



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, OCTOBER 17, 2017
5:30 P.M.**

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission meeting on September 19, 2017.

IV. DIRECTOR'S REPORT:

- A. Report on City Council meeting items from October 10, 2017.

V. AGENDA:

- A. Discuss changing the date for the regularly scheduled Planning & Zoning Commission meetings in November and December. (PZ Date Change)
- B. Consider and act upon a Final Plat for Mustang Lakes Phase 2B, being an ±45.753 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, generally located west of FM 2478, north of Frontier Parkway, south of Choate Parkway, and east of Roseland Parkway, containing 121 residential lots and 9 HOA lots. (Mustang Lakes Phase 2B Final Plat)
- C. Consider and act upon a Final Plat for Light Farms Grange 4, being an ±15.73 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 39 residential lots, and 3 open space lots. (Light Farms Grange 4 Final Plat)
- D. Consider and act upon a General Development Plan for The Homeplace at The Columns, being an ±48.78 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, generally located north of Frontier Parkway and future Punk Carter Parkway, east of Dallas Parkway, west of Light Farms Way, and south of the future Collin County Outer Loop, containing 264 residential lots and five open space lots. (The Homeplace at the Columns GDP)
- E. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, from a zoning designation of C-1, retail district, to PD, Planned Development with a base zoning designation of C-1, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing Zoning)
- F. Consider and act upon a General Development Plan for Celina Crossing, being an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing GDP)

G. Consider and act upon a General Development Plan for Jalopies, being an ±25 situated in the Arthur A. Norwood Survey, Abstract No. 969, the property is generally located west of Smiley Road, south and east of FM 428, north of Carey Road. (Jalopies GDP)

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, October 13, 2017 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

Ben Rodriguez
Senior Planner
City of Celina, Texas

Date of Notice

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



NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY, SEPTEMBER 19, 2017
5:30 P.M.

AGENDA

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

Chairman Ousley called the meeting to order at 5:31 p.m.

Commissioners present: Shelby Barley, Ben Hangartner, Mitch Freeman, Mike Terry, Scott Cromwell, and Chairman Jace Ousley.

Commissioners absent: Charles Haley

Staff present: City Manager Jason Laumer, Helen-Eve Liebman, Director of Planning & Development Services; Ben Rodriguez, Senior Planner; and Robyn Miga, Planner.

II. PLEDGE OF ALLEGIANCE:

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

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission meeting on July 11, 2017.

B. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission meeting on August 15, 2017.

Commissioner Terry moved to approve the consent agenda.

Seconded by Commissioner Cromwell.

Motion carried 6 yes; 0-no

IV. DIRECTOR'S REPORT:

A. Report on City Council meeting items from September 12, 2017.

Director of Planning and Development Services Helen-Eve Liebman spoke on the agenda items that went before City Council on September 12, 2017.

V. AGENDA:

A. Consider and act upon a Construction Plat for Light Farms Sweetwater, being a ±38.40 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located west and north of Light Farms Way, east of Dallas Parkway, and south of CR 51, containing 179 residential lots and 5 open space lots. (Light Farms Sweetwater Construction Plat)

Planner Miga provided an overview of the plat.

Commissioner Hangartner moved to approve the Light Farms Sweetwater Construction pending all outstanding comments be addressed.

Seconded by Commissioner Cromwell.

Motion carried 6-yes; 0-no

- B. Consider and act upon a Final Plat for Wellspring Phase 1, being a ±43.710 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas, generally located north of Frontier Parkway, west of FM 2478, east of CR 84, and south of Choate Parkway, containing 129 residential lots and 4 HOA lots. (Wellspring Phase 1 Final Plat)
Planner Miga provided an overview of the request.
Commissioner Terry moved to approve the Wellspring Phase 1 Final Plat.
Seconded by Commissioner Barley.
Motion carried 6-yes; 0-no
- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a Subdivision Ordinance Variance from the Bold Cross Cowboy Church in Section 10.03.121 Conformance, to allow the fire lane to be constructed with materials other than those required by City Ordinance. The property is generally located north of Parvin Road, east of FM 1385, south of Crutchfield Road, and west of Smiley Road, more specifically known as 2580 FM 1385. (Cowboy Church SOV)
Director Liebman provided an overview of the request and explained that it was staff's position that the church be required to meet subdivision ordinance regulations and provide for a concrete fire lane.
The applicant, Clint Chesney, 3612 FM 1385, from Bold Cross Cowboy Church, explained that the church prided their western heritage as a "church in the dirt" and wished to uphold that and not be forced to provide for concrete.
Ray Housley explained that he was in favor of the request and that he felt betrayed by the City because they did everything that they were told to do.
Commissioner Barley explained that he didn't think that concrete would take away from western heritage of the church, and noted that if you go to the stockyard in Fort Worth, they have concrete pavement for parking and access.
Commissioner Terry moved to deny the subdivision ordinance variance.
Seconded by Commissioner Cromwell.
Motion carried 5-yes; 1-abstained (Chairman Ousley)
- D. 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 14.04: Use Regulations, Section 14.04.003 Communication Antennas and Support Structures. (Communications Towers)
Senior Planner Rodriguez provided an overview of the ordinance amendment.
Michael Moran, 4222 Southcrest Dallas, TX, advised the commission that he worked for a CTG, a company experienced with communications towers and wanted to provide practical feedback on the ordinance amendment.
David Hargrove, 322 Lakeside Dr., provided a handout that explained the different types of stealth towers, and explained that they would like consideration of a vinyl wrap being classified as a permitted use by right under the stealth definition.
Commissioner Terry motioned to approve the ordinance as it without amending the definition to include vinyl wraps.
Seconded by Commissioner Hangartner.
Motion carried 6-yes; 0- no.
- E. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Master Thoroughfare and Master Land Use Plan documents and exhibits. (Comprehensive Plan Amendment)
Senior Planner Rodriguez provided an overview of the amendment to the Land Use Plan as well Master Thoroughfare Plan. He explained that it was staff's position that Celina Parkway continue and Light Farms Way terminate at the Collin County Outer Loop. He also added that there were changes made to the Future Land Use Plan to add for industrial areas.
Commissioner Barley motioned to approve the amendments.
Seconded by Commissioner Cromwell.
Motion carried 5-yes; 1-no (Hangartner)

F. 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 14.01 General Provisions; to add Section 14.01.008 Governmental Agency Design Standards. (Governmental Agency Design Standards)
Director Liebman provided an overview of the ordinance amendment and explained that the ordinance would require public agencies to provide their best effort to meet the code, but in the event that it makes more sense for the overall benefit of tax payer money to utilize an alternative, it would be at the City Manager’s discretion to allow an exception. That determination can also be appealed to City Council.
Commissioner Barley explained that he thought the ordinance was too ambiguous and seemed up to interpretation of what another entity deemed to be their best effort.
Commissioner Barley moved to approve the ordinance amendment.
Seconded by Commissioner Terry.
Motion carried 6-yes; 0-no.

G. The Planning & Zoning Commission will conduct a public hearing at to consider testimony and act upon an amendment to the City’s Code of Ordinances, Chapter 10: Subdivision Regulations; Article 10.03 Subdivision Ordinance; Division 1. Generally; to add Section 10.03.010 Governmental Agency Design Standards. (Governmental Agency Design Standards)
Director Liebman provided an overview of the ordinance amendment.
Commissioner Barley moved to approve the ordinance amendment.
Seconded by Commissioner Terry.
Motion carried 6-yes; 0-no.

VI. ADJOURNMENT:
The meeting adjourned at 6:34.

 Ben Rodriguez
 Senior Planner
 City of Celina, Texas

Date

 Jace Ousley, Chairman
 Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
From: Ben Rodriguez, Senior Planner
Meeting Date: October 17, 2017
Re: Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE OCTOBER 10, 2017 CITY COUNCIL MEETING:

Discussion:

- Proposed involuntary annexations.

Plat:

- Approved a Construction Plat for Light Farms Sweetwater, located west and north of Light Farms Way, east of Dallas Parkway, and south of CR 51.
- Approved a Final Plat for Wellspring Phase 1, located north of Frontier Parkway, west of FM 2478, east of CR 84, and south of Choate Parkway.

Ordinance Amendments:

- Approved an ordinance amending the code for Communications Towers.
- Approved an ordinance amendment to the Comprehensive Plan.
- Approved an ordinance amendment for Government Design Standards in the zoning and subdivision ordinance.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Jason Laumer, City Manager
From: Robyn Miga, Planner
Meeting Date: October 17, 2017
Re: P & Z Commission Date Change

Action Requested:

Discuss changing the date for the regularly scheduled Planning & Zoning Commission meetings in November and December. (PZ Date Change)

Background Information:

Discussion regarding changing the date of the regularly scheduled Planning & Zoning Commission meetings for November and December to ensure we have a quorum.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Jason Laumer, City Manager
From: Robyn Miga, Planner
Meeting Date: October 17, 2017
Re: Mustang Lakes Phase 2B Final Plat

Action Requested:

Consider and act upon a Final Plat for Mustang Lakes Phase 2B, being an ± 45.753 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, generally located west of FM 2478, north of Frontier Parkway, south of Choate Parkway, and east of Roseland Parkway, containing 121 residential lots and 9 HOA lots. (Mustang Lakes Phase 2B Final Plat)

Background Information:

Staff has reviewed the proposed Final Plat for Mustang Lakes Phase 2B and determined that it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

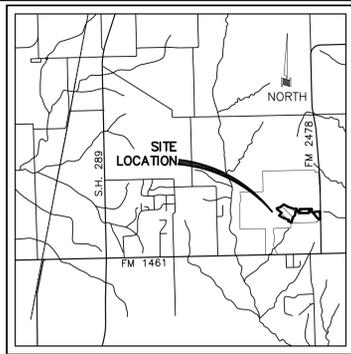
Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval as presented.

SEE SHEET 2 OF 5



- LEGEND**
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC 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
 - VE = VISIBILITY EASEMENT
 - PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
 - PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
 - <CM> = CONTROLLING MONUMENT
 - ⊙ = 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)
 - ◇ = DENOTES STREET NAME CHANGE

- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
 2. 4" 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. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 480850140J DATED JUNE 2, 2009.
 6. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 7. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
 8. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
 9. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
 10. VANS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.

