.531 ACRES
(CAMBRIDGE CROSSING ROW)

TRACT THREE
2.890 ACRES
(HUDDLESTON ROW)

AN ADDITION TO THE CITY OF CELINA
RICHARD ALDERSON SURVEY, ABST. 7,
F.D. GARY SURVEY, ABST. 360,
T STATEN SURVEY, ABST. 806
AND I.C. WILLIAMSON SURVEY, ABST. 943
COLLIN COUNTY, TEXAS

JULY, 2017 SCALE: 1"=60'

OWNER OF LOT 31, BLOCK H
CELINA ISD
205 S. COLORADO
CELINA, TX 75009
469–742–9100

OWNER/DEVELOPER
TOLLWAY/OUTER LOOP, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214–691–2556
CONTACT: MATT ALEXANDER P.E.

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 : GABRIEL NOVAK

DOWDEY, ANDERSON & ASSOCIATES, INC.

CAMBRIDGE CROSSING – CONSTRUCTION PLAT

REVISED:

DOCUMENT NUMBER

(PLAN # P–201703–02)

14037–01

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Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	August 15, 2017
Re:	Buffalo Ridge Phase 2 Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Buffalo Ridge Phase 2, being a ±29.639 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas. The property is located north of CR 100, east of Preston Road, south of CR 134, and west of CR 97, containing 98 residential lots and 4 HOA lots. (Buffalo Ridge Phase 2 Construction Plat)

Background Information:
Staff has reviewed the proposed Construction Plat for Buffalo Ridge Phase 2A and determined that the outstanding comments are minor in nature and can be addressed prior to the September 12, 2017 City Council meeting.

Board Review/Citizen Input:
N/A

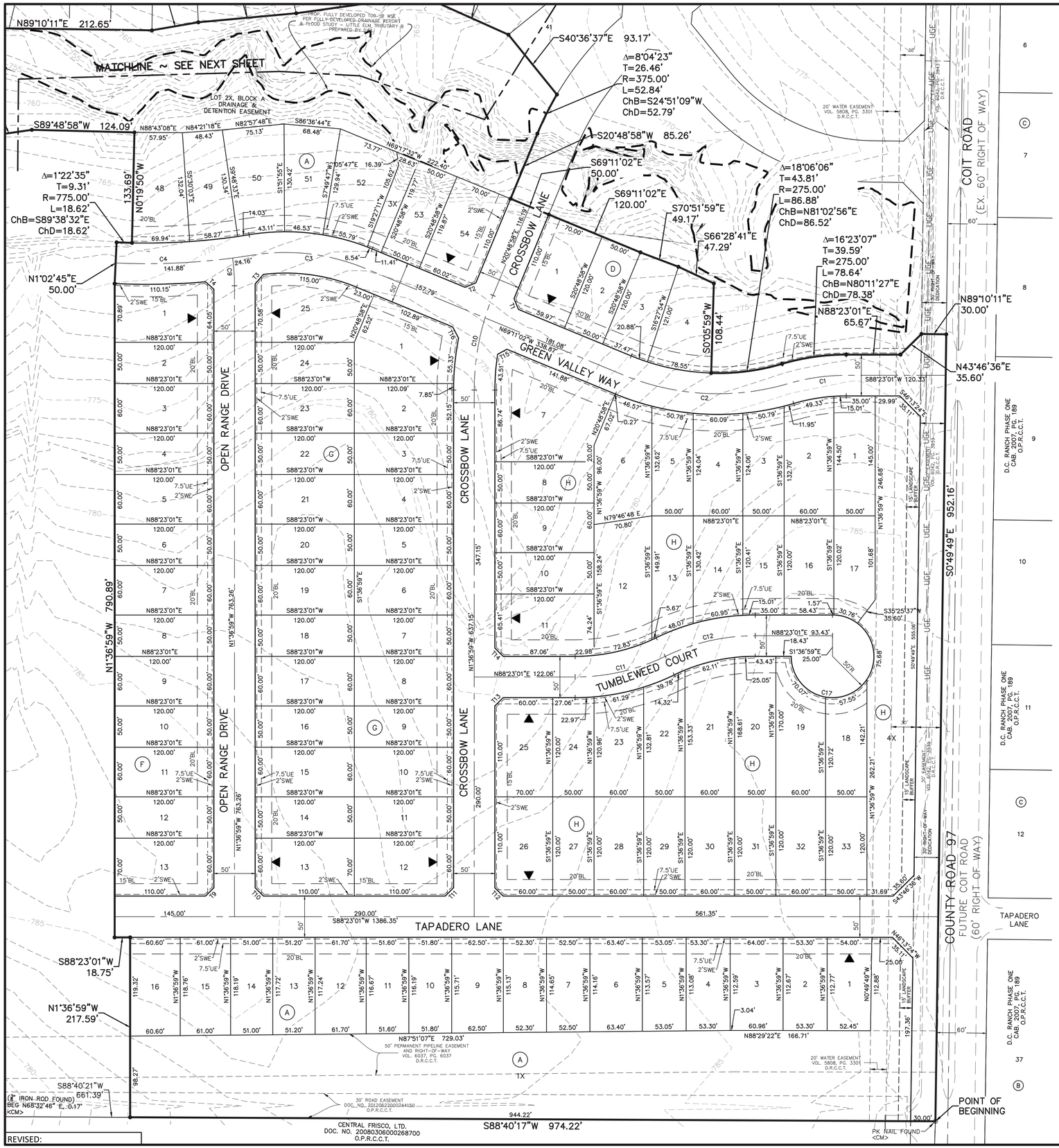
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:

Supporting Documents:
Plat Exhibit

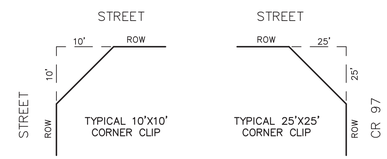
Staff Recommendation:
Staff recommends approval pending all comments being addressed prior to the September 12, 2017 City Council meeting.

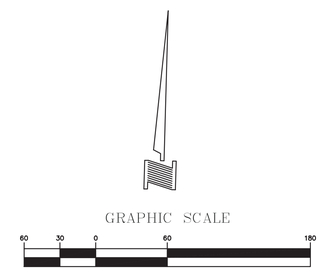


ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°23'07"	250.00'	35.99'	71.49'	S80°11'27"W 71.25'
C2	38°49'05"	300.00'	105.70'	203.25'	N88°35'34"W 199.39'
C3	31°39'45"	250.00'	70.89'	138.15'	N85°00'54"W 136.40'
C4	15°28'22"	800.00'	108.68'	216.04'	S86°53'24"W 215.39'
C9	7°43'14"	250.00'	16.87'	33.69'	N05°28'37"W 33.66'
C10	22°25'57"	300.00'	59.49'	117.46'	N09°35'59"E 116.71'
C11	25°50'31"	250.00'	57.35'	112.76'	N75°27'45"E 111.80'
C12	25°50'31"	250.00'	57.35'	112.76'	N75°27'45"E 111.80'

LOT LINE TABLE		
LINE	BEARING	LENGTH

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD



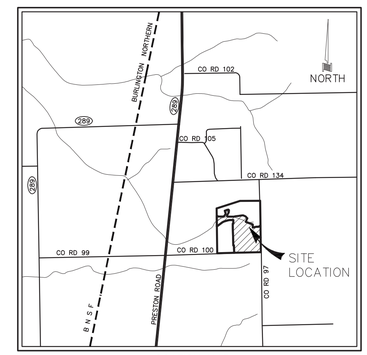


NOTES

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 BLOCK A, LOT 4X BLOCK H, 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. "X" 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 4202
6. 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, NO FLOODPLAIN PRESENT ON THIS SITE.
7. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD ORDINANCE NO. 2015-77.

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
SWE = SIDEWALK EASEMENT
IRF = IRON ROD FOUND
<CM> = CONTROL MONUMENT
O.P..R.C.C.T.= OFFICAL 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



LOCATION MAP
NOT TO SCALE

CITY FILE NUMBER: P-201704-01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS

CONSTRUCTION PLAT

BUFFALO RIDGE PHASE TWO

AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS

JULY 2017 SCALE: 1"= 60'

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: GABE NOVAK

REVISED:

DOCUMENT NUMBER

16028-02

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3. ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
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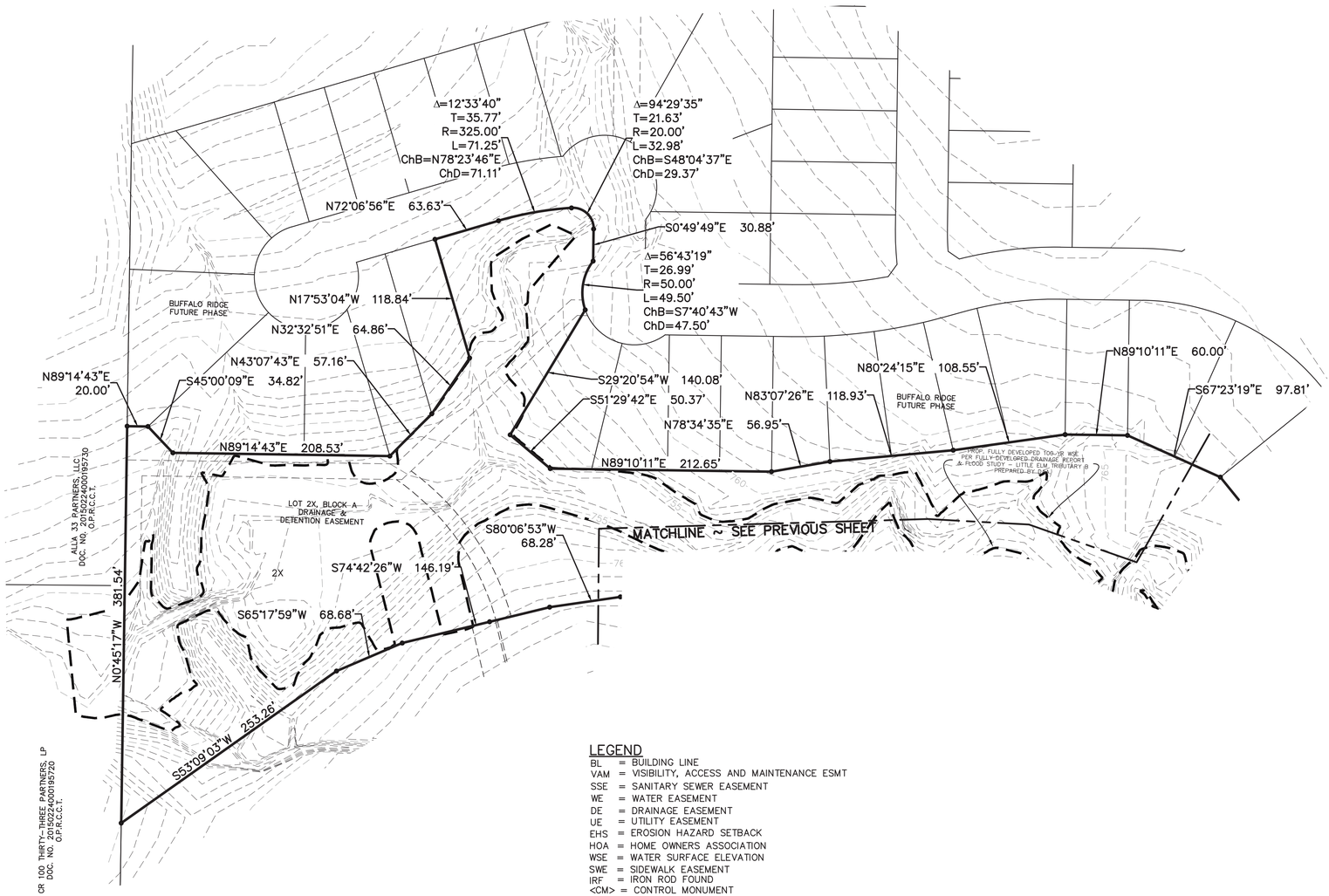
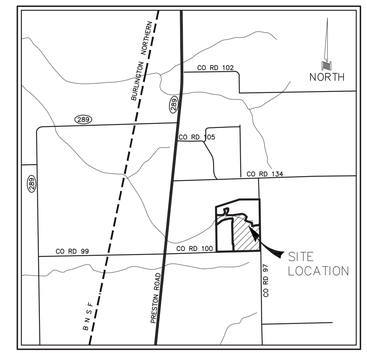
7. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD ORDINANCE NO. 2015-77.

GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.





LOCATION MAP
NOT TO SCALE

CITY FILE NUMBER: P-201704-01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS

CONSTRUCTION PLAT

BUFFALO RIDGE PHASE TWO

AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS

JULY 2017 SCALE: 1"= 60'

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
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 100778000
CONTACT: GABE NOVAK

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REVISED:

DOCUMENT NUMBER

16028-02

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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, L.L.C., according to the document filed of record in Instrument Number 20160222000196050, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for the southeast corner of said Bellaire Partners, L.L.C. tract, said PK nail being the northeast corner of a tract of land conveyed to Central Frisco, Ltd. according to deed recorded in Instrument Number 20080306000268700, Official Public Records of Collin County, Texas, and being the approximate centerline intersection of County Road 97 and County Road 100;

THENCE South 88° 40'21"West, departing the approximate centerline of said County Road 97 and with the south line of said Bellaire Partners, L.L.C. tract, the north line of said Central Frisco, Ltd. tract, and the approximate centerline of said County Road 100, a distance of 974.22 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, from which the southwest corner of said Bellaire Partners, L.L.C. tract bears South 88° 40'21"West, 613.18 feet, and from said southwest corner a 3/8-inch iron rod found bears North 68°32'44"East, 0.17 feet;

THENCE departing the south line of said Bellaire Partners, L.L.C. tract, the north line of said Central Frisco, Ltd. tract, and the approximate centerline of said County Road 100, the following course and distances:

North 01° 36' 59" West, a distance of 217.59 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 88° 23' 01" West, a distance of 18.75 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 01° 36' 59" West, a distance of 790.89 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 01° 02' 45" East, 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 central angle of 01° 22' 35", a radius of 775.00 feet, and a chord bearing and distance of South 89° 38' 32" East, 18.62 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

With said non-tangent curve to the left, an arc length of 18.62 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 00° 19' 50" West, a distance of 133.69 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 124.09 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 74° 41' 31" 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 74° 41' 31" West, a distance of 86.37 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 65° 17' 59" West, a distance of 68.68 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 53° 09' 03" West, a distance of 253.26 feet to 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, said iron rod being in the west line of said Bellaire Partners, L.L.C. tract, same being the east line of a tract of land conveyed to CR 100 Thirty-Three Partners, LP, according to deed recorded in Instrument Number 20150224000195720, Official Public Records of Collin County, Texas;

THENCE North 00° 45' 17" West, with the west line of said Bellaire Partners, L.L.C. tract, and the east line of said CR 100 Thirty-Three Partners, LP, a distance of 381.54 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

THENCE over and across said Bellaire Partners, L.L.C. tract, the following courses and distances:

North 89° 14' 43" East, departing the west line of said Bellaire Partners, L.L.C. tract and the east line of said CR 100 Thirty-Three Partners, LP, a distance of 20.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 45° 00' 09" East, a distance of 34.82 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 89° 14' 43" East, a distance of 208.53 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 43° 07' 43" East, a distance of 57.16 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 32° 32' 51" East, a distance of 64.86 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 17° 53' 04" West, a distance of 118.84 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 72° 06' 56" East, a distance of 63.63 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, said iron rod being the beginning of a curve to the right having a central angle of 12° 33' 40", a radius of 325.00 feet, and a chord bearing and distance of North 78° 23' 46" East, 71.11 feet;

With said curve to the right an arc length of 71.25 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, said iron rod being the beginning of a curve to the right having a central angle of 94° 29' 35", a radius of 20.00 feet, and a chord bearing and distance of South 48° 04' 37" East, 29.37 feet;

With said curve to the right an arc length of 32.98 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 00° 49' 49" East, a distance of 30.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 56° 43' 19", a radius of 50.00 feet, and a chord bear and distance of South 07° 40' 43" West 47.50 feet;

With said curve to the left an arc length of 49.50 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 29° 20' 54" West, a distance of 140.08 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 51° 29' 42" East, a distance of 50.37 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 89° 10' 11" East, a distance of 212.65 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 78° 34' 35" East, a distance of 56.95 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 83° 07' 26" East, a distance of 118.93 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 80° 24' 15" East, a distance of 108.55 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 89° 10' 11" East, a distance of 60.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 67° 23' 19" East, a distance of 97.81 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 40° 36' 37" East, a distance of 93.17 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 08° 04' 23", a radius of 375.00 feet, and a chord bearing and distance of South 24° 51' 09" West, 52.79 feet;

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

South 20° 48' 58" West, a distance of 85.26 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 69° 11' 02" East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 69° 11' 02" East, a distance of 120.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 70° 51' 59" East, a distance of 49.17 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 66° 28' 41" East, a distance of 47.29 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

South 00° 05' 59" West, a distance of 108.44 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 18° 06' 06", a radius of 275.00 feet, and a chord bearing and distance of North 81° 02' 56" East, 86.52 feet;

With said curve to the left, an arc length of 86.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner, said iron rod being the beginning of a curve to the right having a central angle of 16° 23' 07", a radius of 275.00 feet, and a chord bearing and distance of North 80° 11' 27" East, 78.38 feet;

With said curve to the right, an arc length of 78.64 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 88° 23' 01" East, a distance of 65.67 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 43° 46' 36" East, a distance of 35.60 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner;

North 89° 10' 11" East, a distance of 30.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'DAA'set for corner in the east line of said Bellaire Partners, LLC tract, same being the approximate centerline of said County Road 97;

THENCE South 00° 49'49"East, with the east line of said Bellaire Partners, L.L.C. tract and the approximate centerline of said County Road 97, a distance of 952.16 feet to the POINT OF BEGINNING and containing 29.661 acres of land, more or less.