**FINAL PLAT
MUSTANG LAKES
PHASE 2B**
121 RESIDENTIAL LOTS
6 HOA LOTS
AND AN AMENDED PLAT OF
LOT 10X BLOCK G OF MUSTANG
LAKES PHASE ONE AMENDED PLAT
3 HOA LOTS
45.753 ACRES

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

OWNER
THE CITY OF CELINA
142 NORTH CHISHOLM STREET
CELINA, TEXAS 75009
972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
1755 N COLLINS BLVD
SUITE 201
RICHARDSON, TX 75080

DEVELOPER
CELINA 682 PARTNERS, L.P.
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. HELFRICH, P.E.



CONTACT: COLIN W. HELFRICH, P.E.

SEE SHEET 2 OF 5

SEE SHEET 2 OF 5

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

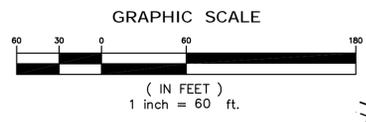
ROSELAND PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
PARCEL 3
CITY OF CELINA, TEXAS
DOC. NO. 20150209000143310
O.P.R.C.C.T.

AMENDED PLAT
MUSTANG LAKES PHASE ONE
CAB. 2017, PG. 74
O.P.R.C.C.T.

MUSTANG LAKES
PHASE ONE
DOC. NO. 20170201010000510
P.R.C.C.T.

Δ=16°42'12"
R=1025.00'
T=150.48'
L=298.82'
Chord=N40°21'28"E 297.76'

Δ=110°08'24"
T=71.59'
R=50.00'
L=96.12'
ChB=S55°40'48"W
ChD=81.99'

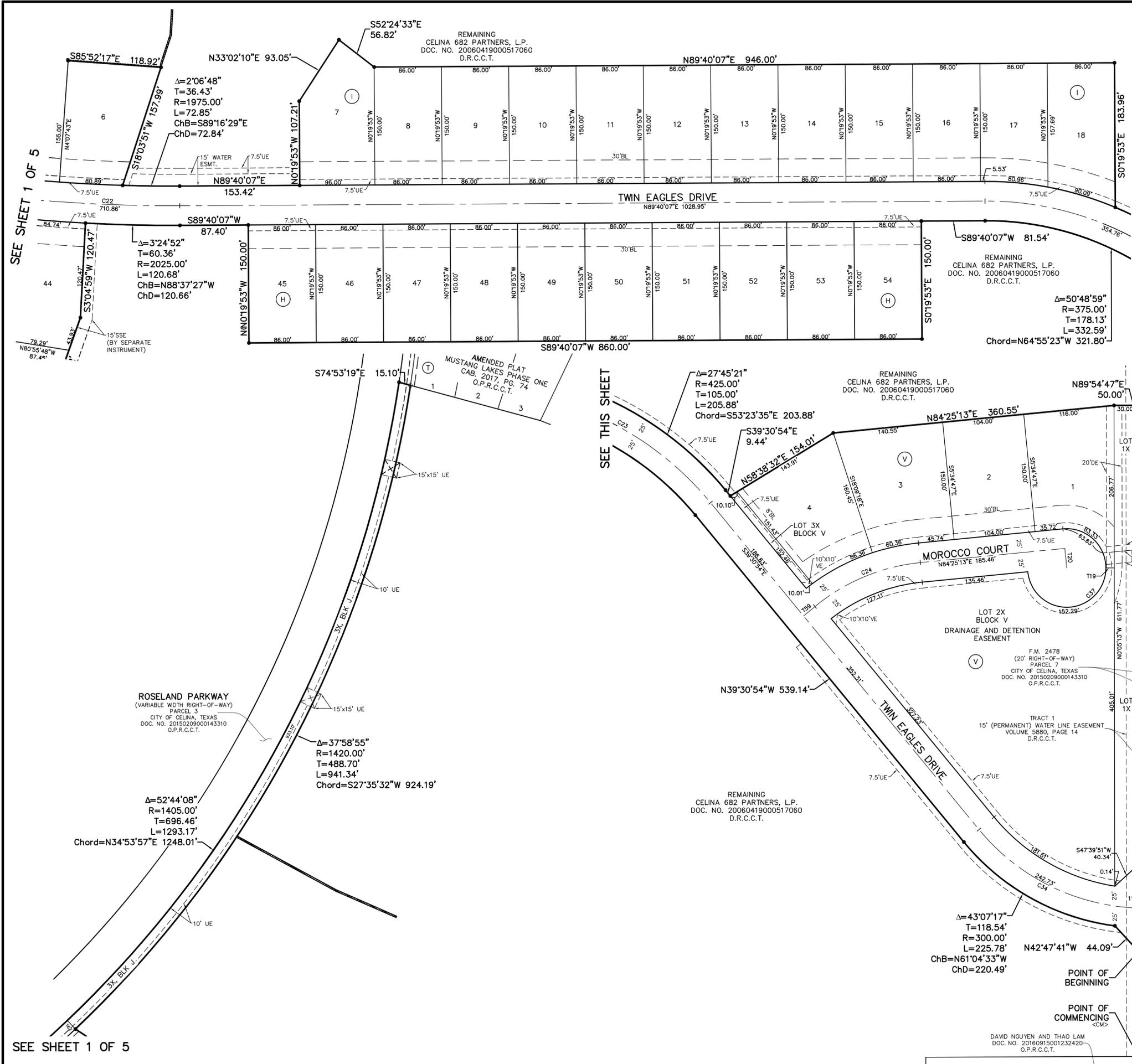


REVISED:

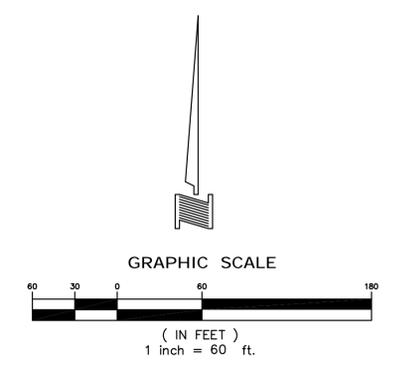
DOCUMENT NUMBER

1 OF 5

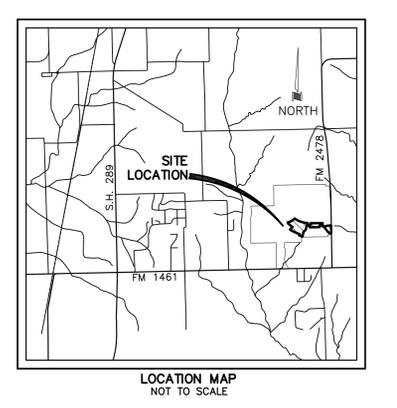
Y:\05052\05052-02FP.dwg, FINAL PLAT 2B-1, 10/12/2017 7:46:02 AM, cheffrich, Dowdey, Anderson & Associates, Inc., C:\VH



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- NOTES:**
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MUSTANG LAKES
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AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

SEPTEMBER 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. | OWNER THE CITY OF CELINA 142 NORTH OHIO STREET CELINA, TEXAS 75009 972-382-2682 |
| OWNER MUSTANG LAKES OWNERS ASSOCIATION INC. 1755 N COLLINS BLVD SUITE 201 RICHARDSON, TX 75080 | DEVELOPER CELINA 682 PARTNERS, L.P. 8750 N. CENTRAL EXPRESSWAY STE. 1735 DALLAS, TEXAS 75231 214-691-2556 CONTACT: RANDY MCCUISTION P.E. |

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

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 13 | F | 9825 | 0.23 |
| 14 | F | 10002 | 0.23 |
| 15 | F | 11277 | 0.26 |
| 16 | F | 10781 | 0.25 |
| 17 | F | 9812 | 0.23 |
| 18 | F | 9812 | 0.23 |
| 19 | F | 9812 | 0.23 |
| 20 | F | 9812 | 0.23 |
| 21 | F | 9812 | 0.23 |
| 22 | F | 9812 | 0.23 |
| 23 | F | 9812 | 0.23 |
| 24 | F | 9812 | 0.23 |
| 25 | F | 9812 | 0.23 |
| 26 | F | 9812 | 0.23 |
| 27 | F | 9812 | 0.23 |
| 28 | F | 9812 | 0.23 |
| 29 | F | 12117 | 0.28 |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 8 | G | 12619 | 0.29 |
| 9 | G | 11045 | 0.25 |
| 10 | G | 10951 | 0.25 |
| 11 | G | 10395 | 0.24 |
| 12 | G | 15368 | 0.35 |
| 13 | G | 12261 | 0.28 |
| 14 | G | 10643 | 0.24 |
| 15 | G | 9959 | 0.23 |
| 16 | G | 9876 | 0.23 |
| 17 | G | 9833 | 0.23 |
| 18 | G | 9815 | 0.23 |
| 19 | G | 9821 | 0.23 |
| 20 | G | 9869 | 0.23 |
| 21 | G | 9959 | 0.23 |
| 22 | G | 10004 | 0.23 |
| 23 | G | 11129 | 0.26 |
| 24 | G | 14545 | 0.33 |
| 25 | G | 12977 | 0.30 |
| 26 | G | 12949 | 0.30 |
| 27 | G | 12705 | 0.29 |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 28 | G | 12538 | 0.29 |
| 29 | G | 12572 | 0.29 |
| 30 | G | 12889 | 0.30 |
| 31 | G | 12957 | 0.30 |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 4 | H | 13543 | 0.31 |
| 5 | H | 10022 | 0.23 |
| 6 | H | 9981 | 0.23 |
| 7 | H | 9879 | 0.23 |
| 8 | H | 9978 | 0.23 |
| 9 | H | 9978 | 0.23 |
| 10 | H | 9873 | 0.23 |
| 11 | H | 9917 | 0.23 |
| 12 | H | 9888 | 0.23 |
| 13 | H | 9909 | 0.23 |
| 14 | H | 9978 | 0.23 |
| 15 | H | 9909 | 0.23 |
| 16 | H | 9878 | 0.23 |
| 17 | H | 11227 | 0.26 |
| 18 | H | 12618 | 0.29 |
| 19 | H | 11336 | 0.26 |
| 20 | H | 11275 | 0.26 |
| 21 | H | 11228 | 0.26 |
| 22 | H | 11326 | 0.26 |
| 23 | H | 11292 | 0.26 |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 24 | H | 11316 | 0.26 |
| 25 | H | 11287 | 0.26 |
| 26 | H | 11205 | 0.26 |
| 27 | H | 11287 | 0.26 |
| 28 | H | 11277 | 0.26 |
| 29 | H | 11176 | 0.26 |
| 30 | H | 11239 | 0.26 |
| 31 | H | 12218 | 0.28 |
| 32 | H | 12206 | 0.28 |
| 33 | H | 11682 | 0.27 |
| 34 | H | 11036 | 0.25 |
| 35 | H | 10849 | 0.25 |
| 36 | H | 10597 | 0.24 |
| 37 | H | 10472 | 0.24 |
| 38 | H | 11648 | 0.27 |
| 39 | H | 14463 | 0.33 |
| 40 | H | 13499 | 0.31 |
| 41 | H | 13403 | 0.31 |
| 42 | H | 13414 | 0.31 |
| 43 | H | 13591 | 0.31 |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 44 | H | 13803 | 0.32 |
| 45 | H | 12900 | 0.30 |
| 46 | H | 12900 | 0.30 |
| 47 | H | 12900 | 0.30 |
| 48 | H | 12900 | 0.30 |
| 49 | H | 12900 | 0.30 |
| 50 | H | 12900 | 0.30 |
| 51 | H | 12900 | 0.30 |
| 52 | H | 12900 | 0.30 |
| 53 | H | 12900 | 0.30 |
| 54 | H | 12900 | 0.30 |