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)

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 TWO 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 maintenanace 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 enfore parking regulations within the fire lanes, and to cause such fire lanes and utility easments 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 priviliage 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" (Visiblity, 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: Lot 2X, Block A 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:

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)

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-201704-01
29.661 ACRES
98 RESIDENTIAL LOTS
4 HOA LOTS

CONSTRUCTION PLAT

BUFFALO RIDGE PHASE TWO

AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS
APRIL 2017

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: GABE NOVAK

REVISED:

DOCUMENT NUMBER

Y:\16028\16028-02\CP.dwg, CP3, 8/3/2017 1:42:05 PM, awoodsjr, Dowdey, Anderson & Associates, Inc., AJW

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	August 15, 2017
Re:	Travadi Business Park Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Travadi Business Park, being a ±5 acre tract of land, situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas. The property is generally located north and west of Parvin Road, south of Crutchfield Road, and west of Smiley Road. (Travadi Business Park)

Background Information:
Staff has reviewed the proposed Construction Plat for Travadi Business Park and determined that the outstanding comments can be addressed prior to the September 12, 2017 City Council meeting.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:

Supporting Documents:
Plat Exhibit

Staff Recommendation:
At the time of packet creation staff was still awaiting plan revisions from the applicant, staff will make a formal recommendation at the Commission meeting on August 15th.

Major outstanding comments include but are not limited to the following:

- Verify correct amount of land is being dedicated for future Parvin Road ROW.
- Verify detention calculations.

PROPERTY OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

WHEREAS, TRAVADI INVESTMENTS, LLC is(are) the Owner(s) of a tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas and being out of a 5.000 acre tract conveyed to him/her(them) by TRAVIS TRAVIS & MURPHY INC., and being more particularly described as follows:

Situated in the County of Denton, State of Texas, being a part of the Freeman Wilkerson Survey, Abstract No. 1411, and being the same tract of land described as 5.000 acres conveyed by Travis Travis & Murphy Inc. to Travadi Investments, LLC as shown by deed of record in Denton County Clerk File No. 2017–38158, Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point for the Southeast corner of the said Cosper tract 4 feet North of the centerline of the pavement of a public road locally known as Parvin Road, said point being in a West line of the same tract of land described as 97.547 acres tract conveyed to Cadg Sutton Fields, LLC by of record in DCCF# 2015–30387, of said Official Public Records;

Thence South 89°24'31" West along said road a distance of 820.00 feet to a 1/2" steel rod found maintaining the Southwest corner of the said Cosper tract, said rod lying 6.6 feet North of said center of pavement and in an East line of the said 97.547 acre tract;

Thence North 00°27'24" West, passing a 1/2" steel rod in concrete found on the North side of said road at 21.06 feet and continuing for a total distance of 265.61 feet to a point for the Northwest corner of the said Cadg tract and an inside "L" corner to the said 97.547 acre tract form which a 1/2" steel rod (not in concrete) lies North 82° West a distance of 1 foot;

Thence North 89°24'31" East a distance of 820.00 feet to a 1/2" steel rod in concrete found maintaining the Northeast corner of the said Cadg tract and an inside "L" corner to the said 97.547 acre tract;

Thence South 00°27'24" East, passing a 1/2" steel rod in concrete found on the said North side of road at 240.4 feet and continuing for a total distance of 265.61 feet to the Point–of–Beginning and containing 5.000 acres (217,800 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

BY: _____
Authorized Signature of Owner
Dale Travis
Managing Partner

_____
Dale TravisManaging Partner
Printed Name and Title

STATE OF TEXAS
COUNTY OF _____

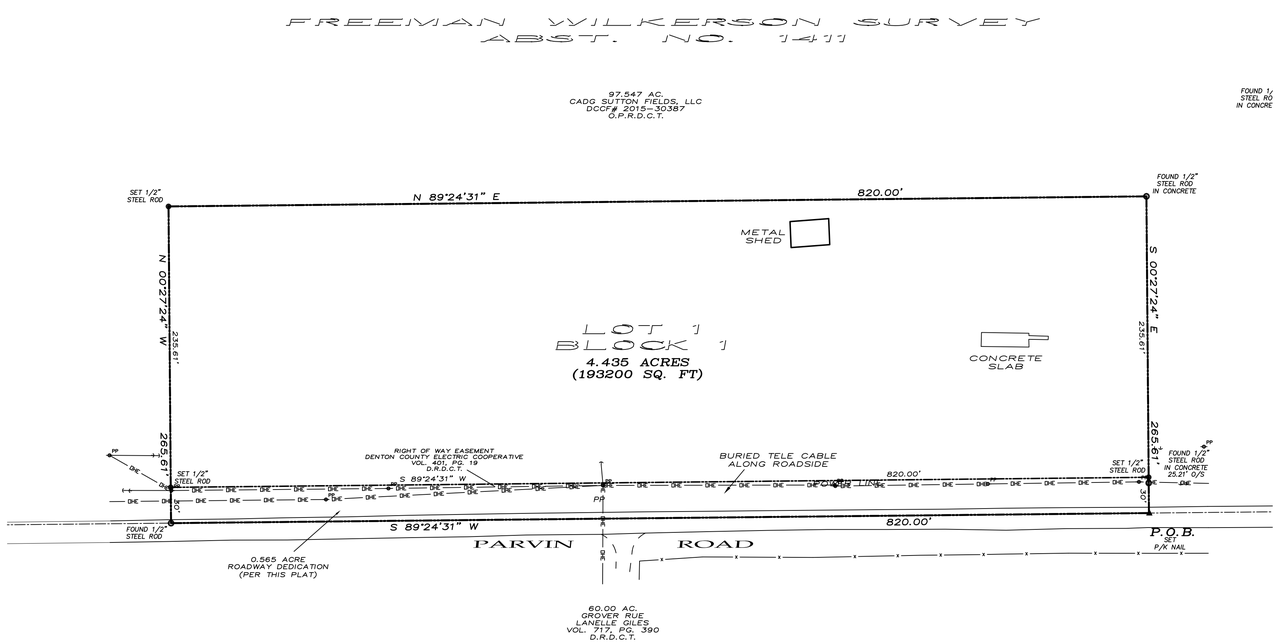
Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared DALE TRAVIS, Managing Partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations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

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

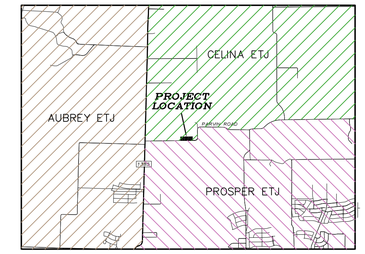
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

MAP



LOCATION MAP



(NOT TO SCALE)

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, Douglas W. Underwood, 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.

_____ _____
Douglas W. Underwood — Date
Registered Professional
Land Surveyor, No. 4709

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

_____
Notary Public in and for the State of Texas
My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

This property is located in the corporate limits [or the extraterritorial jurisdiction] of the City of Celina, County, Texas.

_____ _____
Signature of Mayor — Date of Approval

ATTEST:

_____ _____
City Secretary — Date

APPROVAL

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

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- P/K NAIL SET
- PP — POWER POLE
- TELEPHONE PEDESTAL
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- BARBWIRE FENCE
- OHE — OVERHEAD ELECTRIC LINE

~ GENERAL 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. Rev: 5–10–16 B
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 is shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
5. Water Supply to be provided by the City of Celina.
6. Sewer service to be provided by the City of Celina.
7. Electrical service is provided by Oncor Electrical Delivery.
8. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
9. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
10. The City of Celina will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
11. Neither the City of Celina nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
12. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
13. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48181C0165F, Dated September 29, 2010.
14. Property owner will be responsible for maintaining private water, sewer and storm lines. Property owner will also be responsible for maintenance of stormwater detention facilities.

MINOR PLAT
TRAVADI BUSINESS PARK

AN ADDITION TO THE
CITY OF CELINA
DENTON COUNTY, TEXAS
BEING 5.000 ACRES IN THE
FREEMAN WILKERSON SURVEY, ABSTRACT NO. 1411
04/26/17
CITY OF CELINA FILE NO. _____

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

OWNERS/DEVELOPER
TRAVADI INVESTMENTS, LLC
7165 RAWLINS LN
FRISCO, TX 75034–4440

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

JOB NO. 17030204

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	August 15, 2017
Re:	Keller Williams Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Keller Williams, being a ±4 acre tract of land, situated in the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas. The property is located east of Preston Road, south of Sunset Boulevard, north and west of CR 89. (Keller Williams Construction Plat)

Background Information:
Staff has reviewed the proposed Construction Plat for Keller Williams and determined that the outstanding comments are minor in nature and can be addressed prior to the September 12, 2017 City Council meeting.

Board Review/Citizen Input:
N/A

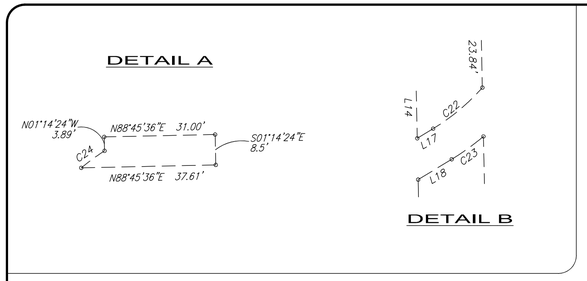
Alternatives:
N/A

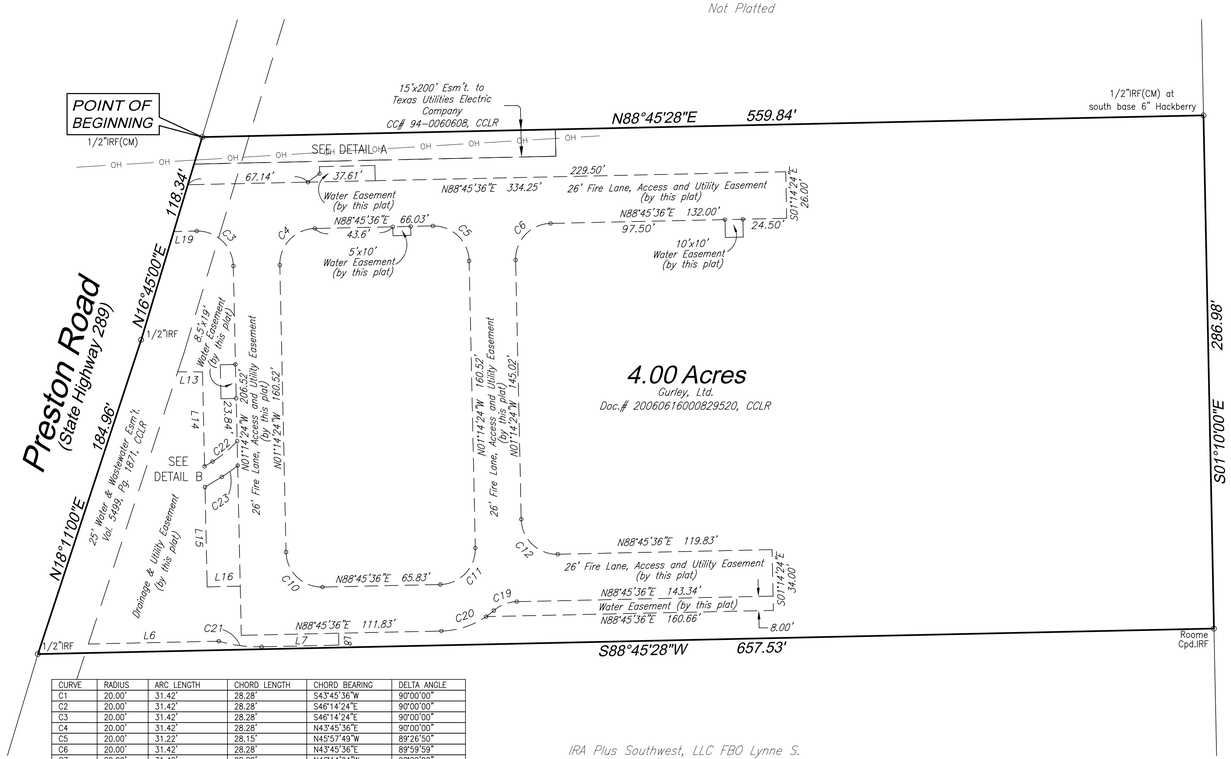
Financial Considerations:
N/A

Legal Review:

Supporting Documents:
Plat Exhibit

Staff Recommendation:
Staff recommends approval pending all comments being addressed prior to the September 12, 2017 City Council meeting.

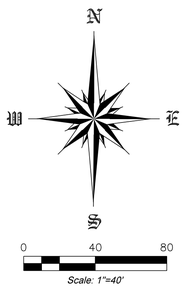


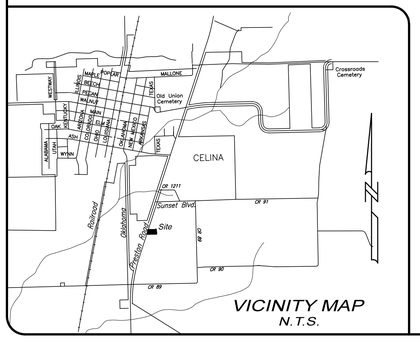


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S43°45'36"W	90°00'00"
C2	20.00'	31.42'	28.28'	S46°14'24"E	90°00'00"
C3	20.00'	31.42'	28.28'	S46°14'24"E	90°00'00"
C4	20.00'	31.42'	28.28'	N43°45'36"E	90°00'00"
C5	20.00'	31.22'	28.15'	N45°57'49"W	89°26'50"
C6	20.00'	31.42'	28.28'	N43°45'36"E	89°59'59"
C7	20.00'	31.42'	28.28'	N46°14'24"W	90°00'00"
C8	20.00'	31.42'	28.28'	N43°45'36"E	90°00'00"
C9	20.00'	31.42'	28.28'	N46°14'24"W	90°00'00"
C10	20.00'	31.42'	28.28'	S46°14'24"E	90°00'00"
C11	20.00'	31.42'	28.28'	S43°45'36"W	90°00'00"
C12	20.00'	31.42'	28.28'	N46°14'24"W	90°00'00"
C13	20.00'	31.42'	28.28'	S43°45'36"W	90°00'00"
C14	20.00'	31.42'	28.28'	S46°14'24"E	90°00'00"
C15	20.00'	31.42'	28.28'	S43°45'36"W	90°00'00"
C16	46.00'	72.26'	65.05'	N43°45'36"E	90°00'00"
C17	20.00'	18.54'	17.88'	S62°12'11"W	53°06'51"
C18	20.00'	31.42'	28.28'	N46°14'24"W	90°00'00"
C19	20.00'	13.99'	13.71'	S68°43'22"W	40°04'28"
C20	46.00'	32.17'	31.52'	S68°43'22"W	40°04'28"
C21	80.00'	24.28'	24.19'	N82°32'38"W	17°23'31"
C22	60.00'	17.98'	17.91'	N50°10'36"E	17°10'00"
C23	70.00'	10.93'	10.92'	S54°17'15"W	8°56'41"
C24	70.00'	8.06'	8.05'	S53°52'28"E	6°35'42"

IRA Plus Southwest, LLC FBO Lynne S. Wolf IRA
Called 7.50 Acres
Doc.# 20081203001383410, CCLR
Not Platted

LINE	BEARING	DISTANCE
L1	N01°14'24"W	6.48'
L2	N88°45'28"E	26.00'
L3	S01°14'24"E	6.48'
L4	S88°45'28"W	30.00'
L5	N01°14'24"W	3.48'
L6	N88°45'28"E	72.90'
L7	N88°45'36"E	43.16'
L8	N01°14'24"W	6.66'
L9	N88°45'36"E	26.68'
L10	N88°45'36"E	26.68'
L11	N88°45'36"E	29.82'
L12	N88°45'36"E	37.93'
L13	N90°00'00"E	13.84'
L14	S01°14'24"E	52.89'
L15	S01°14'24"E	55.84'
L16	N88°45'36"E	18.50'
L17	N58°45'36"E	5.20'
L18	N58°45'36"E	10.97'
L19	N88°45'36"E	12.86'





PURPOSE OF THIS PLAT:

The purpose of the plat is to create fire lane, access and utility easements, water easements, and a drainage & utility easement.