| LOT LINE TABLE | | |
|----------------|-------------|--------|
| LINE | BEARING | LENGTH |
| T1 | N57°59'38"W | 50.00' |
| T2 | N32°00'22"E | 15.42' |
| T3 | N12°26'57"E | 50.00' |
| T4 | N77°46'11"W | 25.50' |
| T5 | S65°13'40"W | 40.00' |
| T19 | N89°54'47"E | 10.77' |
| T60 | N2°58'18"E | 32.77' |
| T61 | S85°17'19"E | 23.60' |
| T62 | N43°25'00"W | 15.00' |

| ROADWAY LINE TABLE | | |
|--------------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| T14 | S07°50'23"W | 41.29' |
| T20 | S05°34'47"E | 25.00' |
| T30 | S08°48'13"W | 8.00' |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 1 | J | 13135 | 0.30 |
| 2 | J | 14021 | 0.32 |
| 3 | J | 14033 | 0.32 |
| 4 | J | 14043 | 0.32 |
| 5 | J | 14016 | 0.32 |
| 6 | J | 13334 | 0.31 |
| 7 | J | 14739 | 0.34 |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 1 | I | 15022 | 0.34 |
| 2 | I | 13769 | 0.32 |
| 3 | I | 13746 | 0.32 |
| 4 | I | 13746 | 0.32 |
| 5 | I | 13664 | 0.31 |
| 6 | I | 15407 | 0.35 |
| 7 | I | 14981 | 0.34 |
| 8 | I | 12900 | 0.30 |
| 9 | I | 12900 | 0.30 |
| 10 | I | 12900 | 0.30 |
| 11 | I | 12900 | 0.30 |
| 12 | I | 12900 | 0.30 |
| 13 | I | 12900 | 0.30 |
| 14 | I | 12900 | 0.30 |
| 15 | I | 12900 | 0.30 |
| 16 | I | 12900 | 0.30 |
| 17 | I | 13105 | 0.30 |
| 18 | I | 14548 | 0.33 |

| LOT AREA TABLE | | | |
|----------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 1 | V | 17585 | 0.40 |
| 2 | V | 15600 | 0.36 |
| 3 | V | 18708 | 0.43 |
| 4 | V | 17407 | 0.40 |

| HOA LOT AREA TABLE | | | |
|--------------------|-------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 10X | G | 7325 | 0.17 |
| 2X | G | 4487 | 0.10 |
| 1X | G | 7434 | 0.17 |
| 3X | J | 14058 | 0.32 |
| 1X | J | 1012 | 0.02 |
| 2X | J | 1922 | 0.04 |
| 3X | V | 1519 | 0.03 |
| 2X | V | 87680 | 2.01 |
| 1X | V | 17949 | 0.41 |

| LOT CURVE TABLE | | | | | |
|-----------------|------------|----------|---------|---------|---------------------|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
| C1 | 3°52'43" | 3287.00' | 111.30' | 222.51' | N75°36'42"W 222.47' |
| C2 | 89°54'47" | 45.00' | 44.93' | 70.62' | S57°03'17"W 63.59' |
| C3 | 36°52'14" | 45.00' | 15.00' | 28.96' | S6°20'13"E 28.46' |
| C32 | 299°59'52" | 50.00' | 28.87' | 261.80' | S38°34'58"W 50.00' |
| C35 | 90°05'41" | 45.00' | 45.07' | 70.76' | N32°56'57"W 63.69' |
| C37 | 270°00'03" | 50.00' | 50.00' | 235.62' | N39°25'12"E 70.71' |
| C46 | 298°55'21" | 50.00' | 29.50' | 260.86' | N19°58'05"E 50.81' |
| C62 | 14°15'00" | 625.00' | 78.13' | 155.44' | N68°23'31"E 155.04' |

| ROADWAY CURVE TABLE | | | | | |
|---------------------|-----------|----------|---------|----------|----------------------|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
| C22 | 20°21'53" | 2000.00' | 359.22' | 710.86' | S80°08'56"E 707.13' |
| C23 | 50°48'59" | 400.00' | 190.00' | 354.76' | S64°55'23"E 343.25' |
| C24 | 33°56'07" | 250.00' | 76.28' | 148.07' | N67°27'09"E 145.92' |
| C25 | 24°40'28" | 1200.00' | 262.46' | 516.78' | N57°37'46"W 512.80' |
| C26 | 1°06'49" | 2500.00' | 24.29' | 48.59' | N18°57'21"E 48.58' |
| C28 | 30°14'39" | 2668.00' | 720.99' | 1408.34' | S66°04'27"E 1392.04' |
| C29 | 19°14'02" | 3000.00' | 508.32' | 1007.08' | S67°54'31"E 1002.36' |
| C30 | 89°37'25" | 45.00' | 44.71' | 70.39' | S32°42'49"E 63.43' |
| C31 | 90°21'03" | 45.00' | 45.28' | 70.96' | S57°16'25"W 63.83' |
| C34 | 50°34'18" | 275.00' | 129.91' | 242.73' | N64°48'03"W 234.92' |

FINAL PLAT
MUSTANG LAKES
PHASE 2B
 121 RESIDENTIAL LOTS
 6 HOA LOTS
AND AN AMENDED PLAT OF
LOT 10X BLOCK G OF MUSTANG
LAKES PHASE ONE AMENDED PLAT
 3 HOA LOTS
45.753 ACRES

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

OWNER
THE CITY OF CELINA
 142 NORTH OHIO STREET
 CELINA, TEXAS 75009
 972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
 1755 N. COLLINS BLVD
 SUITE 201
 RICHARDSON, TX 75080

DEVELOPER
CELINA 682 PARTNERS, L.P.
 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. HELFRICH, P.E.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, LP, a Texas limited partnership, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC, are the owners 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, Official Public Records, Collin County, Texas, and a part of FM 2478, Parcel 7, a 20 foot Right-of-Way Dedication, to the City of Celina, Texas, as dedicated in Document Number 20150209000143310, Official Public Records, Collin County, Texas, and being Lot 10X, Block G, Mustang Lakes Phase One, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Document Number 20170201010000510, Official Public Records, Collin County, Texas, and being more particularly described as follows:
COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for the most easterly southeast corner of said Celina 682 Partners, L.P. tract and northeast corner of a tract of land described in deed to David Nguyen and Thao Lam, as recorded in Document Number 20160915001232420, Official Public Records, Collin County, Texas, and being in the east line of said FM 2478, Parcel 7 Right-of-Way Dedication, from which a 1/2 inch square pipe found bears South 89° 48' 02" West, a distance of 1.07 feet;

THENCE N 00° 05' 13" W, with said common line, a distance of 133.81 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 S 89° 54' 47" W, departing the east line of said Parcel 7 Right-of-Way Dedication, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the west line of said Parcel 7 Right-of-Way Dedication;

THENCE Over and across the above mentioned Celina 682 Partners, L.P. tract the following courses and distances:

N 42° 47' 41" W, departing the west line of said Parcel 7 Right-of-Way Dedication, a distance of 44.09 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 43° 07' 17", a radius of 300.00 feet, and a chord bearing and distance of N 61° 04' 33" W, 220.49 feet;

With said curve to the right, an arc distance of 225.78 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 39° 30' 54" W, a distance of 539.14 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a tangent curve the left having a central angle of 50° 48' 59", a radius of 375.00 feet and a chord bearing and distance of N 64° 55' 23" W, 321.80 feet;

With said curve to the left, an arc distance of 332.59 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 89° 40' 07" W, a distance of 81.54 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 00° 19' 53" E, a distance of 150.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 89° 40' 07" W, a distance of 860.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 00° 19' 53" W, a distance of 150.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 89° 40' 07" W, a distance of 87.40 feet to a 1/2 inch iron 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 03° 24' 52", a radius of 2,025.00 feet and a chord bearing and distance of N 88° 37' 27" W, 120.66 feet;

With said curve to the right, an arc distance of 120.68 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 03° 04' 59" W, a distance of 120.47 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 19° 28' 13" W, a distance of 215.12 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 83° 16' 21" W, a distance of 23.63 feet to a 1/2 inch iron 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 110° 08' 24", a radius of 50.00 feet, and a chord bearing and distance of S 55° 40' 48" W, 81.99;

With said curve to the right, an arc distance of 96.12 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 22° 33' 20" W, a distance of 125.16 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 34° 08' 05" W, a distance of 134.75 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 65° 13' 40" W, a distance of 40.00 feet to a 1/2 inch iron 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 36° 52' 14", a radius of 45.00 feet and a chord bearing and distance of S 06° 20' 13" E, 28.46 feet;

With said curve to the right, an arc distance of 28.96 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 12° 05' 54" W, a distance of 272.00 feet to a 1/2 inch iron 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 89° 54' 47", a radius of 45.00 feet and a chord bearing and distance of S 57° 03' 17" W, 63.59 feet;

With said curve to the right, an arc distance of 70.62 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 77° 46' 11" W, a distance of 25.50 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for the southeast corner of Seabiscuit Road, a 50 foot right of way as dedicated by said plat of Mustang Lakes Phase One;

N 12° 26' 57" E, a distance of 50.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for the northeast corner of said Seabiscuit Road and being the beginning of a non-tangent curve to the right having a central angle of 03° 52' 43", a radius of 3,287.00 feet and a chord bearing and distance of N 75° 36' 42" W, 222.47 feet;

With the north line of said Seabiscuit Road and said curve to the right, an arc distance of 222.51 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for the southeast corner of Lot 12, Block F, Mustang Lakes Phase One;

THENCE with the southerly and easterly lines of said Mustang Lakes Phase One, the following courses and distances:

N 16° 19' 40" E, a distance of 131.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 73° 00' 21" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 71° 40' 23" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 70° 20' 24" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 69° 00' 26" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 67° 40' 27" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 66° 20' 29" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 65° 00' 30" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 63° 40' 32" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 62° 20' 33" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 61° 00' 35" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 59° 40' 37" W, a distance of 73.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 58° 20' 11" W, a distance of 74.23 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner at the beginning of a non-tangent curve to the left having a central angle of 16° 42' 12", a radius of 1,025.00 feet and a chord bearing and distance of N 40° 21' 28" E, 297.76 feet;

With said curve to the left, an arc distance of 298.82 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 32° 00' 22" E, a distance of 15.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 57° 59' 38" W, a distance of 50.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 53° 16' 30" W, a distance of 375.61 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 42° 35' 41" W, a distance of 67.20 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner;

N 14° 28' 59" W, passing a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for the southwest corner of said Lot 10X, Block G, Mustang Lakes Phase One at a distance of 61.54 feet, continuing for a total distance of 76.54 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for the most southerly northwest corner of said Lot 10X, Block G;

THENCE with the northwesterly lines of said Lot 10X, Block G, the following courses and distances:

N 75° 31' 01" E, a distance of 182.53 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner at the beginning of a curve to the left having a central angle of 14° 15' 00", a radius of 625.00 feet and a chord bearing and distance of N 68° 23' 31" E, 155.04 feet;

With said curve to the left, an arc distance of 155.44 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for corner at the beginning of a compound curve to the left having a central angle of 52° 44' 08", a radius of 1,405.00 feet and a chord bearing and distance of N 34° 53' 57" E, 1,248.01 feet;

With said curve to the left, an arc distance of 1,293.17 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for the most northerly northwest corner of said Lot 10X, Block G;

THENCE S 74° 53' 19" E, with the northeasterly line of said Lot 10X, Block G, a distance of 15.10 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' found for the northeast corner of said Lot 10X, Block G, and being the beginning of a non-tangent curve to the right having a central angle of 37° 58' 55", a radius of 1,420.00 feet and a chord bearing and distance of S 27° 35' 32" W, 924.19 feet;

THENCE with the southeasterly line of said Lot 10X, Block G, and said curve to the right, an arc distance of 941.34 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

THENCE over and across the above mentioned Celina 682 Partners, L.P. tract the following courses and distances:

S 56° 21' 24" E, a distance of 248.73 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 65° 40' 50" E, a distance of 166.34 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 70° 01' 45" E, a distance of 178.53 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 72° 30' 07" E, a distance of 50.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 74° 52' 52" E, a distance of 175.35 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 80° 33' 31" E, a distance of 168.70 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 84° 32' 35" E, a distance of 84.37 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 85° 52' 17" E, a distance of 118.92 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 18° 03' 51" W, a distance of 157.99 feet to a 1/2 inch iron 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 02° 06' 48", a radius of 1,975.00 feet and a chord bearing and distance of S 89° 16' 29" E, 72.84 feet;

With said curve to the left, an arc distance of 72.85 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 89° 40' 07" E, a distance of 153.42 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 00° 19' 53" W, a distance of 107.21 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 33° 02' 10" E, a distance of 93.05 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 52° 24' 33" E, a distance of 56.82 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 89° 40' 07" E, a distance of 946.00 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 00° 19' 53" E, a distance of 183.96 feet to a 1/2 inch iron 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 27° 45' 21", a radius of 425.00 feet and a chord bearing and distance of S 53° 23' 35" E, 203.88 feet;

With said curve to the right, an arc distance of 205.88 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

S 39° 30' 54" E, a distance of 9.44 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 58° 38' 32" E, a distance of 154.01 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

N 84° 25' 13" E, a distance of 360.55 feet to a 1/2 inch iron with a yellow plastic cap stamped 'DAA' set for corner;

North 89° 54' 47" East, passing the west line of said FM 2478, Parcel 7 Right-of-Way Dedication at a distance of 30.00 feet, continuing for a total distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the east line of said FM 2478, Parcel 7 dedication;

THENCE South 00° 05' 13" East, a distance of 694.70 feet to the POINT OF BEGINNING and containing 45.753 acres of land, more or less.

FINAL PLAT
MUSTANG LAKES
PHASE 2B
121 RESIDENTIAL LOTS
6 HOA LOTS
AND AN AMENDED PLAT OF
LOT 10X BLOCK G OF MUSTANG
LAKES PHASE ONE AMENDED PLAT
3 HOA LOTS
45.753 ACRES

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

SEPTEMBER 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.

OWNER
THE CITY OF CELINA
142 NORTH OHIO STREET
CELINA, TEXAS 75009
972-382-2682

OWNER
MUSTANG LAKES OWNERS ASSOCIATION INC.
1755 N COLLINS BLVD
SUITE 201
RICHARDSON, TX 75080

DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISION 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. HELFRICH, P.E.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC, 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 2B addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

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

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including but without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat is hereby adopted by the Owners and approved by the City of Celina (Called 'City') subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The portion of Lot 2X Block V 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, LP.

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:

MUSTANG LAKES OWNERS ASSOCIATION, INC.

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, the President of Mustang Lakes Owners Association, Inc., 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:

THE CITY OF CELINA

By: Name: City Manager

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 _____ the City Manager of The City of Celina, 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 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.

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 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

FINAL PLAT MUSTANG LAKES PHASE 2B 121 RESIDENTIAL LOTS 6 HOA LOTS AND AN AMENDED PLAT OF LOT 10X BLOCK G OF MUSTANG LAKES PHASE ONE AMENDED PLAT 3 HOA LOTS 45.753 ACRES

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

SEPTEMBER 2017 SCALE: 1"= 60'

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

OWNER THE CITY OF CELINA 142 NORTH OHIO STREET CELINA, TEXAS 75009 972-382-2682

OWNER MUSTANG LAKES OWNERS ASSOCIATION INC. 1755 N COLLINS BLVD SUITE 201 RICHARDSON, TX 75080

DEVELOPER CELINA 682 PARTNERS, L.P. 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.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Jason Laumer, City Manager
From: Robyn Miga, Planner
Meeting Date: October 17, 2017
Re: Light Farms Grange 4 Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms Grange 4, being an ±15.73 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 39 residential lots, and 3 open space lots. (Light Farms Grange 4 Final Plat)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Grange 4 and determined that the outstanding comments are minor in nature and can be addressed prior to City Council November 14, 2017.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