FLOOD NOTE:

THIS TRACT DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 48085C0120J, REVISED JUNE 2, 2009 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Legend

Roome Cpd.IRS	Roome Capped Iron Rod Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument

OWNER'S CERTIFICATE

Trumpkard, Inc., the Owner of a tract of land situated in the State of Texas, County of Collin, being part of the Collin County School Land Survey, Abstract No. 167, being the same 4.00 acre tract as described and recorded under County Clerk No. 20160112000038490 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the southeast right-of-way line of Preston Road (State Highway 289) marking the northwest corner of said 4.00 acre tract, said premises and the southwest corner of a 3.50 acre tract of land as recorded under County Clerk No. 20080312000296050 of the Collin County Land Records;

THENCE departing said right-of-way line and along the north line of said 4.00 acre tract, said premises and the south line of said 3.5 acre tract, North 88°45'28" East, 559.84 feet to a ½-inch iron rod found at the south base of a 6-inch hackberry tree marking the northeast corner of said 4.00 acre tract, said premises, the southeast corner of said 3.50 acre tract and being in the west line of a 71.326 acre tract as recorded in Volume 5146, Page 1799 of the Collin County Land Records;

THENCE with the east line of said 4.00 acre tract, said premises and the west line of said 71.326 acre tract, South 01°10'00" East, 286.98 feet to a ½" Roome capped iron rod found marking the southeast corner of said 4.00 acre tract, said premises and the northeast corner of a 7.5 acre tract as recorded under County Clerk No. 20081203001383410 of the Collin County Land Records;

THENCE with the south line of said 4.00 acre tract, said premises and the north line of said 7.5 acre tract, South 88°45'28" West, 657.53 feet to a ½-inch iron rod found in the southeast right-of-way line of the aforementioned Preston Road (State Highway 289) marking the southwest corner of said 4.00 acre tract, said premises and the northwest corner of said 7.5 acre tract;

THENCE with the southeast right-of-way line of Preston Road (State Highway 289), the northwest line of said 4.00 acre tract and the herein described premises as follows: North 18°11'00" East, 184.96 feet to a ½-inch iron rod found and North 16°45'00" East, 118.34 feet to the place of beginning and containing 4.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Trumpkard, Inc. acting herein, does hereby adopt this plat designating the herein above described 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 **Keller Williams Addition, Lot 1, Block A** property as 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: _____
Trumpkard, Inc. Representative (Title)

STATE OF TEXAS
COUNTY OF COLLIN

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

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 is shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

KNOW ALL MEN BY THESE PRESENTS:

That I, F. E. Bemenderfer Jr., 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.

_____
F. E. Bemenderfer Jr.
R.P.L.S. NO. 4051

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 F. E. Bemenderfer Jr. 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:

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*

Drainage System (detention pond & storm sewer lines) shall be maintained by the owner.

Construction Plat

Keller Williams Addition Phase 1

Lot 1, Block A

4.00 Acres out of
Collin County School Land Survey, Abstract No. 167
City of Celina, Collin County, Texas

Trumpkard, Inc. *Owner/Developer*
5305 Spanish Oaks
Frisco, TX 75034

Helmberger & Associates, Inc *Engineer*
1525 Bozman Road
Wylie, TX 75098

April 20, 2017 P/AC/2017Q2/CP_AC823725

Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	August 15, 2017
Re:	Mustang Lakes Phase 2A Final Plat

Action Requested:
Consider and act upon a Final Plat for Mustang Lakes Phase 2A, being a ±58.98 acre tract of land, situated in the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, west of FM 2478, south of Choate Parkway, and east of CR 86, containing 239 residential lots and 8 HOA lots. (Mustang Lakes Phase 2A Final Plat)

Background Information:
Staff has reviewed the proposed Final Plat for Mustang Lakes Phase 2A and determined that the outstanding comments are minor in nature and can be addressed prior to the September 12, 2017 City Council meeting.

Board Review/Citizen Input:
N/A

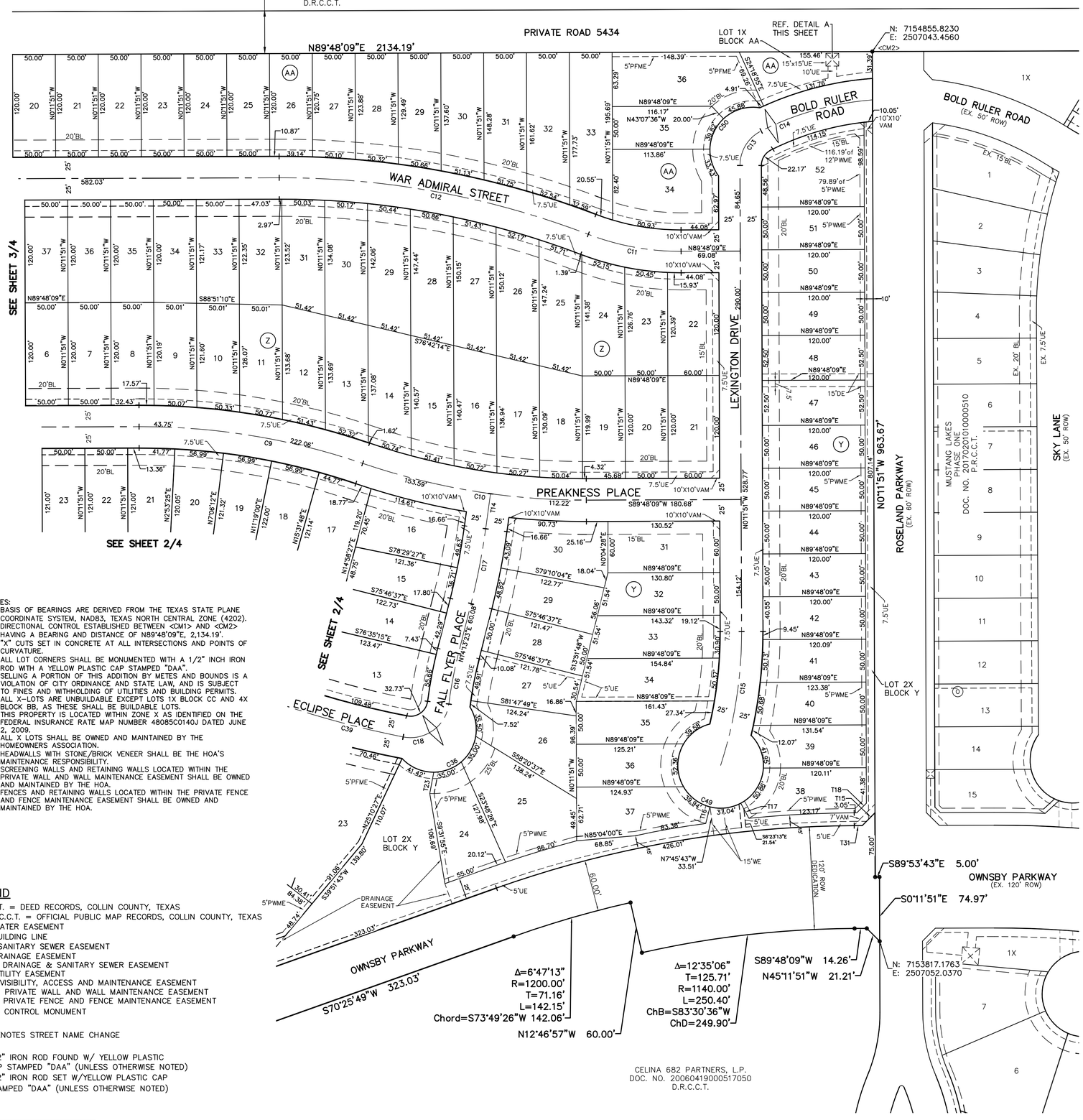
Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:

Supporting Documents:
Plat Exhibit

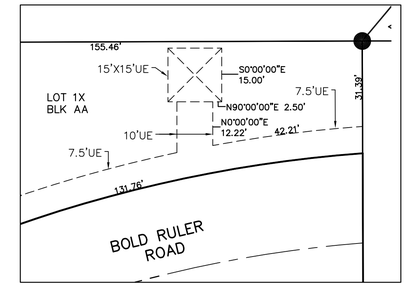
Staff Recommendation:
Staff recommends approval pending all comments being addressed prior to the September 12, 2017 City Council meeting.



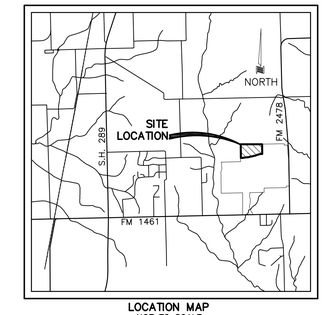
GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.



DETAIL A
1" = 20'



LOCATION MAP
NOT TO SCALE

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	90°00'00"	45.00'	45.00'	70.69'	S45°11'51"E 63.64'
C9	19°02'14"	800.00'	134.14'	265.81'	N80°40'44"W 264.59'
C10	19°02'14"	800.00'	134.14'	265.81'	N80°40'44"W 264.59'
C11	21°08'33"	300.00'	55.99'	110.70'	N79°37'34"W 110.08'
C12	21°08'33"	1000.00'	186.63'	369.01'	N79°37'34"W 366.92'
C13	63°30'14"	45.00'	27.85'	49.88'	S31°33'16"W 47.36'
C14	22°13'27"	350.00'	68.74'	135.76'	S74°25'06"W 134.91'
C15	18°11'42"	500.00'	80.06'	158.78'	S08°54'00"W 158.11'
C16	6°53'06"	500.00'	30.08'	60.08'	S10°46'50"W 60.05'
C17	6°23'00"	800.00'	44.61'	89.13'	S11°01'53"W 89.08'
C18	93°45'22"	45.00'	48.05'	73.64'	S54°12'58"W 65.69'
C20	90°00'00"	45.00'	45.00'	70.69'	S44°48'09"W 63.64'
C39	7°44'44"	1097.00'	74.26'	148.30'	N75°01'59"W 148.19'
C40	19°02'14"	503.00'	84.34'	167.13'	N80°40'44"W 166.36'
C52	12°18'29"	1000.00'	107.82'	214.81'	N06°21'05"W 214.40'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T7	S00°11'51"E	25.00'
T12	N89°48'09"E	10.00'
T13	N89°48'09"E	25.00'
T14	S07°50'23"W	41.29'
T20	S05°34'47"E	25.00'
T24	N00°11'51"W	25.00'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T9	S67°37'34"E	31.94'
T11	N59°49'41"W	20.00'
T15	N44°48'09"E	21.21'
T16	N14°21'10"E	20.00'
T17	N28°05'46"W	20.00'
T18	N44°48'09"E	15.86'
T23	N10°45'32"E	25.32'
T25	N57°30'20"W	21.21'
T26	N32°29'40"E	21.21'
T31	S89°48'09"W	9.26'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C36	168°21'04"	50.00'	490.16'	146.91'	N52°49'45"E 99.48'
C38	270°11'52"	50.00'	49.83'	235.79'	S45°05'55"E 70.59'
C41	270°00'00"	50.00'	50.00'	235.62'	N44°48'09"E 70.71'
C42	270°00'01"	50.00'	50.00'	235.62'	N44°48'09"E 70.71'
C43	298°06'55"	50.00'	29.97'	260.15'	N76°19'04"E 51.42'
C44	135°34'24"	50.00'	122.44'	118.31'	S22°00'58"W 92.58'
C47	163°44'23"	50.00'	350.00'	142.89'	S45°11'51"E 98.99'
C49	299°56'16"	50.00'	28.90'	261.75'	S74°29'07"E 50.05'
C50	136°30'55"	50.00'	125.37'	119.13'	S31°11'25"W 92.89'

NOTES:
1. BASIS OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). DIRECTIONAL CONTROL ESTABLISHED BETWEEN <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N89°48'09"E, 2,134.19'.
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. ALL X-LOTS ARE UNBUILDABLE EXCEPT LOTS 1X BLOCK CC AND 4X BLOCK BB, AS THESE SHALL BE BUILDABLE LOTS.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
7. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
9. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.M.R.C.C.T. = OFFICIAL PUBLIC MAP RECORDS, COLLIN COUNTY, TEXAS
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
DSSE = DRAINAGE & SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
VAM = VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
<CM> = CONTROL MONUMENT

◊ = DENOTES STREET NAME CHANGE

⊙ = 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" (UNLESS OTHERWISE NOTED)

58.980 ACRES
239 RESIDENTIAL LOTS
8 HOA LOTS

FINAL PLAT

MUSTANG LAKES PHASE 2A

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

JULY 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED: JULY 20, 2017

DOCUMENT NUMBER

(PLAN # P-201509-01) 05052-02A

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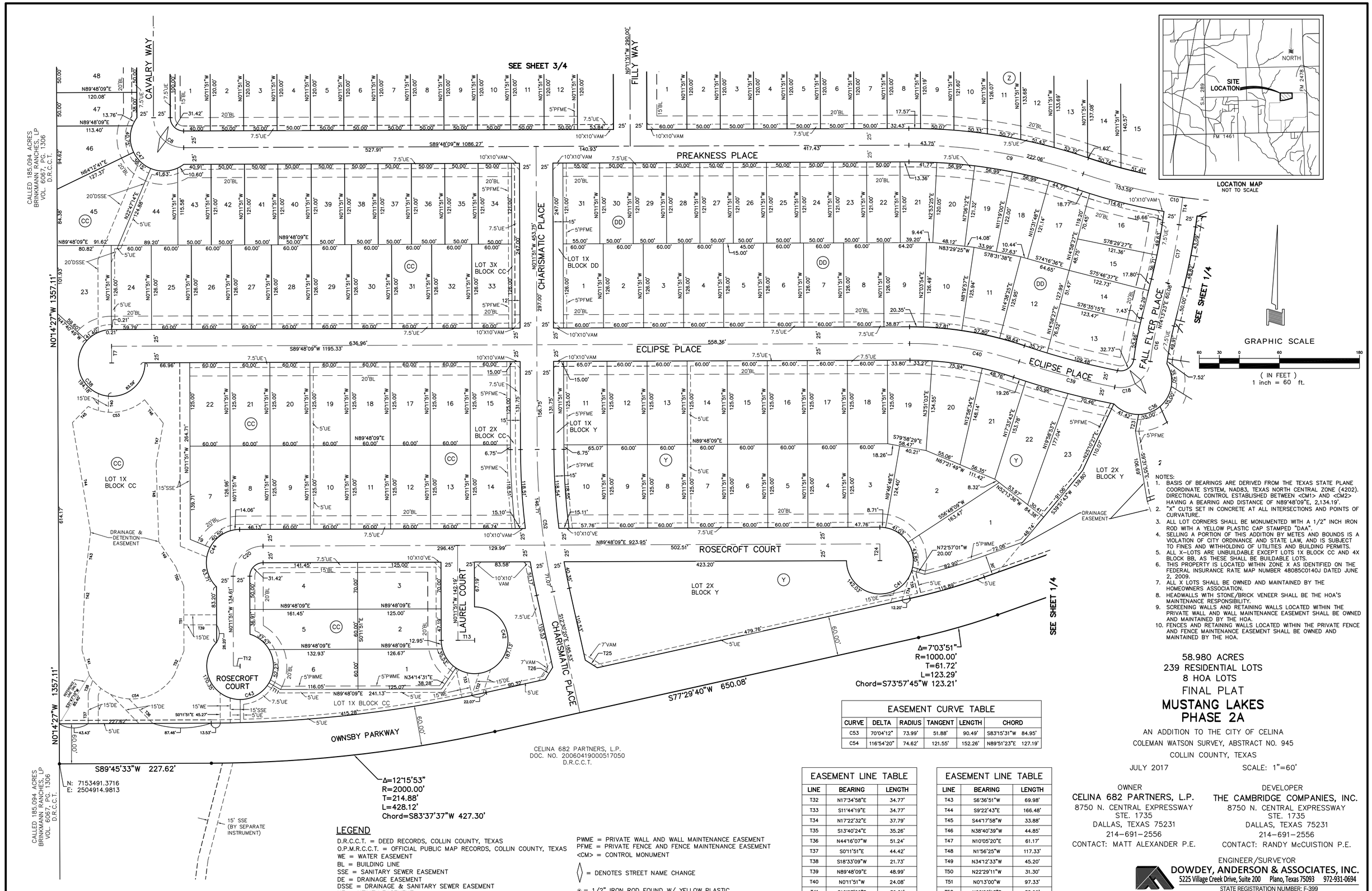

NOTES:

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2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
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239 RESIDENTIAL LOTS
8 HOA LOTS

FINAL PLAT

MUSTANG LAKES PHASE 2A

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

JULY 2017 SCALE: 1"=60'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C53	70°04'12"	73.99'	51.88'	90.49'	S83°15'31"W 84.95'
C54	116°54'20"	74.62'	121.55'	152.26'	N89°51'23"E 127.19'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
T32	N17°34'58"E	34.77'
T33	S11°44'19"E	34.77'
T34	N17°22'32"E	37.79'
T35	S13°40'24"E	35.26'
T36	N44°16'07"W	51.24'
T37	S0°11'51"E	44.42'
T38	S18°33'09"W	21.73'
T39	N89°48'09"E	48.99'
T40	N0°11'51"W	24.08'
T41	S16°07'20"E	39.21'
T42	S2°30'55"W	107.05'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
T43	S6°36'51"W	69.98'
T44	S9°22'43"E	166.48'
T45	S44°17'58"W	33.88'
T46	N38°40'39"W	44.85'
T47	N10°05'20"E	61.17'
T48	N1°56'25"W	117.33'
T49	N34°12'33"W	45.20'
T50	N22°29'11"W	31.30'
T51	N0°13'00"W	97.33'
T52	N22°02'13"E	38.99'

LEGEND

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STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED: JULY 20, 2017

DOCUMENT NUMBER

(PLAN # P-201509-01) 05052-02A

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LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	AA	7200	0.17
2	AA	6000	0.14
3	AA	6000	0.14
4	AA	6000	0.14
5	AA	6000	0.14
6	AA	6000	0.14
7	AA	6000	0.14
8	AA	6000	0.14
9	AA	6000	0.14
10	AA	6000	0.14
11	AA	6000	0.14
12	AA	6000	0.14
13	AA	6000	0.14
14	AA	6000	0.14
15	AA	6000	0.14
16	AA	6000	0.14
17	AA	6000	0.14
18	AA	6000	0.14
19	AA	6000	0.14
20	AA	6000	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	AA	6000	0.14
22	AA	6000	0.14
23	AA	6000	0.14
24	AA	6000	0.14
25	AA	6000	0.14
26	AA	6010	0.14
27	AA	6106	0.14
28	AA	6324	0.15
29	AA	6667	0.15
30	AA	7136	0.16
31	AA	7736	0.18
32	AA	8472	0.19
33	AA	9342	0.21
34	AA	11140	0.26
35	AA	6006	0.14
36	AA	10590	0.24