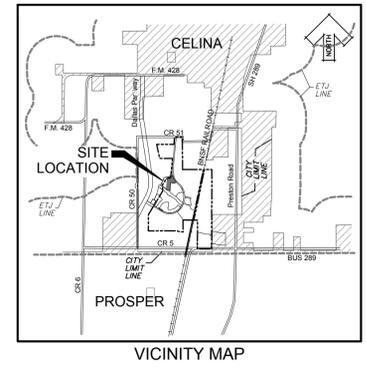
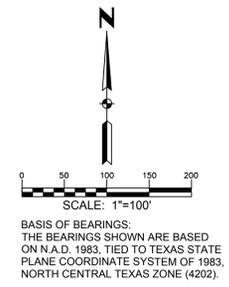
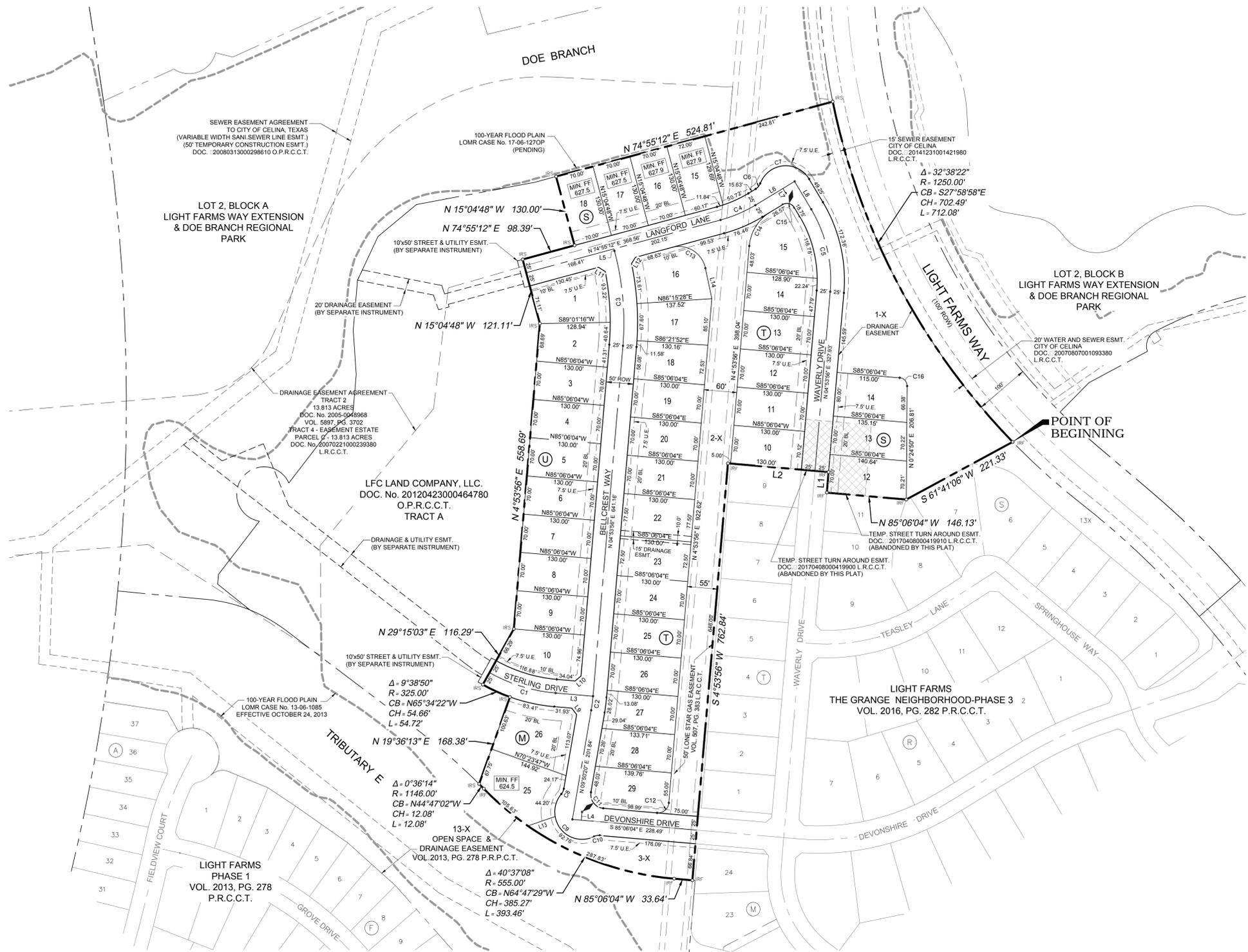
Supporting Documents:

Plat Exhibit

Staff Recommendation:

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

DWG: F:\proj\01390504\01390543.GRANGE 4\FINAL PLAT\FP.GRANGE 4.dwg USER: tam
 DATE: Sep 21, 2017 4:22pm XREFS: GRANGE 1_EXISTING FP.GRANGE 4_BORDER GRANGE 4_BASE



LEGEND

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

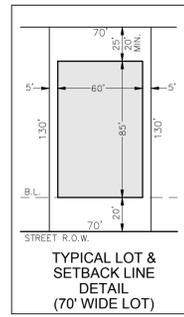
NOTE:
 COMMON AREA LOTS 1-X IS DESIGNATED FOR DRAINAGE EASEMENT.

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

| CURVE TABLE | | | | | |
|-------------|------------|---------|---------------|---------|---------|
| CURVE | DELTA | RADIUS | CH BEARING | CHORD | LENGTH |
| C1 | 24°21'06" | 300.00' | S 72°55'30" E | 126.55' | 127.51' |
| C2 | 4°56'23" | 300.00' | N 7°22'08" E | 25.86' | 25.86' |
| C3 | 19°58'45" | 500.00' | N 5°05'26" W | 173.47' | 174.35' |
| C4 | 15°55'52" | 250.00' | N 66°57'16" E | 69.29' | 69.51' |
| C5 | 35°54'36" | 250.00' | N 13°03'22" W | 154.14' | 156.69' |
| C6 | 38°12'48" | 20.00' | N 39°52'56" E | 13.09' | 13.34' |
| C7 | 64°06'24" | 50.00' | N 52°49'44" E | 53.07' | 55.94' |
| C8 | 31°00'10" | 20.00' | N 25°20'25" E | 10.69' | 10.82' |
| C9 | 156°56'43" | 50.00' | S 37°37'52" E | 97.98' | 136.96' |
| C10 | 31°00'10" | 20.00' | S 79°23'51" W | 10.69' | 10.82' |
| C11 | 94°56'23" | 25.00' | N 37°37'52" W | 36.85' | 41.43' |
| C12 | 90°00'00" | 20.00' | N 49°53'56" E | 28.28' | 31.42' |
| C13 | 93°00'03" | 50.00' | S 58°34'47" E | 72.54' | 81.16' |
| C14 | 54°05'27" | 80.00' | N 31°56'38" E | 72.75' | 75.52' |
| C15 | 90°00'00" | 15.50' | S 76°00'40" E | 21.92' | 24.35' |
| C16 | 85°30'54" | 15.00' | N 42°20'41" W | 20.37' | 22.39' |

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

| | |
|---|--------------|
| GUARANTOR LFC DEVCO GRANGE IV, LLC. 8401 North Central Ex. Fressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411 | |
| PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757 | |
| SEPTEMBER, 2017 | SHEET 1 OF 2 |



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

CAD FILE PATH: F:\proj\01390504\01390543.GRANGE 4\FINAL PLAT\FP.GRANGE 4.dwg

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

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

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

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

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

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

North 4 degrees 53 minutes 54 seconds East a distance of 37.79 feet to a 5/8 inch iron rod found with elastic casing "Huitt-Zollars";

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO GRANGE IV, LLC, does hereby adopt this Plat designating the herein above described property as THE GRANGE NEIGHBORHOOD-PHASE 4, an addition to Collin County, Texas, and does hereby dedicate, in fee simple to the public use for 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 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 authorized by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. Collin County, the City of Celina and public utilities entities shall have the right to remove and be removed all parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. Collin County, the City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, controlling, maintaining, reading meters, and adding to or removing all parts of their respective systems without the necessity at any time procuring permission from anyone.

This Plat adopted subject to all existing ordinances, rules, regulations and resolutions of the City of Celina, Texas,

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

By: RJM CELINA III L.P., Its Manager

By: RJM CELINA III GP Inc., Its General Partner

LFC Devco Grange IV, LLC.

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:

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

By:

Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Date _____

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

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

Signature of Mayor _____ Date of approval _____

ATTEST:

City Secretary _____ Date _____

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

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

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____

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

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



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Jason Laumer, City Manager
From: Robyn Miga, Planner
Meeting Date: October 17, 2017
Re: The Homeplace at the Columns GDP

Action Requested:

Consider and act upon a General Development Plan for The Homeplace at the Columns, being an ±48.78 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, generally located north of Frontier Parkway and future Punk Carter Parkway, east of Dallas Parkway, west of Light Farms Way, and south of the future Collin County Outer Loop, containing 264 residential lots and five open space lots. (The Homeplace at the Columns GDP)

Background Information:

Staff has reviewed the proposed General Development Plan for The Homeplace at the Columns and determined that it meets requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

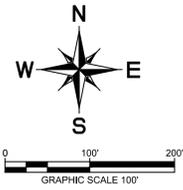
Legal Review:

Supporting Documents:

GDP Exhibit

Staff Recommendation:

Staff recommends approval as presented.



LEGAL DESCRIPTION

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to CADG Celina Outer Loop, LLC, recorded in Document Number 20170428000546440, Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set in the west line of that tract of land conveyed to Lfc Land Company, LLC, according to the document filed of record in Document Number 20120423000464780, Deed Records of Collin County, Texas, same being common with the east line of said CADG Celina Outer Loop tract, said iron being set for the northeast corner of this tract, from which a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said CADG Celina Outer Loop tract, bears, North 4°54'11" East, 387.12 feet and North 3°21'11" East, 52.02 feet;

THENCE South 4°54'11" West, with said common line, a distance of 1603.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of this tract;

THENCE South 89°27'47" West, with a southerly line of the above mentioned CADG Celina Outer Loop tract, a distance of 1571.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the most westerly southeast corner of this tract;

THENCE South 8°36'11" East, a distance of 60.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the most easterly southwest corner of this tract;

THENCE South 89°27'47" West, leaving the eastern line of said CADG Celina Outer Loop tract, over and across said tract, a distance of 606.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the east line of Dallas Parkway, for the southwest corner of this tract;

THENCE North 8°36'12" West, with said east line, a distance of 121.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the most northerly southwest corner of this tract;

THENCE leaving said east line, over and across the above mentioned CADG Celina Outer Loop tract the following three (3) courses and distances:

North 89°27'47" East, leaving said east line, a distance of 882.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for an interior "ell" corner of this tract;

North 0°31'31" West, over and across said tract, a distance of 1538.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of this tract;

North 89°32'22" East, continuing over and across said tract, a distance of 1455.43 feet to the **POINT OF BEGINNING** and containing 52.628 acres of land, more or less.

SUMMARY

| Land Use Acreage Summary | |
|--|-----------------|
| Perimeter Thoroughfares Rights of Way | 3.85 AC |
| Open Space Provided | 7.58 AC |
| Open Space Provided by PD | 2.61 AC |
| Residential Lots/Residential Rights of Way | 41.20 AC |
| Net Acreage | 48.78 AC |
| Gross Acreage | 52.63 AC |
| <hr/> | |
| Total Provided | 264 |
| Total Allowed | 390 |
| <hr/> | |
| Net Density | 5.41 UNITS/AC |
| Gross Density | 7.41 UNITS/AC |

CADG CELINA OUTER LOOP, LLC
Doc # 20170428000546440
D.R.C.C.T.

CADG CELINA OUTER LOOP, LLC
Doc # 20170428000546440
D.R.C.C.T.

LFC DEVCO SWEETWATER, LLC
Doc # 20170504000573640
D.R.C.C.T.

CADG CELINA OUTER LOOP, LLC
Doc # 20170428000546440
D.R.C.C.T.

30' TEMPORARY CONSTRUCTION EASEMENT
DOC. NO. 20070807001093380
O.P.R.C.C.T.