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	BB	7114	0.16
2	BB	6000	0.14
3	BB	6000	0.14
4	BB	6000	0.14
5	BB	6000	0.14
6	BB	6000	0.14
7	BB	6000	0.14
8	BB	6000	0.14
9	BB	6000	0.14
10	BB	6000	0.14
11	BB	6000	0.14
12	BB	6000	0.14
13	BB	6000	0.14
14	BB	6000	0.14
15	BB	6000	0.14
16	BB	6000	0.14
17	BB	6000	0.14
18	BB	6000	0.14
19	BB	6000	0.14
20	BB	6000	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	BB	6000	0.14
22	BB	6000	0.14
23	BB	6000	0.14
24	BB	7200	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	CC	8104	0.19
2	CC	7507	0.17
3	CC	8750	0.20
4	CC	11216	0.26
5	CC	9272	0.21
6	CC	7677	0.18
7	CC	8448	0.19
8	CC	7509	0.17
9	CC	7500	0.17
10	CC	7500	0.17
11	CC	7500	0.17
12	CC	7500	0.17
13	CC	7500	0.17
14	CC	7765	0.18
15	CC	7500	0.17
16	CC	7500	0.17
17	CC	7500	0.17
18	CC	7500	0.17
19	CC	7500	0.17
20	CC	7500	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	CC	7500	0.17
22	CC	7500	0.17
23	CC	10189	0.23
24	CC	7560	0.17
25	CC	7560	0.17
26	CC	7560	0.17
27	CC	7560	0.17
28	CC	7560	0.17
29	CC	7560	0.17
30	CC	7560	0.17
31	CC	7560	0.17
32	CC	7560	0.17
33	CC	7560	0.17
34	CC	6050	0.14
35	CC	6050	0.14
36	CC	6050	0.14
37	CC	6050	0.14
38	CC	6050	0.14
39	CC	6050	0.14
40	CC	6050	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
41	CC	6050	0.14
42	CC	6050	0.14
43	CC	6023	0.14
44	CC	7348	0.17
45	CC	13224	0.30
46	CC	7573	0.17
47	CC	5959	0.14
48	CC	6005	0.14
49	CC	6007	0.14
50	CC	6009	0.14
51	CC	6011	0.14
52	CC	6013	0.14
53	CC	6014	0.14
54	CC	6257	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	DD	7560	0.17
2	DD	7560	0.17
3	DD	7560	0.17
4	DD	7560	0.17
5	DD	7560	0.17
6	DD	7560	0.17
7	DD	7560	0.17
8	DD	7560	0.17
9	DD	7779	0.18
10	DD	8155	0.19
11	DD	8105	0.19
12	DD	9466	0.22

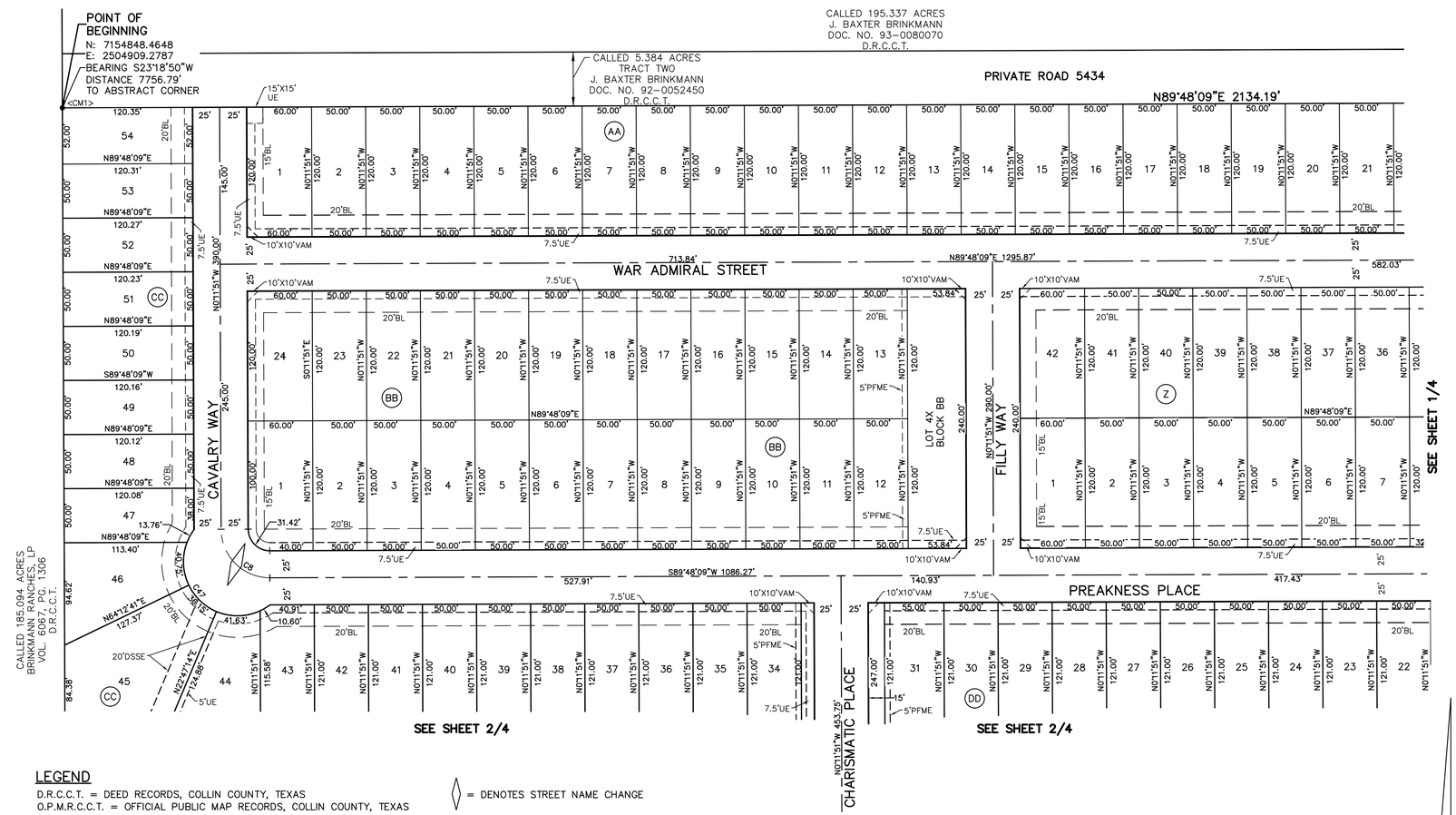
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
13	DD	9746	0.22
14	DD	6226	0.14
15	DD	6310	0.14
16	DD	7926	0.18
17	DD	7714	0.18
18	DD	6384	0.15
19	DD	6383	0.15
20	DD	6356	0.15
21	DD	6265	0.14
22	DD	6050	0.14
23	DD	6050	0.14
24	DD	6050	0.14

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
25	DD	6050	0.14
26	DD	6050	0.14
27	DD	6050	0.14
28	DD	6050	0.14
29	DD	6050	0.14
30	DD	6050	0.14
31	DD	6655	0.15

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	Y	14303	0.33
2	Y	13281	0.30
3	Y	8416	0.19
4	Y	7500	0.17
5	Y	7500	0.17
6	Y	7500	0.17
7	Y	7500	0.17
8	Y	7500	0.17
9	Y	7500	0.17
10	Y	7846	0.18
11	Y	8133	0.19
12	Y	7500	0.17
13	Y	7500	0.17
14	Y	7500	0.17
15	Y	7500	0.17
16	Y	7500	0.17
17	Y	7500	0.17
18	Y	7500	0.17
19	Y	8127	0.19
20	Y	9185	0.21

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	Y	9382	0.22
22	Y	10298	0.24
23	Y	10448	0.24
24	Y	7354	0.17
25	Y	11083	0.25
26	Y	8134	0.19
27	Y	6544	0.15
28	Y	6081	0.14
29	Y	6388	0.15
30	Y	8134	0.19
31	Y	7839	0.18
32	Y	6853	0.16
33	Y	7469	0.17
34	Y	7929	0.18
35	Y	7419	0.17
36	Y	6027	0.14
37	Y	7865	0.18
38	Y	7114	0.16
39	Y	6306	0.14
40	Y	6352	0.15

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
41	Y	6067	0.14
42	Y	6000	0.14
43	Y	6000	0.14
44	Y	6000	0.14
45	Y	6000	0.14
46	Y	6000	0.14
47	Y	6300	0.14
48	Y	6300	0.14
49	Y	6000	0.14
50	Y	6000	0.14
51	Y	6000	0.14
52	Y	10048	0.23



NOTES:
1. BASIS OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). DIRECTIONAL CONTROL ESTABLISHED BETWEEN <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N89°48'09"E, 2,134.19'.
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. ALL X-LOTS ARE UNBUILDABLE EXCEPT LOTS 1X BLOCK CC AND 4X BLOCK BB, AS THESE SHALL BE BUILDABLE LOTS.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
7. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
9. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.

58.980 ACRES
239 RESIDENTIAL LOTS
8 HOA LOTS
FINAL PLAT

MUSTANG LAKES PHASE 2A

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

JULY 2017 SCALE: 1"=60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN W. HELFFRICH, P.E.

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.M.R.C.C.T. = OFFICIAL PUBLIC MAP RECORDS, COLLIN COUNTY, TEXAS
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
DSSE = DRAINAGE & SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
VAM = VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
<CM> = CONTROL MONUMENT

◊ = DENOTES STREET NAME CHANGE

⊙ = 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" (UNLESS OTHERWISE NOTED)

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

DOCUMENT NUMBER

REVISED: JULY 20, 2017

Y:\05052\05052-02FP.dwg, FINAL PLAT 2A-3, 7/20/2017 4:49:49 PM, chelffrich, Dowdey, Anderson & Associates, Inc., CWH

TRACT 2A
OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, LP, a Texas limited partnership, is the owner of a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being part of a tract of land conveyed to Celina 682 Partners, L.P. according to the document filed of records in Document Number 20060419000517060, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of a tract of land described as Tract 8, conveyed to Brinkmann Ranches, LP, according to the document filed of record in Volume 6067, Page 1306, Deed Records, Collin County, Texas, for the northwest corner of this tract and being common with the southwest corner of that tract of land described as Tract 9, conveyed to Brinkmann Ranches, LP, according to the document filed of record in Volume 6067, Page 1306, Deed Records, Collin County, Texas, from which a 1/2 inch iron rod found bears South 82 degrees 50 minutes 37 seconds West, a distance of 1.08 feet;

THENCE North 89° 48′ 09″ East, with the north line of said Celina 682 Partners, L.P. tract and being common with the south line of said Tract 9, a distance of 2,134.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following thirteen (13) courses and distances:

South 00° 11′ 51″ East, a distance of 963.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89° 48′ 09″ East, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 11′ 51″ East, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 45° 11′ 51″ West, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 48′ 09″ West, a distance of 14.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the left having a central angle of 12° 35′ 06″, a radius of 1,140.00 feet and a chord bearing and distance of South 83° 30′ 36″ West, 249.90 feet;

With said curve to the left, an arc distance of 250.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 12° 46′ 57″ West, a distance of 60.00 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 central angle of 06° 47′ 13″, a radius of 1,200.00 feet and a chord bearing and distance of South 73° 49′ 26″ West, 142.06 feet;

With said curve to the left, an arc distance of 142.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 70° 25′ 49″ West, a distance of 323.03 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the right having a central angle 07° 03′ 51″, a radius of 1,000.00 feet and a chord bearing and distance of South 73° 57′ 45″ West, 123.21 feet;

With said curve to the right, an arc distance of 123.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 77° 29′ 40″ West, a distance of 650.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the right having a central angle of 12° 15′ 53″, a radius of 2,000.00 feet and a chord bearing and distance of South 83° 37′ 37″ West, 427.30 feet;

With said curve to the right, an arc distance of 428.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 45′ 33″ West, a distance of 227.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned east line of Tract 8;

THENCE North 00° 14′ 27″ West, with said east line, being common with the most northerly west line of the above mentioned Celina 682 Partners, L.P. tract, a distance of 1,357.11 feet to the POINT OF BEGINNIG and containing 58.980 acres of land, more or less.

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	Z	7200	0.17
2	Z	6000	0.14
3	Z	6000	0.14
4	Z	6000	0.14
5	Z	6000	0.14
6	Z	6000	0.14
7	Z	6000	0.14
8	Z	6001	0.14
9	Z	6032	0.14
10	Z	6179	0.14
11	Z	6480	0.15
12	Z	6670	0.15
13	Z	6755	0.16
14	Z	6957	0.16
15	Z	7041	0.16
16	Z	6949	0.16
17	Z	6690	0.15
18	Z	6265	0.14
19	Z	6000	0.14
20	Z	6000	0.14

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	Z	7200	0.17
22	Z	7202	0.17
23	Z	6146	0.14
24	Z	6667	0.15
25	Z	7228	0.17
26	Z	7446	0.17
27	Z	7519	0.17
28	Z	7451	0.17
29	Z	7249	0.17
30	Z	6914	0.16
31	Z	6451	0.15
32	Z	6147	0.14
33	Z	6088	0.14
34	Z	6029	0.14
35	Z	6000	0.14
36	Z	6000	0.14
37	Z	6000	0.14
38	Z	6000	0.14
39	Z	6000	0.14
40	Z	6000	0.14

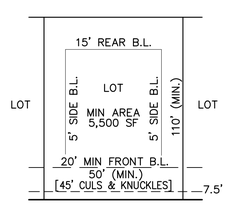
LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
41	Z	6000	0.14
42	Z	7200	0.17

HOA LOT AREA TABLE

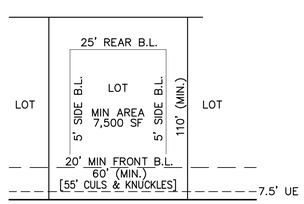
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	AA	6404	0.15
4x	BB	12922	0.30
1X	CC	143200	3.29
3X	CC	2964	0.07
2X	CC	3754	0.09
1X	DD	3705	0.09
2X	Y	96018	2.20
1X	Y	3754	0.09

NOTE:
MINIMUM DEPTH OF THE FRONT YARD SHALL BE TWENTY (20) FEET. MINIMUM DEPTH OF THE FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE TWENTY–ONE (21) FEET UNLESS A J–SWING GARAGE IS USED. IN THAT CASE THE FRONT YARD SETBACK SHALL BE TWENTY (20) FEET.



LOTS 1–36 BLOCK AA, LOTS 1–24 BLOCK BB,
LOTS 34–54 BLOCK CC, LOTS 13–31 BLOCK DD
LOTS 24–52 BLOCK Y AND LOTS 1–42 BLOCK Z

TYPICAL 50' RESIDENTIAL LOT DETAIL
NOT TO SCALE



LOTS 1–33 BLOCK CC
LOTS 1–12 BLOCK DD
LOTS 1–23 BLOCK Y

TYPICAL 60' RESIDENTIAL LOT DETAIL
NOT TO SCALE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE 2A 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 enfore parking regulations within the fire lanes, and to cause such fire lanes and utility easments 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" (Visiblity, 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 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.

CELINA 682 PARTNERS, L.P.

By: Celina 682 GP Partners, LLC,
its General Partner

By: LLC Manager, Inc.,
its Manager

By: _____
James J. Melino,
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 James J. Melino, President of LLC Manager, Inc., Manager of Celina 682 GP Partners, LLC, General Partner of Celina 682 Partners, L.P., 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.

_____
John L. Melton
Registered Professional Land Surveyor
No. 4268

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

Given under 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

58.980 ACRES
239 RESIDENTIAL LOTS
8 HOA LOTS

FINAL PLAT

MUSTANG LAKES PHASE 2A

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

NOVEMBER 2015 SCALE: 1"= 60'

OWNER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214–691–2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214–691–2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED: JULY 20, 2017

DOCUMENT NUMBER

(PLAN # P–201509–01) 05052–02A

Y:\05052\05052-02FP.dwg, FINAL PLAT 2A-4, 7/20/2017 4:50:12 PM, chelffrich, Dowdey, Anderson & Associates, Inc., CWH

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	August 15, 2017
Re:	Green Meadows Phases 1-4 GDP

Action Requested:
Consider and act upon a General Development Plan for Green Meadows Phases 1-4, being a ±779.817 acre tract of land, situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas. The property is generally located west of Legacy Drive, south of FM 428, north of Carey Road, and east of FM 1385. (Green Meadows Phases 1-4 GDP)

Background Information:
Staff has reviewed the proposed General Development Plan for Green Meadows Phases 1-4 and determined that it meets requirements.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:

Supporting Documents:
General Development Plan Exhibits

Staff Recommendation:
Staff recommends approval as presented.

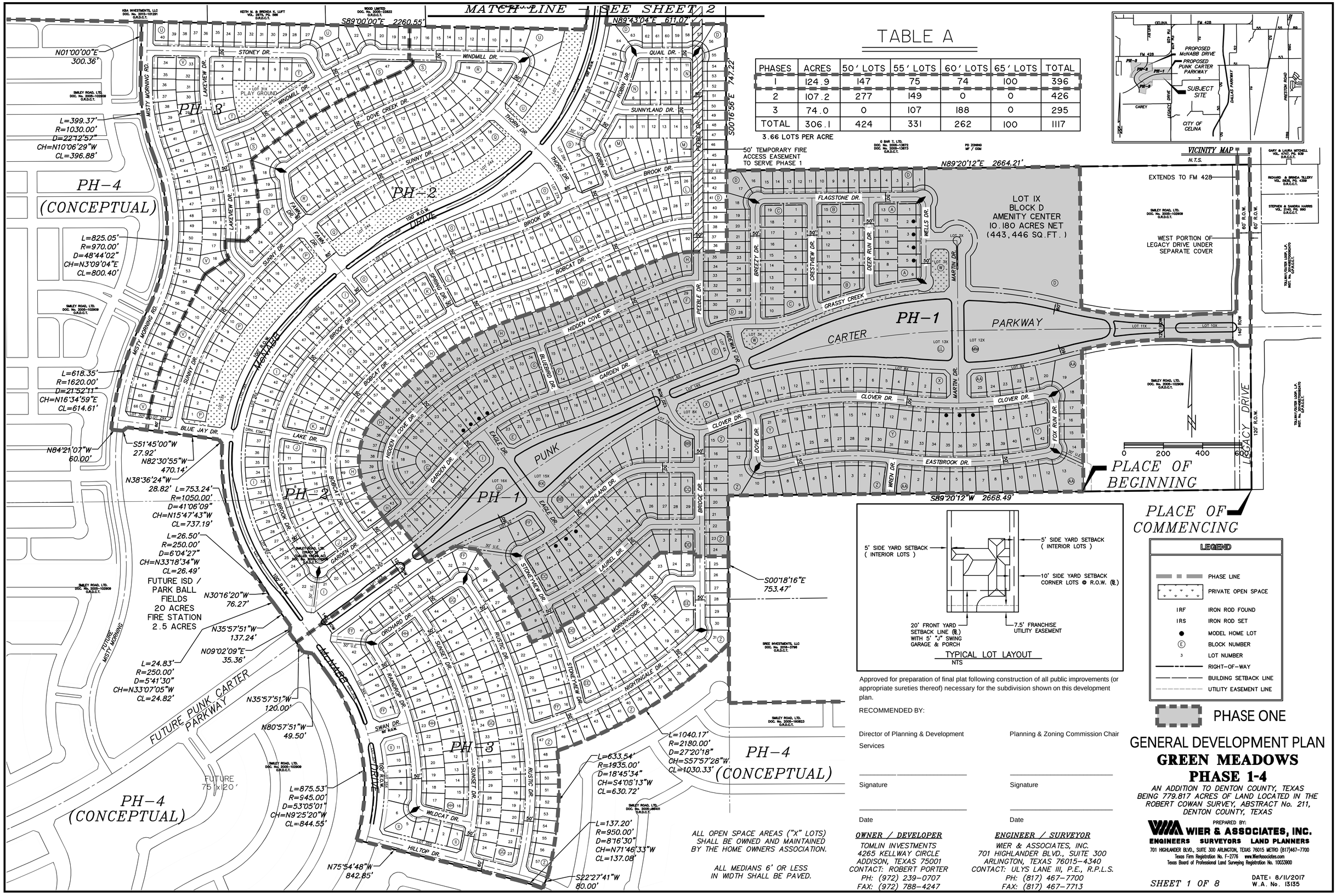


TABLE A

PHASES	ACRES	50' LOTS	55' LOTS	60' LOTS	65' LOTS	TOTAL
1	124.9	147	75	74	100	396
2	107.2	277	149	0	0	426
3	74.0	0	107	188	0	295
TOTAL	306.1	424	331	262	100	1117

3.66 LOTS PER ACRE

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

RECOMMENDED BY:

Director of Planning & Development Services

Signature

Date

Planning & Zoning Commission Chair

Signature

Date

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

ALL MEDIANS 6' OR LESS IN WIDTH SHALL BE PAVED.

OWNER / DEVELOPER

TOMLIN INVESTMENTS
4265 KELLWAY CIRCLE
ADDISON, TEXAS 75001
CONTACT: ROBERT PORTER
PH: (972) 239-0707
FAX: (972) 788-4247

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: ULYS LANE III, P.E., R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

GENERAL DEVELOPMENT PLAN
GREEN MEADOWS
PHASE 1-4

AN ADDITION TO DENTON COUNTY, TEXAS
BEING 779.817 ACRES OF LAND LOCATED IN THE ROBERT COWAN SURVEY, ABSTRACT No. 211, DENTON COUNTY, TEXAS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 8

DATE: 8/11/2017
W.A. No. 13135

PRINTED: 8/11/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 8/11/2017 10:34 AM SAVED BY: CASEYO FILE: DEV-PLAN-200-SCALE-WA13135.DWG

PHASE 1
FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE ROBERT COWAN SURVEY, ABSTRACT No. 211, DENTON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD. RECORDED IN DOCUMENT NUMBER 2005-102909 (DENOTED AS TRACT 2, 252.905 ACRE TRACT), A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD. RECORDED IN DOCUMENT NUMBER 2005-102909 (DENOTED AS TRACT 2, 101.42 ACRE TRACT) AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SMILEY ROAD, LTD. RECORDED IN DOCUMENT NUMBER 2005-88401, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "J.E. SMITH RPLS 3700", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID 101.42 ACRE TRACT, THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PAUL W. STILES, RECORDED IN VOLUME 4963, PAGE 2543, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.), IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO TOLLWAY/OUTER LOOP, L.P. RECORDED IN INSTRUMENT NUMBER 20140827000924 70, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.C.T.) AND BEING IN THE CENTER OF LEGACY DRIVE;

THENCE SOUTH 89°20'12" WEST, DEPARTING THE CENTER OF SAID LEGACY DRIVE AND ALONG THE SOUTH LINE OF SAID 101.42 ACRE TRACT AND THE NORTH LINE OF SAID STILES TRACT, AT 26.16 FEET PASSING A 5/8" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 856.67 FEET TO THE PLACE BEGINNING;

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

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

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

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

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

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 112.29 FEET, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1400.00 FEET, A DELTA ANGLE OF 04°35'44" AND A CHORD BEARING OF SOUTH 47°33'09" WEST, 112.26 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE NORTHEASTERLY, AN ARC LENGTH OF 340.50 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2435.00 FEET, A DELTA ANGLE OF 08°00'44" AND A CHORD BEARING OF NORTH 68°19'37" EAST, 340.23 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

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

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

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

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

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

THENCE NORTH 00°16'57" WEST, ALONG THE EAST LINE OF SAID 252.905 ACRE TRACT AND THE WEST LINE OF SAID 101.42 ACRE TRACT, A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "J.E. SMITH RPLS 3700", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID 101.42 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO G BAR 7, LTD. RECORDED IN DOCUMENT NUMBER 2005-13872 AND DOCUMENT NUMBER 2005-13873, O.R.D.C.T.;

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

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

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

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

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

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

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

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

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

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

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

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

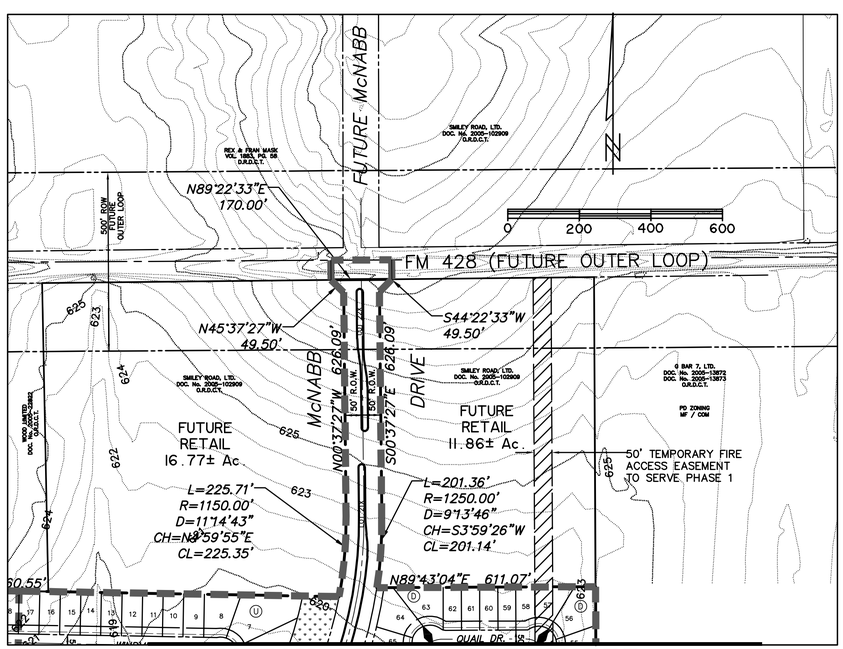
THENCE NORTH 84°15'14" WEST, A DISTANCE OF 78.01 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

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

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

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

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



OWNER / DEVELOPER
TOMLIN INVESTMENTS
4265 KELLWAY CIRCLE
ADDISON, TEXAS 75001
CONTACT: ROBERT PORTER
PH: (972) 239-0707
FAX: (972) 788-4247

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
CONTACT: ULYS LANE III, P.E., R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

GENERAL DEVELOPMENT PLAN
GREEN MEADOWS
PHASE 1-4

AN ADDITION TO DENTON COUNTY, TEXAS
BEING 779.817 ACRES OF LAND LOCATED IN THE
ROBERT COWAN SURVEY, ABSTRACT No. 211,
DENTON COUNTY, TEXAS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 8

DATE: 8/11/2017
W.A. No. 13135

PRINTED: 8/11/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 8/11/2017 10:34 AM SAVED BY: CASEYO FILE: DEV-PLAN-200-SCALE-WA13135.DWG

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	August 15, 2017
Re:	Wilson Creek Meadows GDP

Action Requested:
Consider and act upon a General Development Plan for Wilson Creek Meadows, being a ±105.94 acre tract of land, situated in the Jonathan Westover Survey, Abstract No. 1030 and Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas. The property is generally located south of Choate Parkway, north of Frontier Parkway, west of FM 2478, and east of CR 86 (Future Coit Road). (Wilson Creek Meadows GDP)

Background Information:
Staff has reviewed the proposed General Development Plan for Wilson Creek Meadows and determined that it meets all requirements. With the caveat that a note be added labeling the sewer creek crossing as “possible” and will be determined by the City of Celina Engineering Department at the time of the Construction Plat and/or civil plan review.

Board Review/Citizen Input:
N/A

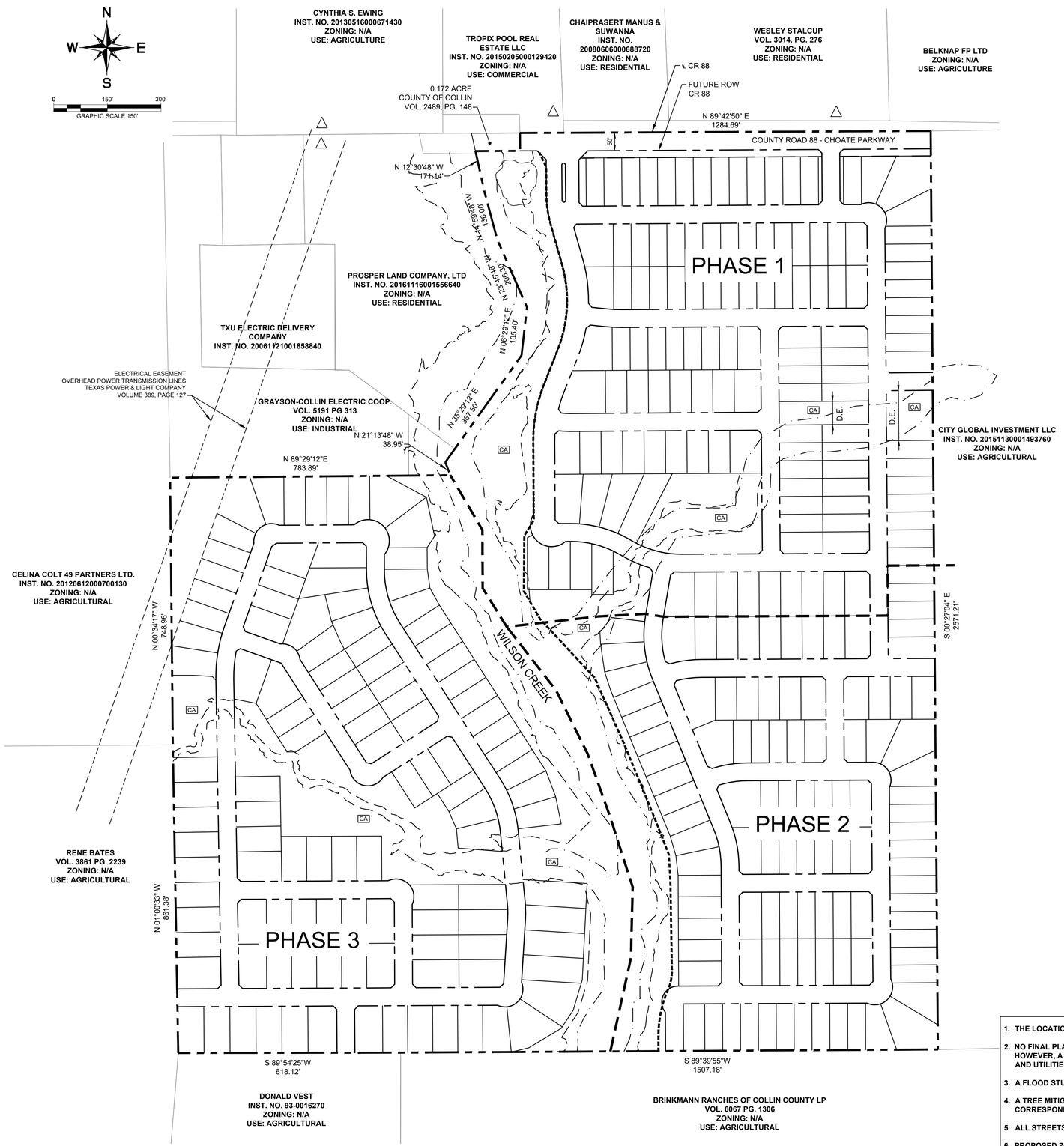
Alternatives:
N/A

Financial Considerations:
N/A

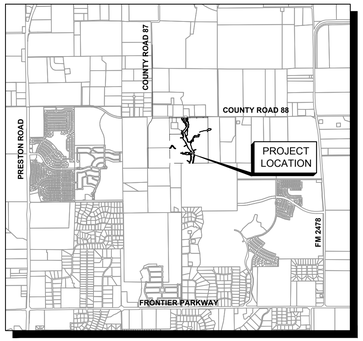
Legal Review:

Supporting Documents:
General Development Plan Exhibits

Staff Recommendation:
Staff recommends approval pending the outstanding notes being added to the GDP per staff’s recommendation.



VICINITY MAP



LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EXISTING FEMA 100-YEAR FLOOD PLAN
	PROPOSED FEMA 100-YEAR FLOOD PLAN
	PHASE LINE
△	EXISTING DRIVEWAY
	6' HIKE AND BIKE TRAIL
CA	WILSON CREEK MEADOWS COMMON AREAS

LEGAL DESCRIPTION

BEING a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas, and being all of a called 105.79 acre tract of land described in a Special Warranty Deed to Celina Titus, LLC, as recorded in Instrument No. 20160401000388930 of the Official Public Records of Collin County, Texas, same being all of a called 0.172 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2489, Page 148 of the Deed Records of Collin County, Texas (described as the southeastern 0.172 acre tract from hereon), and being more particularly described as follows:

BEGINNING at a railroad spike found for the northeast corner of said 105.79 acre tract, common to the northwest corner of a called 40.039 acre tract of land described in a deed to City Global Investment, LLC, as recorded in Instrument No. 20151130001493760 of the Official Public Records of Collin County, Texas, same being on the southerly line of a called 317.729 acre tract of land described in a deed to Belknap FP, Ltd., as recorded in Volume 4288, Page 156 of the Land Records of Collin County, Texas, and in County Road 88, a variable width right-of-way, no record found;

THENCE South 00°27'04" East, departing the right-of-way of said County Road 88, along the easterly line of said 105.79 acre tract and the westerly line of said 40.039 acre tract, a distance of 2571.21 feet to the southeast corner of said 105.79 acre tract, common to the southwest corner of said 40.039 acre tract, same being on the northerly line of a called 185.094 acre tract of land described in a deed to Brinkman Ranches of Collin County, L.P., as recorded in Volume 6067, Page 1306 of the Land Records of Collin County, Texas, from which, a 1/2 inch iron rod found for witness bears South 05°02; West, 0.2 foot;

THENCE South 89°39'55" West, along the southerly line of said 105.79 acre tract and the northerly line of said 185.094 acre tract, a distance of 1507.18 feet to a 3/4 inch iron pipe found for the northwest corner of said 185.094 acre tract, common to the northeast corner of a called 19.047 acre tract of land described in a deed to Donald L. Vest, as recorded in Instrument No. 93-0016270 of the Land Records of Collin County, Texas;

THENCE South 89°54'25" West, continuing along the southerly line of said 105.79 acre tract and along the northerly line of said 19.047 acre tract, a distance of 618.12 feet to a 1/2 inch iron rod found for the southwest corner of said 105.79 acre tract, common to the northwest corner of said 19.047 acre tract, being on the easterly line of a called 153.954 acre tract of land described in a deed to Rene Bates, as recorded in Volume 3861, Page 2239 of the Land Records of Collin County, Texas;

THENCE North 01°00'33" West, along the westerly line of said 105.79 acre tract and the easterly line of said 153.954 acre tract, a distance of 861.38 feet to a 1/2 inch iron rod found for the northeast corner of said 153.954 acre tract, common to the southeast corner of a called 49.25 acre tract of land described in a deed to Celina Colt 49 Partners, Ltd., as recorded in Instrument No. 20120612000700130 of the Official Public Records of Collin County, Texas;