20' WATER & SEWER EASEMENT
DOC. NO. 20070807001093380
O.P.R.C.C.T.

PROPOSED 60' R.O.W. DEDICATION

FUTURE 60' R.O.W. DEDICATION BY LFC DEVCO.

30' TEMPORARY CONSTRUCTION EASEMENT
DOC. NO. 20070807001093380
O.P.R.C.C.T.

PROPOSED 50' R.O.W. DEDICATION BY LFC

FUTURE 40' R.O.W. DEDICATION

S4°54'11" W 1603.37' LIGHT FARMS WAY (FUTURE 100' R.O.W. DEDICATION BY LFC LAND COMPANY, LLC)

LFC Land Company, LLC
Doc # 20120423000464780
D.R.C.C.T.

APPROX. 100 YEAR FLOODPLAIN
MAP # 48085C0120J
REVISED DATE - JUNE 2, 2009



VICINITY MAP
NTS

LEGEND

| | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | EXISTING FEMA 100-YEAR FLOOD PLAN |
| | THE COLUMNS COMMON AREAS |
| | PROPOSED MEDIAN OPENING |

NOTES

1. THE LOCATION OF ACCESS POINTS SHOWN ON THIS PLAN MAY CHANGE WHEN THE CONSTRUCTION PLAT IS SUBMITTED.
2. A FLOOD STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION OF THE DEVELOPMENT.
3. NO TREES EXIST WITHIN THIS TRACT, THEREFORE NO MITIGATION PLAN OR MITIGATION IS REQUIRED.
4. ALL STREETS INTERIOR TO THE RESIDENTIAL DEVELOPMENT ON THIS GENERAL DEVELOPMENT PLAN WILL BE 2LN.
5. ALL LOTS 4,000 SF OR LARGER PER ZONING.
6. EXISTING ZONING: THE COLUMNS PLANNED DEVELOPMENT, PD #84.
7. ALLEY R.O.W. SHALL BE A MINIMUM OF 15' WIDE WITH A 12' PAVING SECTION.
8. PUNK CARTER PKWY IS A MAJOR ARTERIAL ON THE CITY'S MASTER THOROUGHFARE PLAN WITH AN ULTIMATE R.O.W. OF 120'.
9. LIGHT FARMS WAY IS A MINOR ARTERIAL ON THE CITY'S MASTER THOROUGHFARE PLAN WITH AN ULTIMATE R.O.W. OF 90', HOWEVER, LFC CURRENTLY SHOWS A PROPOSED DEDICATION OF 100'. HALF R.O.W. & SOUTHBOUND LANES TO BE CONSTRUCTED IN CONJUNCTION WITH THIS PROJECT TO PROVIDE SECONDARY ACCESS.
10. COMMON AREA NO. 1 (CA #1) TO BE USED FOR DETENTION, OPEN SPACE, LANDSCAPING, AMENITIES, ETC. DETENTION AREA SHALL NOT COMPRISE MORE THAN SIXTY PERCENT (60%) OF THE OVERALL AREA.

LOT TABLE

| LOT TYPE | LOT WIDTH | TOTAL | ALLOWED |
|----------|-----------|-------|---------|
| A | 40' | 264 | ≤ 390 |

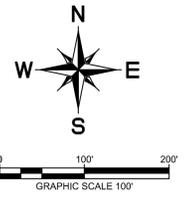
GENERAL DEVELOPMENT PLAN
FOR
THE HOMEPLACE AT THE COLUMNS
264 RESIDENTIAL LOTS / 5 OPEN SPACES
BEING 48.78 ACRES
OUT OF THE
JOHN RAGSDALE SURVEY, ABSTRACT NO. 734
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

| | |
|--|--|
| OWNER/DEVELOPER: CADG CELINA OUTER LOOP, LLC 1800 VALLEY VIEW LANE STE 300 FARMERS BRANCH, TX 75234 Tel: (409) 892-7236 Contact: FOS ROMO | ENGINEER/SURVEYOR: Kimley-Horn 5750 Gemini Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: THOMAS L. FLECTCHER, P.E. |
|--|--|

| | | | | | | |
|----------|-------|---------|-------|----------|----------------|------------|
| DESIGNED | DRAWN | CHECKED | SCALE | DATE | KH PROJECT NO. | G-1 |
| BTL | JRP | TLF | 1:100 | SEP 2017 | 064040007 | |

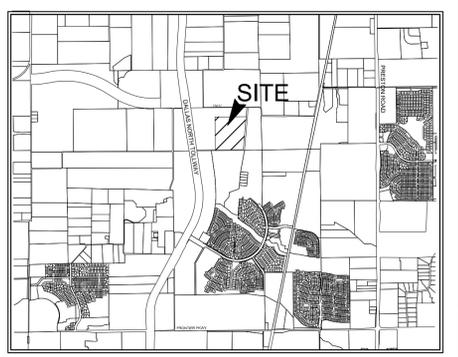
PLOTTED BY: LANSING, REANSON@KIMLEY-HORN.COM
 DRAWN BY: KJRP, CVL@KIMLEY-HORN.COM
 LAST SAVED: 02/20/2017 6:39 PM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLOTTED BY: JAVIER REYES/09/25/2017 10:51 AM
 DRAWN BY: KYLE CLEVELAND/09/20/2017 10:51 AM
 LAST SAVED: 09/20/2017 10:51 AM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

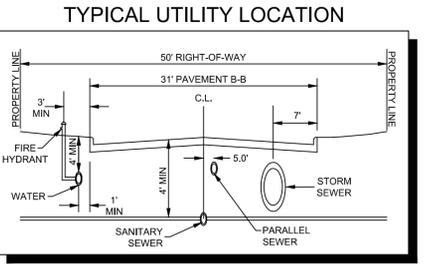


LEGEND

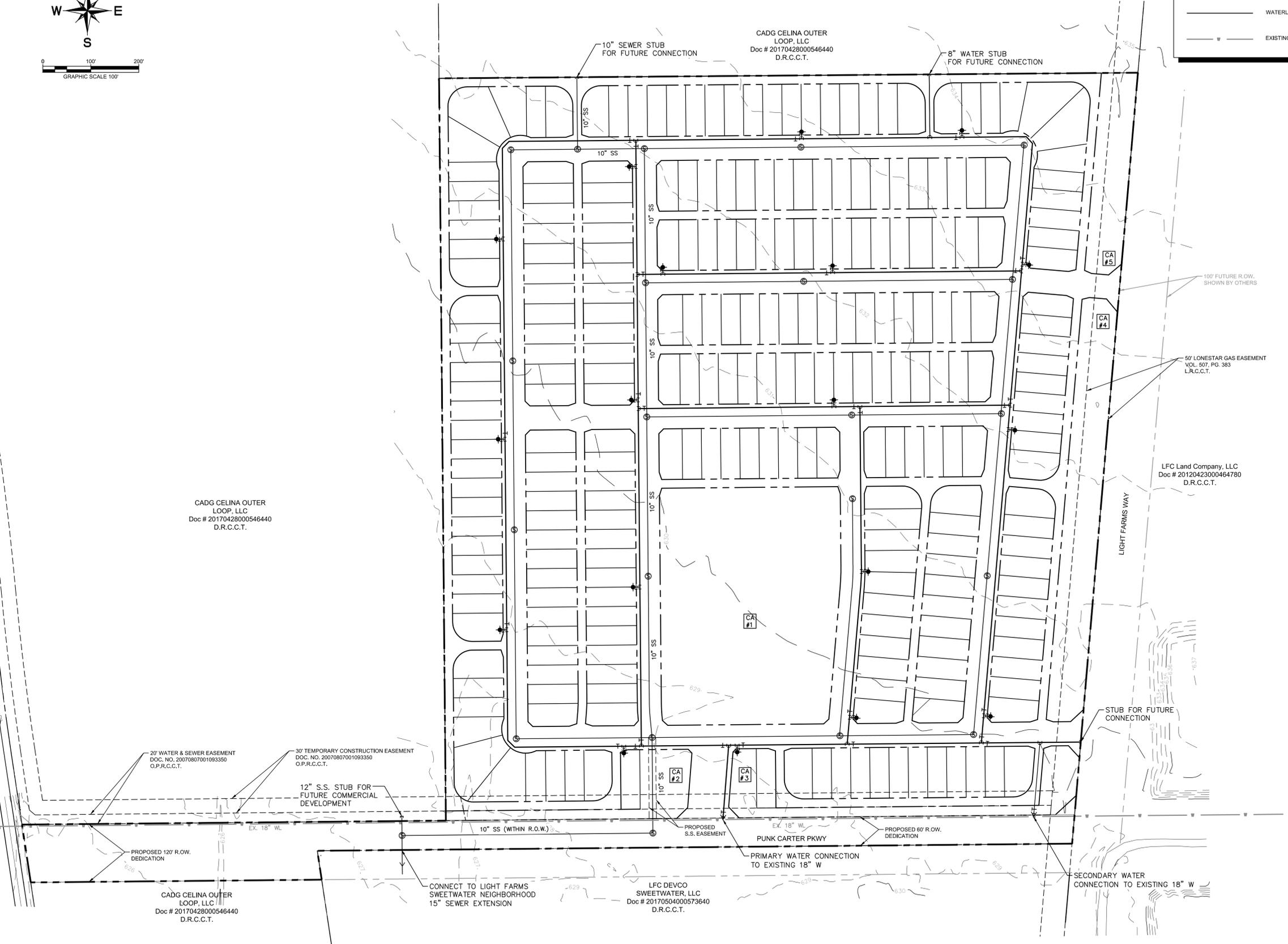
- PROPERTY LINE
- RIGHT OF WAY
- SSWR LINE
- WATERLINE
- EXISTING WATERLINE



VICINITY MAP
NTS



- NOTES**
1. ALL ONSITE WATER LINES ARE 8" P.V.C.
 2. ALL ONSITE SANITARY SEWER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
 3. EXISTING WATERLINE ALONG PUNK CARTER PKWY IS 18" P.C.C.P.