THENCE North 00°34'17" West, continuing along the westerly line of said 105.79 acre tract and along the easterly line of said 49.25 acre tract, a distance of 748.96 feet to a 3/4 inch iron pipe found for the southerly northwest corner of said 105.79 acre tract, common to the southwest corner of a called 20.00 acre tract of land described in a deed to Grayson Collin Electric Cooperative, Inc., as recorded in Volume 5191, Page 313 of the Land Records of Collin County, Texas;

THENCE North 89°29'12" East, departing the easterly line of said 49.25 acre tract, along the northerly line of said 105.79 acre tract and the southerly line of said 20.00 acre tract, a distance of 783.89 feet to a point for the southeast corner of said 20.00 acre tract, common to an ell corner of said 105.79 acre tract, same being in the center of Wilson Creek;

THENCE North 21°13'48" West, along the westerly line of said 105.79 acre tract, the easterly line of said 20.00 acre tract, and along said creek, a distance of 38.95 feet to a point for corner;

THENCE North 35°29'12" East, continuing along the westerly line of said 105.79 acre tract and the easterly line of said 20.00 acre tract, along the easterly line of a called 8.626 acre tract of land described in a deed to Prosper Land Company, Ltd., as recorded in Instrument No. 20161116001556640 of the Official Public Records of Collin County, Texas, and continuing along said creek, a distance of 367.50 feet to a point for corner;

THENCE continuing along the westerly line of said 105.79 acre tract and the easterly line of said 8.626 acre tract, along the westerly line of aforesaid southeastern 0.172 acre tract, the easterly line of a called 0.172 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2383, Page 570 of the Deed Records of Collin County, Texas (described as the southwestern 0.172 acre tract from hereon), and continuing along said creek, the following courses:

North 06°29'12" East, a distance of 135.40 feet to a point for corner;

North 23°45'48" West, a distance of 206.30 feet to a point for corner;

North 14°59'48" West, a distance of 136.00 feet to a point for corner;

North 12°30'48" West, a distance of 171.14 feet to a point for the northwest corner of said southeastern 0.172 acre tract, being on the southerly line of a called 0.172 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2489, Page 144 of the Deed Records of Collin County, Texas (described as the northwestern 0.172 acre tract from hereon), and in aforesaid County Road 88;

THENCE North 89°42'50" East, departing said creek, along the northerly line of said southeastern 0.172 acre tract, the northerly line of said 105.79 acre tract, along the southerly line of said northwestern 0.172 acre tract, the southerly line of a called 0.144 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2489, Page 141 of the Deed Records of Collin County, Texas, the southerly line of a called 3.23 acre tract of land described in a deed to Tropix Pools Real Estate LLC, as recorded in Instrument No. 20150205000129420 of the Official Public Records of Collin County, Texas, the southerly line of a called 6.00 acre tract of land described in a deed to Manus Chaiprasert and wife, Suwanna Chaiprasert, as recorded in Instrument No. 20080606000688720 of the Official Public Records of Collin County, Texas, the southerly line of a called 4.517 acre tract of land described in a deed to Wesley D. Stalcup, as recorded in Volume 3014, Page 280 of the Land Records of Collin County, Texas, also along the southerly line of a called 5.00 acre tract of land described in a deed to Wesley D. Stalcup, as recorded in Volume 3014, Page 276 of the Land Records of Collin County, Texas, and the southerly line of aforesaid 317.729 acre tract, and along said County Road 88, a distance of 1284.69 feet to the **POINT OF BEGINNING,** and containing 105.942 acres (4,614,831 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

SUMMARY

Land Use Acreage Summary	
Perimeter Thoroughfares Rights of Way	1.8
Open Space Provided	23.3
Open Space Required By PD	20.0
Residential Lots/Residential Rights of Way	80.7
Net Acreage	**104.0**
Gross Acreage	**105.8**
Total Provided	**344**
Total Allowed	**350**
Net Density	**3.31**
Gross Density	**3.25**

LOT TABLE

LOT TYPE	LOT WIDTH	PHASE 1	PHASE 2	PHASE 3	TOTAL	ALLOWED
A	70'	0	0	55	55	≥ 53
B	60'	34	36	59	129	≥ 122
C	50'	93	67	0	160	≤ 175
TOTAL	n/a	127	103	114	344	350

NOTE

1. **THE LOCATION OF ACCESS POINTS SHOWN ON THIS PLAN MAY CHANGE WHEN THE CONSTRUCTION PLAT IS SUBMITTED.**
2. **NO FINAL PLAT WILL BE FILED IN PHASE 3 UNTIL TWO POINTS OF ACCESS HAVE BEEN CONSTRUCTED TO PHASE 3. HOWEVER, A CONSTRUCTION PLAT AND CONSTRUCTION PLANS MAY BE APPROVED AND CONSTRUCTION OF PAVING AND UTILITIES MAY OCCUR.**
3. **A FLOOD STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION OF THE PHASES.**
4. **A TREE MITIGATION PLAN FOR EACH PHASE SHALL BE REVIEWED AND APPROVED PRIOR TO GRADING OF THE CORRESPONDING PHASE.**
5. **ALL STREETS SHOWN ON THIS GDP SHALL BE 2LN STREETS EXCEPT COUNTY ROAD 88.**
6. **PROPOSED ZONING - PD-82 (SF-R BASE)**
7. **ALL LOTS LABELED CA (COMMON AREAS), ARE HOA MAINTAINED AND ARE DRAINAGE AND UTILITY EASEMENTS.**

CASE #: XXXXXXXX

GENERAL DEVELOPMENT PLAN
FOR
WILSON CREEK MEADOWS

BEING 105.94 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
AND THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER:
Celina Titus L.L.C.
106 Decker Dr. Suite 310
Irving, TX 75062
Tel: (214) 212-6326
Contact: Terry W. Mitchell

DEVELOPER:
Contrast Development
106 Decker Dr. - Suite 310
Irving, TX 75062
Tel: (214) 212-6326
Contact: Terry W. Mitchell

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Road
Two Galleria Office Tower
Suite 700, Dallas, TX 75240
Tel: (972) 770-1300
Contact: Justin S. Christ, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JSC	CJH	JSC	AS SHOWN	AUGUST 2017	063222900	G-1

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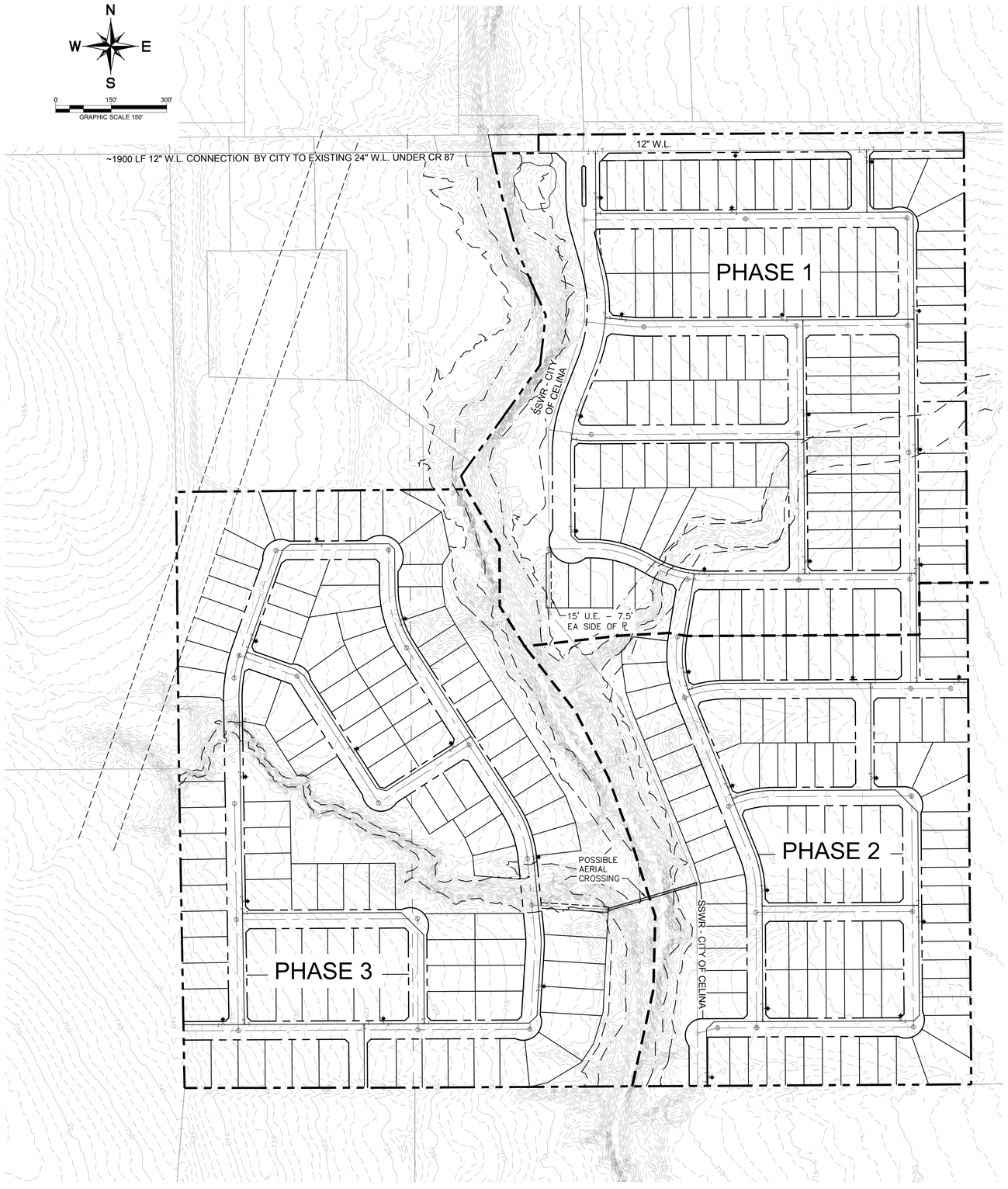
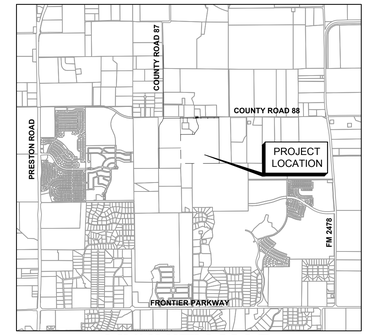


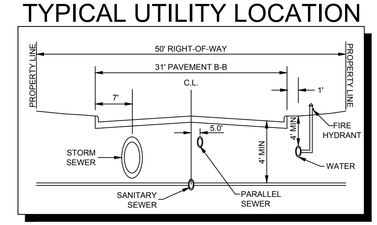


VICINITY MAP

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PHASE LINE
- CITY OF CELINA SSWR LINE
- ONSITE SSWR LINE/MANHOLE
- ONSITE WATERLINE/F.H. ASMBLY/G.V.

TYPICAL UTILITY LOCATION



NOTES

- ALL ONSITE WATER LINES ARE 8" P.V.C.
- ALL ONSITE SANITARY SEWER LINES ARE 8" P.V.C.
- EXISTING 24" WATERLINE UNDER CR 86

CASE #: XXXXXXXX

WATER AND SANITARY SEWER PRELIMINARY LAYOUT
FOR
WILSON CREEK MEADOWS

BEING 105.94 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
AND THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

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Contact: Terry W. Mitchell

DEVELOPER:
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Irving, TX 75062
Tel: (214) 212-6326
Contact: Terry W. Mitchell

ENGINEER/SURVEYOR:
Kimley»Horn
12750 Genesis Ct. Suite 1000
Dallas, TX 75251
Tel: (972) 770-1300
Contact: Justin S. Christ, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JSC	CJH	JSC	AS SHOWN	MAY 2017	063222900	G-2

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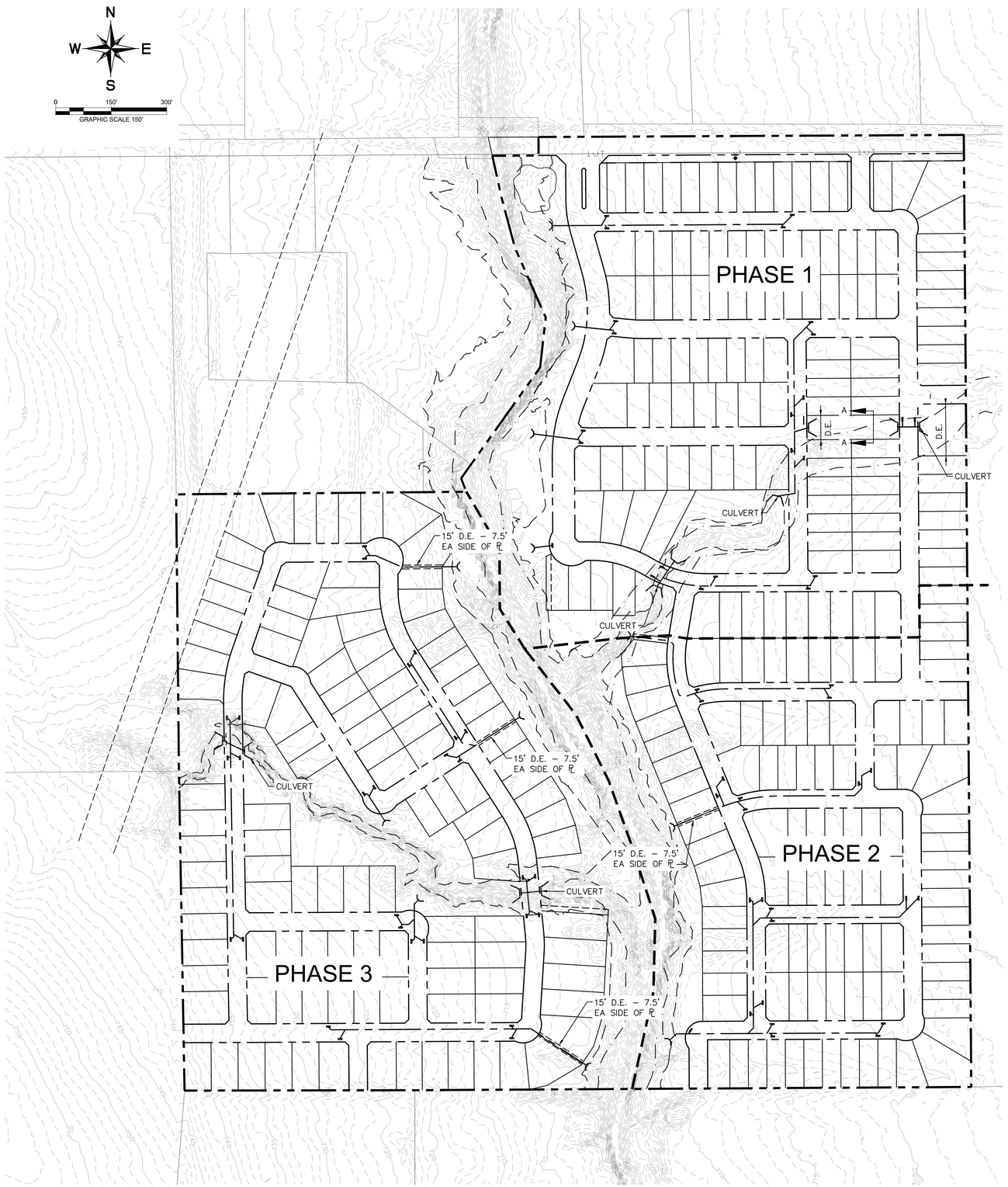
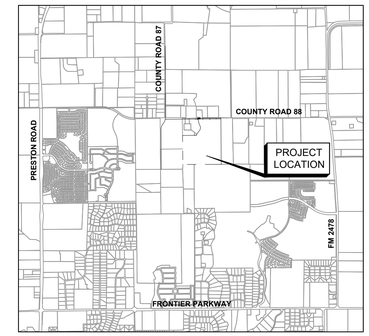
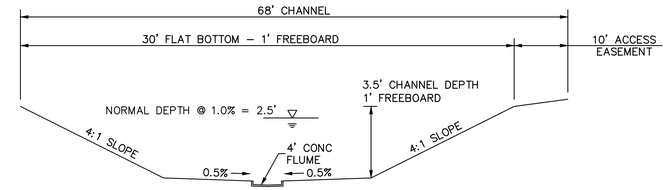




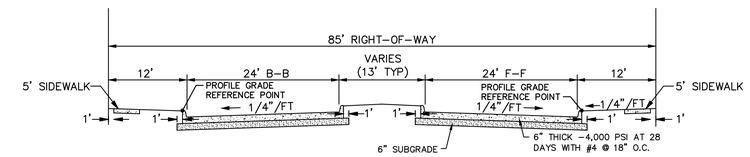
VICINITY MAP

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PHASE LINE
- HEADWALL
- STORM CENTERLINE
- INLET

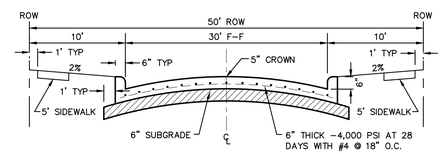


SECTION A-A



DIVIDED RESIDENTIAL SUBDIVISION ENTRANCE

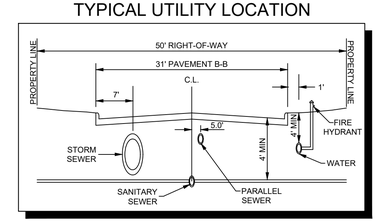
NTS



NEIGHBORHOOD STREET - 2LN

NTS

TYPICAL UTILITY LOCATION



NOTES

1. ALL ONSITE STREETS ARE 2LN
2. CHOATE PARKWAY (CR 88) TO BE BUILT BY OTHERS.
3. A 7.5' UTILITY EASEMENT WILL BE PROVIDED OUTSIDE THE RIGHT OF WAY OF ALL RESIDENTIAL STREETS (2LN)
4. LOCATION OF STORM DRAIN PIPES ARE SUBJECT TO CHANGE AT FINAL DESIGN.
5. DRAINAGE CRITERIA
   - 5.1. STORM FREQUENCY = 100 YR STORM
   - 5.2. INTENSITY (I100) = 7.69 IN/HR
   - 5.3. TIME CONCENTRATION = 15 MINUTE
   - 5.4. SF RUNOFF COEF. (C) = 0.55
   - 5.5. INLETS DESIGNED FOR 100 YR STORM
   - 5.6. INTENSITY DETERMINED BY TECHNICAL MEMORANDOM HYDRO 35, JUNE 1977

CASE #: XXXXXXXX

PAVING AND STORM PRELIMINARY LAYOUT
FOR
WILSON CREEK MEADOWS

BEING 105.94 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JSC	CJH	JSC	AS SHOWN	AUGUST 2017	063222900	G-3

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Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Ben Rodriguez, Senior Planner
Meeting Date:	August 15, 2017
Re:	Consider and act upon a proposed amendment to the Code of Ordinances, Chapter 3: Building Regulations; Article 3.07, Signs; Section 3.07.018 Signs Allowed, to amend the City's Unified Development Monument Signs regulations.

Action Requested:
Consider and act upon a proposed amendment to the Code of Ordinances, Chapter 3: Building Regulations; Article 3.07, Signs; Section 3.07.018 Signs Allowed, to amend the City's Unified Development Monument Signs regulations.

Background Information:
Currently, Unified Development Monument Signs are only allowed for developments that contain multiple tenants at the same location. The minimum size of our Unified Development Monument Signs is the same as our single tenant monument signs. This has created situations where signs accommodating multiple tenants are not large enough to be adequately seen while driving on high traffic thoroughfares.

Staff is proposing changes that will increase the base size of multi-tenant monument signs throughout the City from sixty (60) to eighty (80) square feet, and allowing them to increase in size up to 120 square feet. Additionally staff is proposing that multi-tenant monument signs along the Dallas North Tollway and Collin County Outer Loop Corridors be increased to 240 square feet and twenty feet in height.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:

Supporting Documents:

- Proposed Changes

Staff Recommendation:

Staff recommends approval as presented

(15) Monument (unified development) sign (UDMS).

(A) Time. A sign permit is required. A sign permit shall not be issued to erect, install or place a UDMS on a property until a sign coordination plan has been approved and a subdivision plat, general development plan, or a site plan for the property has been approved, and after issuance of a building permit for a building within the unified development zone.

(B) Place.

(i) UDMS shall be located within a unified development zone.

(ii) A UDMS is permitted on the same lot as an MIS-1, but the total number of UDMSs and MIS-1 located within a unified development zone shall not exceed the number of lots located within the unified development zone.

(iii) The minimum front setback for a UDMS is fifteen (15) feet from the property line.

(iv) No minimum side yard and rear yard setbacks are required for a UDMS, but a UDMS shall not be located closer than seventy-five (75) feet to another UDMS or an MIS-1.

(C) Manner.

(i) A UDMS shall be constructed of materials and a design consistent with the buildings located on the property. A UDMS shall contain a minimum one (1) foot masonry border around the sign. A UDMS constructed entirely of masonry materials shall satisfy the border requirement.

(ii) The maximum area of a UDMS shall be based on the size of the unified development zone. The maximum area of a UDMS for a development zone of ~~five (5) acres~~ ten (10) acres or less is ~~sixty (60)~~ eighty (80) square feet. For every whole acre over ~~five (5)~~ ten (10) acres, the area of the UDMS may be increased by ~~twelve (12)~~ Ten (10) square feet with the maximum area of a UDMS being ~~one hundred sixty eight (168)~~ one hundred twenty (120) square feet.

(a) For tracts 30 acres or larger designated as a unified development zone adjacent to the Dallas North Tollway (DNT) and Collin County Outerloop (CCOL) the maximum area of a unified development sign shall be two hundred forty (240) square feet. No more than fifty-five percent (55%) of the area of the unified development sign may be used for the cabinet or text area displaying the development's tenants; and the name of the subdivision or development may be displayed on the unified development sign, but shall not exceed twenty (20%) of the area of the unified development sign.

(iii) The maximum height of a UDMS is sixteen (16) feet; if adjacent to DNT or CCOL the maximum height is twenty (20) feet.

(iv) Architectural embellishments for UDMSs are encouraged. Exceptions in maximum height and area to allow for architectural embellishments may be considered through the review of a sign coordination plan.

(v) One (1) UDMS is permitted per street frontage of the unified development zone. One (1) additional UDMS is permitted along a street for each additional seven hundred fifty (750) linear feet, or portion thereof, of street frontage that exceeds seven hundred fifty (750) linear feet of street frontage.

(vi) Prior to city consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the city authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(vii) Variable messages displays are permitted, but only one (1) variable message display, either monument sign or wall sign is permitted per lot.

(viii) UDMSs with variable message displays shall comply with section 3.07.028 of this article.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager
	Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Ben Rodriguez, Senior Planner
Meeting Date:	August 15, 2017
Re:	Stelzer Tract PD

Action Requested:
The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±15.471 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district, with base zoning designations of HI, Heavy Industrial. The property is situated in the Collin County Land #14 Survey, Abstract No. 167, City of Celina, Collin County, Texas. It is generally located north of Frontier Parkway, west of the Burlington Northern Santa Fe Railroad, and east of Prairie Crossing. (Stelzer Tract Rezoning)

Background Information:
The property owner has requested that this property be rezoned from its current zoning of AG, Agriculture, to PD, Planned Development with the base zoning of HI, Heavy Industrial. The total acreage of the area to be rezoned is approximately 15.47 acres.

The proposed PD is to facilitate the development of an office/warehouse park. Staff feels that this is an appropriate location given the constraints on this property. The property's access is limited by the adjacent Railroad Right of Way, in addition to a future elevated rail crossing that will be constructed on this site. Due to the limited access to the site staff feels that a successful retail use on this site would be challenging. Additionally, a substantial portion of the site is encumbered by floodplain which further limits the buildable area.

Due to the property's location and surrounding land uses (RV & boat storage, and railroad), the applicant has requested a reduction in masonry standards for the property. The City's code requires that non-residential structures be made of 100% masonry materials. The reduced masonry standards requested in the PD are in line with what has been approved by City Council in similar cases where structures are adjacent to the railroad. Staff has requested that language be added to ensure that all facades facing or visible from Frontier Parkway or Prairie Crossing are 100% masonry, and facades which face the railroad right-of-way or face internally to the development could be made of a combination of masonry and non-masonry materials, including metal.

Staff has requested that the proposed 40 foot buffer adjacent to Prairie Crossing be reduced to a 30 foot buffer measured from the future right-of-way with an included 4-foot landscape berm to obstruct the views between the individual buildings.

Comprehensive Plan:
The City's Comprehensive Plan designates this area as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single family detached, attached dwellings such as duplexes, and townhomes. Supporting office, retail, commercial and entertainment are considered acceptable uses. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

Staff feels that given its location adjacent to the railroad in addition to its frontage on a future six-lane divided thoroughfare, the proposed zoning request meets the intent of the Suburban Moderate-High Residential designation. The land uses being proposed within the PD regulations will serve not only the local residential community but also the region as a whole.

Thoroughfare Plan:
One of the reasons that staff feels that this use is appropriate for this given location is that this site will be situated under a future elevated bridge which is set to cross the railroad right-of-way. Given that the majority of the site will not be visible from the future elevated thoroughfare staff feels that this request is warranted.

The elevated rail crossing will require a substantial amount of property to be needed from this site to facilitate the construction of a ramped embankment. The County has estimated that it will need an additional 200 feet of right of way from the north side of Frontier Parkway to accommodate the embankment and service road. Staff has requested that the client provide notation that additional right-of-way may be needed in the future.

Board Review/Citizen Input:
A notice of the public hearings was published in *The Celina Record* on July 23, 2017. Notices of the public hearing have been sent to all owners of property residing within the City Limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation staff had received no letters in support or in opposition to the proposal.

Supporting Documents:
- Concept Plan
- Development Regulations
- Zoning Exhibit

Staff Recommendation:
Staff recommends approval as presented.

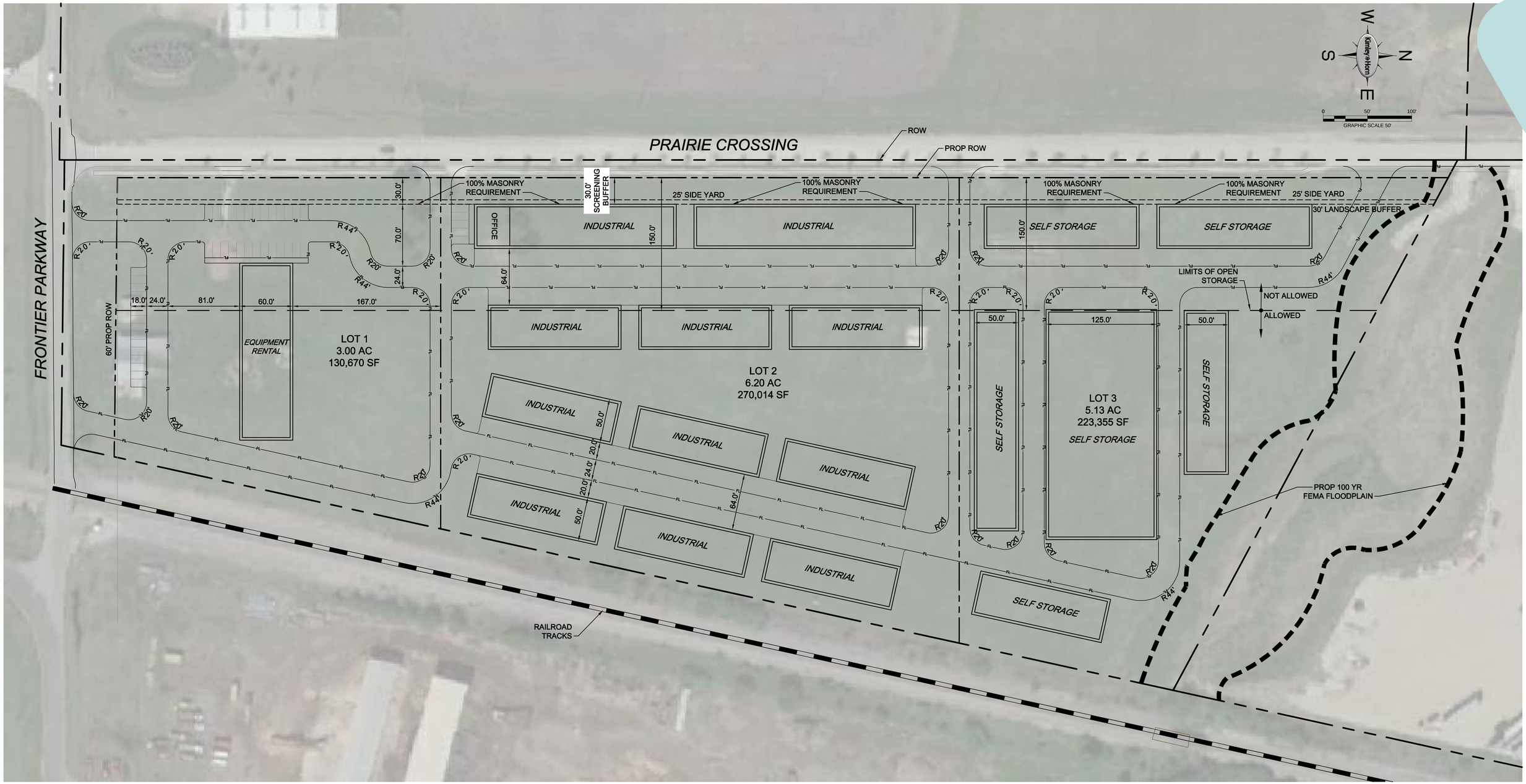

EXHIBIT "D" CONCEPT PLAN

Celina Industrial

Celina, Texas
February 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, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

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Exhibit C

Planned Development Standards

Use and development of the subject property shall conform to the regulations of Section 14.03.004.5 “HI Heavy Industrial District”, and as amended, subject to the following conditions:

1.) The following additional uses shall be Permitted uses:

a. Mini warehouse/self-storage

b. Automobile driving school

c. Martial Arts School

d. Tool and equipment rental (no outside displays allowed in front yard or visible from public street)

e. All-terrain vehicle dealer/sales or service (no outside displays allowed in front yard or visible from public street)

f. Antique store

g. Art dealer/gallery

h. Bikes sales and/or repair (no outside displays allowed in front yard or visible from public street)

i. Building material sales/lumber (no outside displays allowed in front yard or visible from public street)

j. Consignment shop

k. Garden shop (no outside displays allowed in front yard or visible from public street)

l. Gift/toy store

m. Handicraft/artisans shop

n. Hardware store

o. Home improvement center (no outside displays allowed in front yard or visible from public street)

p. Jewelry store

q. Lawnmower sales and/or repair (no outside displays allowed in front yard or visible from public street)

r. Major appliance sales

s. Public market (no outside displays allowed in front yard or visible from public street)

t. Motorcycle dealer (new and/or repair) (no outside displays allowed in front yard or visible from public street)

u. Personal watercraft sales (new and/or repair) (no outside displays allowed in front yard or visible from public street)

v. Pet shop/supplies

w. Plant nursery

x. Printing/tee shirt shop

y. Sporting goods

z. Stamps, coin and other collectibles

aa. Used merchandise

bb. Vacuum cleaner sales and repair

cc. Woodworking shop

dd. Auto glass repair/tinting

ee. Auto laundry or carwash (attended or unattended)

ff. Auto muffler shop

gg. Auto tire repair/sales (no outside displays allowed in front yard or visible from public street)

hh. Automobile accessory installation

ii. Full service car wash

jj. Limousine/taxi service

kk. Quick lube/oil change/minor inspection

ll. Tire dealer (no outside displays allowed in front yard or visible from public street)

mm. Feed and grain store (no outside displays allowed in front yard or visible from public street)

nn. Manufacturing

oo. Office showroom

pp. Warehousing

qq. RV/boat parking

rr. Heating and air-conditioning sales/service

ss. Pawn shop

tt. Propane sales (refill and exchange only. Refill must be setback 150' from FM 1461 and CR 51)

2.) The following additional uses shall be Prohibited uses:

a. Motels

b. Sexually Oriented Businesses

c. Check Cashing/Payday Loans

d. Recycling Kiosk

e. Auto Dealer

f. Auto Repair, Major

g. Rental Car/Sales

3.) Open/outside storage: open/outside storage shall be allowed in any location on the subject property except within 150' of the right-of-way for County Road 51 (C.R. 51). Screening shall be required as outlined in the following "Screening" section. Open/outside storage shall comply with the City's Code of Ordinances as it currently exists or may be amended. Not visible from public street or stacked higher than the building.

4.) Screening: the property shall be required to provide a 4' earthen berm, within the 40' landscape setback (measured from the future ROW) along C.R. 51 and Frontier Parkway, and 3" caliper trees (at the time of planting) (or alternate as approved by the City Planning Director) generally located on 40' centers. The landscape screening along with the exterior building orientation shall provide the screening for the overall project (a separate masonry screen wall is not required along the perimeter of the site).

5.) Building orientation: the buildings along the exterior of the site, as generally depicted on the attached Zoning Exhibit "D", shall face one side of the building outward toward the right-of-way of C.R. 51 and Frontier Parkway. Interior buildings shall be allowed to orient the buildings as needed upon the approval of the City Fire Department and in compliance with the International Building Code.

6.) Building Materials: any building materials (masonry, concrete, blocks, metal, stucco, etc.) shall be allowed within the property except as noted below:

a. Any of the buildings located along the exterior of the site, as generally shown on the attached zoning exhibit "D", shall be required to have a 100% masonry wall that faces the right-of-way. All other buildings can be constructed with materials other than masonry. For example, the buildings that face C.R. 51 shall be required to have a western face made of 100% masonry and all other sides of the buildings can be made with other materials.

b. Masonry shall be defined as fired brick, natural and manufactured stone, granite, marble, architectural concrete block, tilt wall concrete, and concrete block.