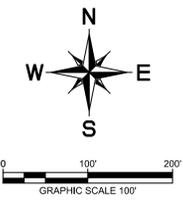
WATER AND SANITARY SEWER PRELIMINARY LAYOUT
 FOR
THE HOMEPLACE AT
THE COLUMNS
 264 RESIDENTIAL LOTS / 5 OPEN SPACES
 BEING 48.78 ACRES
 OUT OF THE
 JOHN RAGSDALE SURVEY, ABSTRACT NO. 734
 IN THE
 CITY OF CELINA, COLLIN COUNTY, TEXAS

| | |
|---|--|
| <p>OWNER/DEVELOPER: CADG CELINA OUTER LOOP, LLC 1800 VALLEY VIEW LANE STE 300 FARMERS BRANCH, TX 75234 Tel: (409) 892-7236 Contact: ROB ROMO</p> | <p>ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: THOMAS L. FLETCHEER, P.E.</p> |
|---|--|

| DESIGNED | DRAWN | CHECKED | SCALE | DATE | KH PROJECT NO. |
|----------|-------|---------|-------|----------|----------------|
| STL | JRP | TLF | 1:100 | SEP 2017 | 064040007 |

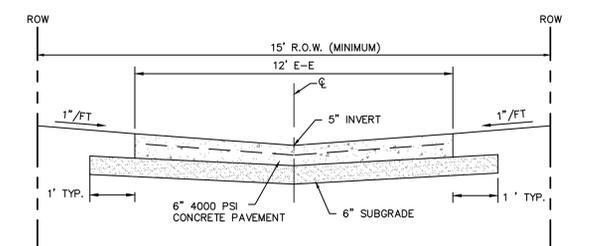
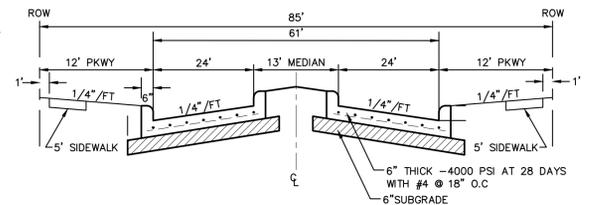
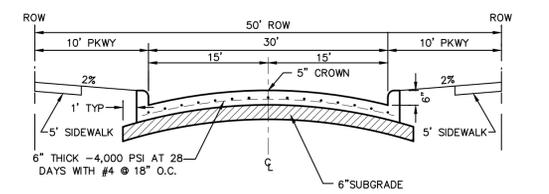
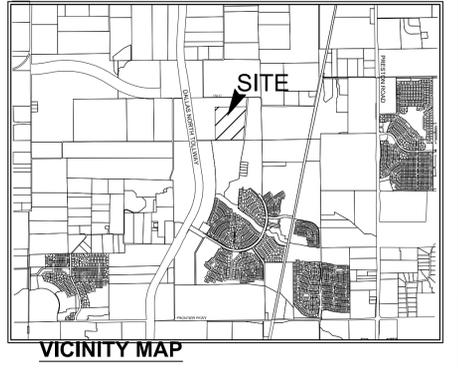
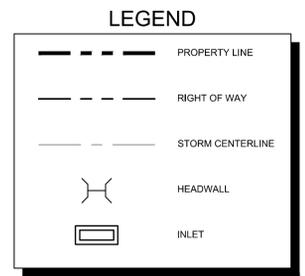
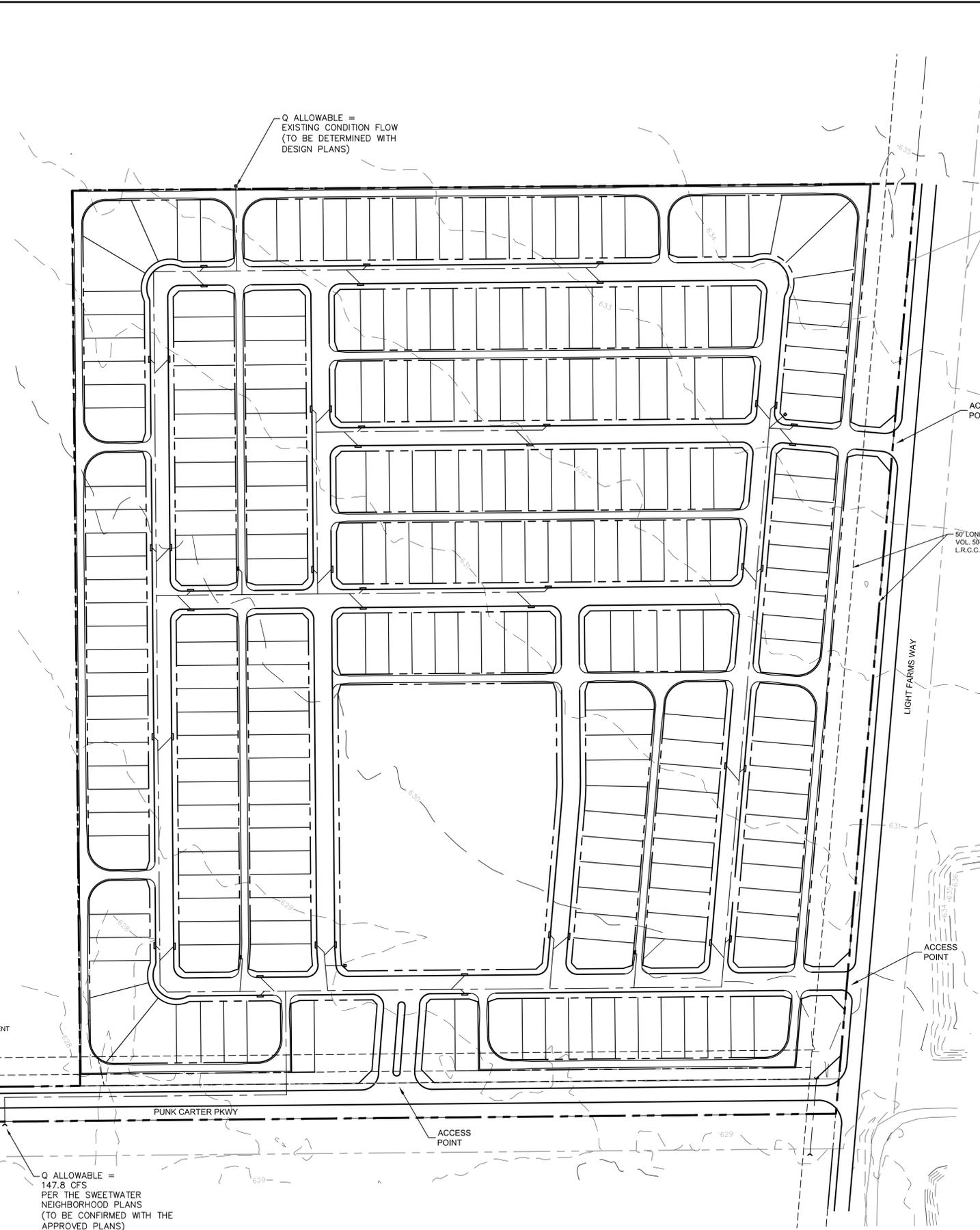
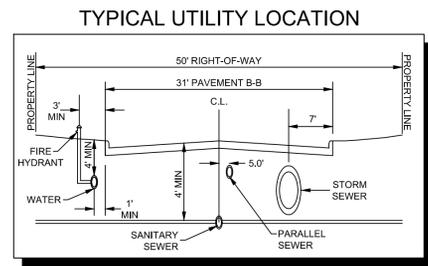
KIMLEY-HORN AND ASSOCIATES, INC. 1500 VALLEY VIEW LANE, SUITE 300, FARMERS BRANCH, TEXAS 75234
 DATE: 09/20/2017 11:41 AM
 DRAWN BY: BTL
 CHECKED BY: JRP
 SCALE: 1"=100'
 DATE: SEP 2017
 PROJECT NO.: 064040007
 SHEET: G-3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES

1. ALL ONSITE STREETS ARE 2LN
2. 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/H
 - 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 MEMORANDUM HYDRO 35, JUNE 1977



PAVING AND STORM PRELIMINARY LAYOUT
 FOR
THE HOMEPLACE AT
THE COLUMNS
 264 RESIDENTIAL LOTS / 5 OPEN SPACES
 BEING 48.78 ACRES
 OUT OF THE
 JOHN RAGSDALE SURVEY, ABSTRACT NO. 734
 IN THE
 CITY OF CELINA, COLLIN COUNTY, TEXAS

| | |
|--|---|
| OWNER/DEVELOPER: CADG CELINA OUTER LOOP, LLC 1800 VALLEY VIEW LANE STE 300 FARMERS BRANCH, TX 75234 Tel: (409) 892-7236 Contact: FOG ROMO | ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: THOMAS L. FLECTCHER, P.E. |
|--|---|

| | | | | | |
|----------|-------|---------|-------|----------|----------------|
| DESIGNED | DRAWN | CHECKED | SCALE | DATE | KH PROJECT NO. |
| BTL | JRP | TLF | 1:100 | SEP 2017 | 064040007 |



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Jason Laumer, City Manager
From: Ben Rodriguez, Senior Planner
Meeting Date: October 17, 2017
Re: Celina Crossing Zoning

Action Requested:

The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, from a zoning designation of C-1, retail district, to PD, Planned Development with a base zoning designation of C-1, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing Zoning)

Background Information:

The property owner has requested that this property be rezoned from its current zoning of C-1, retail district, to PD, Planned Development with a base zoning of C-1 to allow for a quasi-public street to serve the overall development.

The applicant encountered many challenges with this site to ensure that all lots had public street access and had road frontage. The quasi-public street serves this purpose, however, our code does not currently define such a road.

The purpose of this Planned Development is to add the following definition:

Quasi-public streets are privately owned and maintained drives open to public access. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. Sidewalks shall be provided along quasi-public streets and shall be located within the quasi-public street easement. Quasi-public streets are to be owned and maintained by a property owners association.