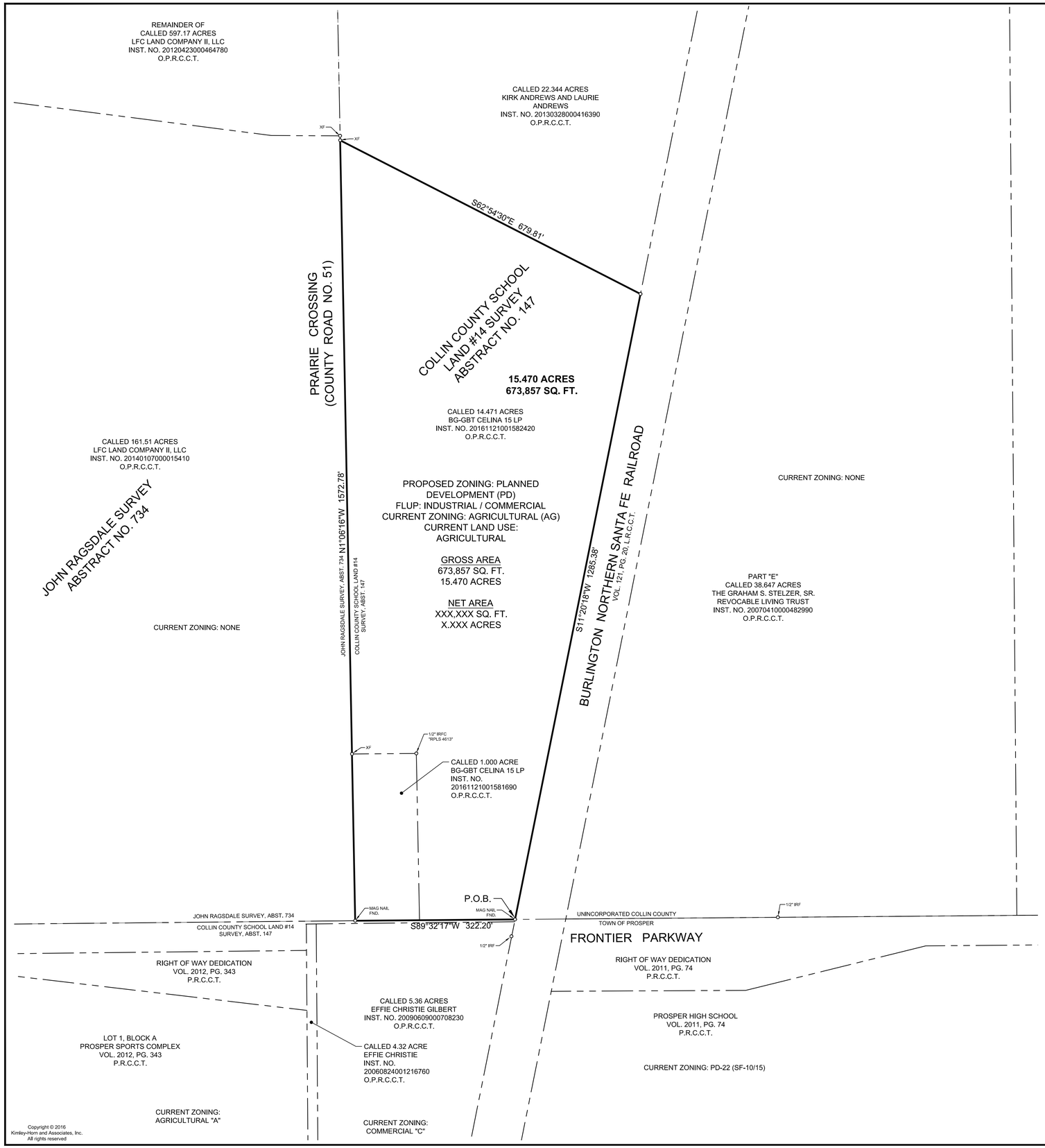
c. All interior facades and facades facing the railroad shall have a 3' masonry wainscot.

d. Any buildings located at the corner of C.R. 51 and Frontier Parkway shall provide 100% masonry on both sides facing the right-of-way and all other sides of the buildings can be made with other materials.

7.) Conceptual site plan: Zoning Exhibit “D” is included with the proposed zoning as a graphical explanation of the masonry and screening requirements.

8.) Parking:

a. No on-street parking associated with this site will be permitted on Prairie Crossing or Frontier Parkway.



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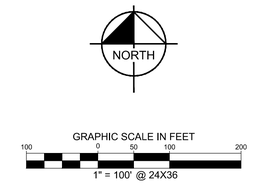

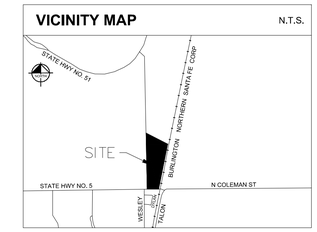

LEGAL DESCRIPTION

BEING a tract of land situated in the Collin County School Land #14 Survey, Abstract No. 167, Collin County, Texas and being all of a 14.471 acre tract as conveyed to BG-GBT Celina 15 LP and recorded in County Clerks No. 20161121001582420, Official Public Records of Collin County (O.P.R.C.C.T.), Texas, also being all of a 1.000 acre tract as conveyed to BG-GBT Celina 15 LP and recorded in Instrument No. 20161121001581690, Official Public Records of Collin County (O.P.R.C.C.T.), Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at the southeast corner of said 14.471 acre tract, said nail being in the west line of Burlington Northern Santa Fe Railroad Company tract as created in a deed recorded in Volume 121, Page 20, Land Records of Collin County, Texas, said nail also being in the approximate centerline of Frontier Parkway;

THENCE South 89°32'17" West, along the south line of said 14.471 acre tract, the south of said 1.000 acre tract and along the centerline of said Frontier Parkway, a distance of 322.20 feet to a mag nail found for the southwest corner of said 1.000 acre tract, also being the southeast corner of a called 161.51 acre tract conveyed to LFC Land Company II, LLC in Instrument No. 20140107000015410, O.P.R.C.C.T., same also being the intersection of the centerline of said Frontier Parkway with the centerline of Prairie Crossing (County Road No. 51);

THENCE North 01°06'16" West, along the west line of said 1.000 acre tract, and the west line of said 14.471 acre tract, and along the east line of said 161.51 acre tract, and along the centerline of said Prairie Crossing (County Road No. 51) a distance of 1572.78 feet to a "X" cut found for the northwest corner of said 14.471 acre tract, same being at the southwest corner of a called 22.334 acre tract conveyed to Kirk and Laurie Andrews as recorded in Instrument No. 20130328000416390, O.P.R.C.C.T.;

THENCE South 62°54'30" East, along the north line of said 14.471 acre tract and the south line of said 22.334 acre tract, a distance of 679.81 feet to the northeast corner of said 14.471 acre tract and the southeast corner of said 22.334 acre tract in the west line of aforesaid Burlington Northern Santa Fe Railroad Company tract;

THENCE South 11°20'18" West, along the west line of Burlington Northern Santa Fe Railroad Company tract and the east line of said 14.471 acre tract, a distance of 1285.38 feet to the **POINT OF BEGINNING** and containing 15.470 acres of land, more or less.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

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

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
FND = FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
F.L.U.P. = FUTURE LAND USE PLAN

EXHIBIT B

ZONING CASE #16-XXXX

Stelzer Tract

COLLIN COUNTY SCHOOL LAND # 14 SURVEY, ABSTRACT #147
AUGUST, 2016

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: David Kochalka, P.E.

OWNER / APPLICANT:
GB-GBT Celina 15 LP
9550 John W. Elliott Drive, Suite 106
Frisco, Texas 75033
Contact:
Ph:

Kimley»Horn

DWG NAME: K:\FRI_SURVEY\063223300-STELZER CELINA\DWG\063223300 ZONING.DWG PLOTTED BY MARX, MICHAEL 11/28/2016 3:25 PM LAST SAVED 11/28/2016 2:38 PM

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager
From:	Helen-Eve Liebman, AICP, Director of Planning & Development Services
Meeting Date:	August 15, 2017
Re:	Moore PD Rezoning

Action Requested:
The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±14.778 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with base zoning designations of R-O, Retail Office. The property is situated in the L. Lewis Survey, Abstract No. 532, City of Celina, Collin County, Texas. It is generally located south and west of Ownsby Parkway, east of Preston Road, and north of Frontier Parkway. (Moore PD Rezoning)

Background Information:
The applicant is carving approximately 14.778 acres (including right-of-way) out of a ±69.1857 acre tract located at the southeast corner of Preston Road and Ownsby Parkway. The property is currently zoned AG, Agricultural zoning district and is proposed as a Planned Development with a base zoning of R-O, Retail Office. The applicant would have preferred to do straight zoning to R-O, but that zoning designation has a maximum lot size of five (5) acres, which is why this zoning case is being proposed as a Planned Development.

The applicant has requested a few variations to the R-O, Retail Office, zoning district including no maximum lot acreage, and they requested that a restaurant with a drive-thru service be permitted without a Conditional Use Permit.

The entire tract in this Planned Development is located in the Preston Road Overlay and would be required to meet all standards set forth in that district.

Comprehensive Plan:
The City's Comprehensive Plan designates this area as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single family detached, attached dwellings such as duplexes, and townhomes. Supporting office, retail, commercial and entertainment are considered acceptable uses. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

Staff's opinion is that given the location of this tract, retail office is an appropriate zoning designation for this area.

Thoroughfare Plan:
This tract is located at the corner of Preston Road (6-lane divided), and Ownsby Parkway (6-lane divided).

Board Review/Citizen Input:
A notice of the public hearings was published in *The Celina Record* on July 28, 2017. Notices of the public hearing have been sent to all owners of property residing within the City Limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation staff had received no letters in support or in opposition to the proposal.

Supporting Documents:
- Concept Plan
- Development Regulations

Staff Recommendation:
Staff recommends approval pending outstanding comments regarding relocating the drive entry to serve all of the tract. Staff also has recommended that the developer remove all shared access with undetermined land use to the east of the property.

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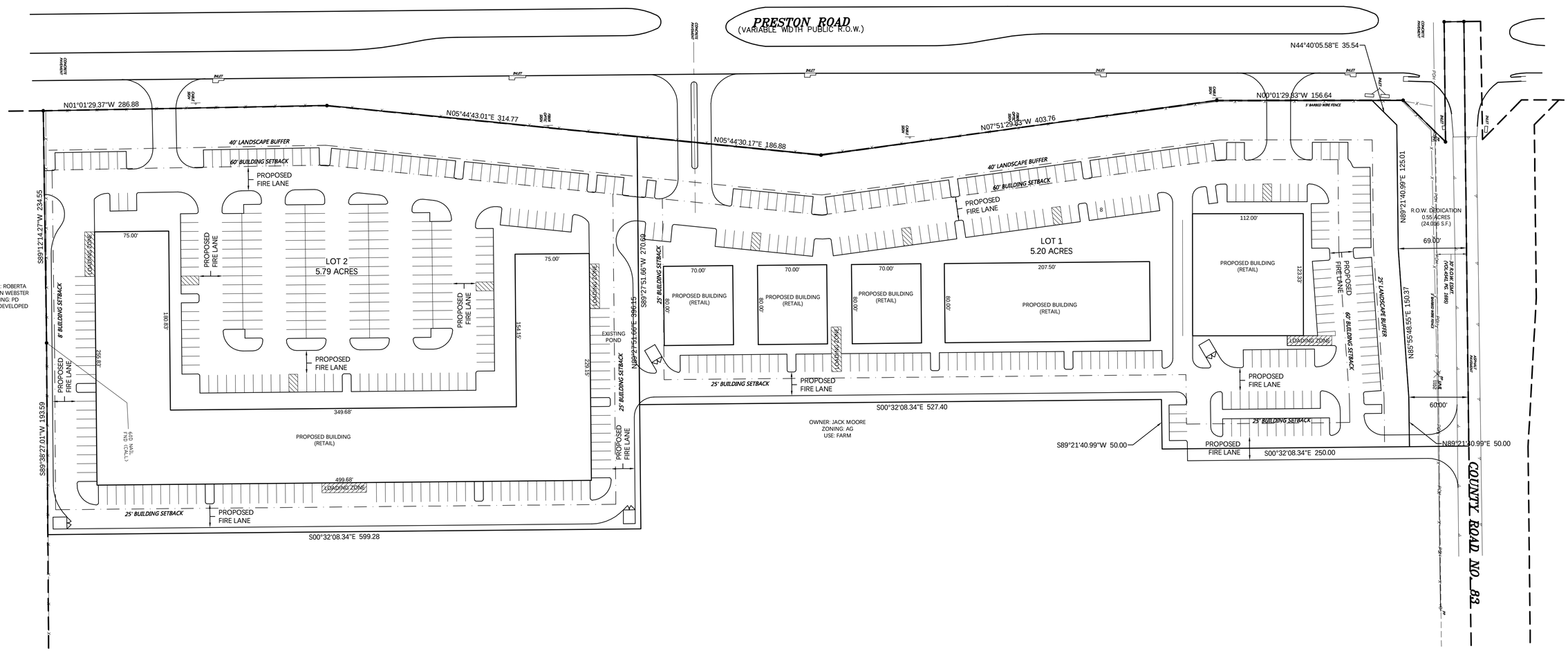
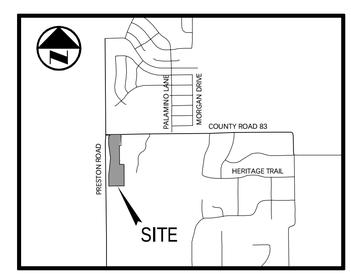
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

0' 50' 100'



NOTES:
1. ACCESS LOCATIONS, AS SHOWN, ARE NOT APPROVED AND ARE SUBJECT TO ENGINEERING REVIEW PER CITY/STATE REQUIREMENTS DURING SITE PLAN REVIEW.
2. A 6' SOLID MASONRY SCREENING WALL WILL BE REQUIRED ALONG THE EASTERN BOUNDARY, TO BE INSTALLED AT THE TIME EACH LOT IS DEVELOPED.
3. THIS PD WILL COMPLY WITH ALL DEVELOPMENT REGULATIONS SET FORTH IN THE PRESTON ROAD OVERLAY AND RETAIL OFFICE PD STANDARDS, SAVE AND EXCEPT MODIFICATIONS INCLUDED WITH THESE PROPOSED PLANNED DEVELOPMENT REGULATIONS.



VICINITY MAP
NOT TO SCALE

N:\0012020.00\DWG\CIVIL\0012020-CONCEPT PLAN.DWG

DESIGNED:
CHECKED:
DRAWN:
FIELD CREW:
FIELD WORK DATE:

INITIAL ISSUE: 06/23/17
REVISIONS:

PREPARED FOR:

DR. MASOUD NAJARI
6346 SHADY OAKS DRIVE
FRISCO, TX 75034

DR. NAJARI OFFICE
CELINA, TEXAS

Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
REGISTRATION TEXT (IF NEEDED)
EXPIRATION DATE (IF NEEDED)

EXHIBIT "C"
CONCEPT PLAN

SHEET NUMBER:
CP
DATE: 08/11/17
0012020.00

Proposed Planned Development Regulations

(a) General purpose and description. This district is established to provide areas for retail sales and professional offices which are not part of an overall larger development. These retail and office buildings will be freestanding buildings, fully contained on a single lot or tract of land. The retail and office district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

(b) Permitted (P) or conditional (C) uses:

Armed services recruiting center	P
General retail store	P
Artist studio	P
Kiosk (providing a service), only with main use	P
Auto laundry or carwash	P
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C
Bakery or confectionery (retail)	P
Nursing/convalescent home	C
Bank/credit unions	P
Offices (professional and general business)	P
Child day care (business)	C
Parking lot structure, commercial (auto)	P
Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	C
Pet and animal grooming shop	P
Convenience store (with beer and wine sales)	P
Recycling kiosk	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	P
Farmers market (public)	C
Restaurant (with no drive-through service)	P
Food or grocery store	P

Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Funeral home (no crematorium)	C
Veterinarian (indoor kennels)	P
Garden shop (inside storage)	P

(c) Height regulations.

(1) Main building(s). Maximum forty-five (45) feet.

(2) Accessory buildings. Maximum one story or 25 feet for accessory buildings.

(d) Area regulations.

(1) Size of lots.

(A) Maximum lot size. Six (6) acres

(B) Size of yards.

(i) Minimum front yard. 25 feet; all yards adjacent to a street shall be considered front yards.

(ii) Minimum side yard. Eight feet; 15 feet when adjacent to a residential lot.

(iii) Minimum rear yard. 15 feet.

(iv) Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.

(2) Minimum open space requirement. 15% of the total lot area.

(3) Maximum impervious surface. 80% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.

(4) Building size for nonresidential structures. The building footprint area shall not exceed 75,000 square feet in size.

(5) Connectivity: A minimum of two (2) vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(e) Parking requirements. Refer to article 14.05, division 2.

(f) Landscaping requirements. Refer to article 14.05, division 3.

(g) Special district requirements.

(1) Building facade review. Building facade (elevation) plans shall be submitted for commission review and approval by the city council along with the site plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used. The mayor/city administrator or his or her designee may, as deemed appropriate, require submission of additional information and materials, including actual samples of materials to be used, during the site plan review process.

(2) Open storage. Open storage is prohibited.

(3) Temporary facilities. There shall be no permanent use of temporary facilities or buildings.

(4) Other regulations. Refer to article 14.05, development standards and use regulations.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Lance Vanzant, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Ben Rodriguez, Senior Planner
Meeting Date:	August 15, 2017
Re:	Equipment Screening

Action Requested:
Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Fencing, Walls and Screening Requirements. (Equipment Screening)

Background Information:
The Preston Road Overlay District requires that all rooftop and ground mounted equipment be screened from view from adjacent properties and/or the public right of way. This ordinance extends this requirement throughout the City.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:

Supporting Documents:
- Proposed Changes

Staff Recommendation:
Staff recommends approval as presented

Proposed Changes

Section 14.05.125 Mechanical Screening Required

1. All roof-mounted equipment including, but not limited to, fans, vents, air conditioning units and cooling towers shall be screened by a parapet wall or other method of screening approved by the Director of Development Services or their Designee so as not to be visible at ground level from adjacent properties and/or public rights-of-way, including elevated thoroughfare sections.

   a.) Overall screening height shall be the height of the highest element of roof-mounted equipment.

   b.) The outside of the screening device, if independent of the building facade, shall be painted or otherwise finished in a similar color to the color of the building facade, trim, or roof surface, whichever color is more effective in minimizing the visibility of the equipment and screen from ground level.

2. All wall-mounted and ground-mounted equipment and appliances including, but not limited to, fans, vents, air conditioning units and cooling towers, shall be adequately screened from view from public streets and adjoining properties.