In addition, the entire tract would be required to meet the Preston Road Overlay District, have a required quasi-public street easement width of 50 feet, pavement width of 30 feet, sidewalk width of 5 feet, parkway width of 5 feet, and a fire lane easement of 26 feet within the easement.

Board Review/Citizen Input:

A notice of the public hearings was published in *The Celina Record* on September 29, 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

one letter in support of the proposal.

Supporting Documents:

- Concept Plan
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

PD Regulations for Celina Crossing

Quasi-Public Street definition:

Quasi-public streets are privately owned and maintained drives open to public access. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. Sidewalks shall be provided along quasi-public streets and shall be located within the quasi-public street easement. Quasi-public streets are to be owned and maintained by a property owners association.

Quasi-Public Street standards:

Width: 50 feet

Pavement width: 30 feet

Sidewalk width: 5 feet

Parkway: 5 feet

Fire lane easement: 26 feet

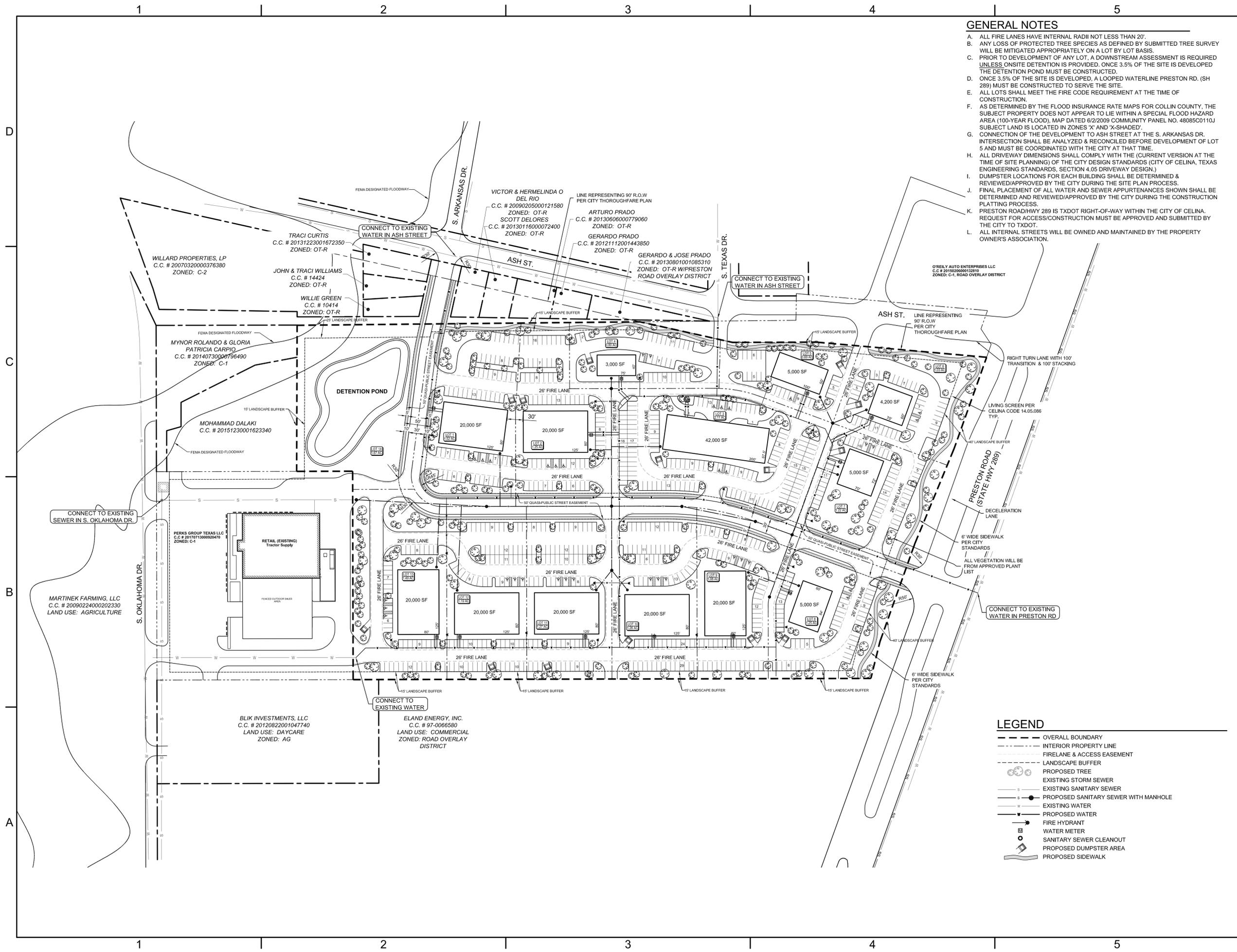
Preston Road Overlay:

This tract, in its entirety, shall comply with the Preston Road Overlay District as found in section 14.03.009 of the Celina Code of Ordinances.

Development regulations at development

Unless amended by this PD ordinance, this development shall comply with the Celina Code of Ordinances at the time that it is developed.

FILE NAME: X:\201709\45-1702_DSGN02_DWG\050_CIVIL\GDP-9545.dwg LAYOUT NAME: GDP PRINTED: Wednesday, September 27, 2017 - 9:32am USER: Jkanakie



GENERAL NOTES

- A. ALL FIRE LANES HAVE INTERNAL RADII NOT LESS THAN 20'.
- B. ANY LOSS OF PROTECTED TREE SPECIES AS DEFINED BY SUBMITTED TREE SURVEY WILL BE MITIGATED APPROPRIATELY ON A LOT BY LOT BASIS.
- C. PRIOR TO DEVELOPMENT OF ANY LOT, A DOWNSTREAM ASSESSMENT IS REQUIRED UNLESS ONSITE DETENTION IS PROVIDED, ONCE 3.5% OF THE SITE IS DEVELOPED THE DETENTION POND MUST BE CONSTRUCTED.
- D. ONCE 3.5% OF THE SITE IS DEVELOPED, A LOOPED WATERLINE PRESTON RD. (SH 289) MUST BE CONSTRUCTED TO SERVE THE SITE.
- E. ALL LOTS SHALL MEET THE FIRE CODE REQUIREMENT AT THE TIME OF CONSTRUCTION.
- F. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD), MAP DATED 6/22/2009 COMMUNITY PANEL NO. 48085C0110J. SUBJECT LAND IS LOCATED IN ZONES 'X' AND 'X-SHADED'.
- G. CONNECTION OF THE DEVELOPMENT TO ASH STREET AT THE S. ARKANSAS DR. INTERSECTION SHALL BE ANALYZED & RECONCILED BEFORE DEVELOPMENT OF LOT 5 AND MUST BE COORDINATED WITH THE CITY AT THAT TIME.
- H. ALL DRIVEWAY DIMENSIONS SHALL COMPLY WITH THE (CURRENT VERSION AT THE TIME OF SITE PLANNING) OF THE CITY DESIGN STANDARDS (CITY OF CELINA, TEXAS ENGINEERING STANDARDS, SECTION 4.05 DRIVEWAY DESIGN.)
- I. DUMPSTER LOCATIONS FOR EACH BUILDING SHALL BE DETERMINED & REVIEWED/APPROVED BY THE CITY DURING THE SITE PLAN PROCESS.
- J. FINAL PLACEMENT OF ALL WATER AND SEWER APPURTENANCES SHOWN SHALL BE DETERMINED AND REVIEWED/APPROVED BY THE CITY DURING THE CONSTRUCTION PLATTING PROCESS.
- K. PRESTON ROAD/HWY 289 IS TXDOT RIGHT-OF-WAY WITHIN THE CITY OF CELINA. REQUEST FOR ACCESS/CONSTRUCTION MUST BE APPROVED AND SUBMITTED BY THE CITY TO TXDOT.
- L. ALL INTERNAL STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

THIS DOCUMENT IS RELEASED ON SEPTEMBER 27, 2017 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KENDRA M HANFELD, P.E., TEXAS LICENSE #18983. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL SMITH & COOPER, INC. F-560

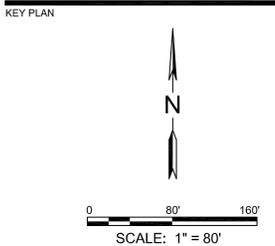
CELINA CROSSING

OWNER CONTACT
JIM LESLIE
WOLVERINE INVESTMENTS LLC
16250 KNOLL TRAIL DRIVE, SUITE 210
DALLAS, TX 75248
T: 972-250-0903

PREPARER
KENDRA M. HANFELD, P.E.
PARKHILL, SMITH & COOPER, INC.
2600 NETWORK BLVD. SUITE 190
FRISCO, TX 75034
T: 325-696-7336

ASH ST BETWEEN OKLAHOMA DR & PRESTON RD

**STATE HWY 289
CELINA, TX
75009**



LEGEND

- OVERALL BOUNDARY
- INTERIOR PROPERTY LINE
- FIRELANE & ACCESS EASEMENT
- LANDSCAPE BUFFER
- PROPOSED TREE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER WITH MANHOLE
- EXISTING WATER
- PROPOSED WATER
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER CLEANOUT
- PROPOSED DUMPSTER AREA
- PROPOSED SIDEWALK

GENERAL DEVELOPMENT PLAN

LEGAL DESCRIPTION OF LAND:
ABS A0167 COLLIN COUNTY SCHOOL, LAND #14 SURVEY,
SHEET 1, TRACT 30, 18.604 ACRES, CCH115285, ZONE C-1
RETAIL DISTRICT, ROAD OVERLAY DISTRICT.

GDP





Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Jason Laumer, City Manager
From: Robyn Miga, Planner
Meeting Date: October 17, 2017
Re: Celina Crossing GDP Amendment

Action Requested:

Consider and act upon a General Development Plan for Celina Crossing, being an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing GDP)

Background Information:

Staff has reviewed the proposed General Development Plan for Celina Crossing and determined that it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

Supporting Documents:

GDP Exhibit

Staff Recommendation:

Staff recommends approval as presented.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Jason Laumer, City Manager
From: Robyn Miga, Planner
Meeting Date: October 17, 2017
Re: Jalopies GDP

Action Requested:

Consider and act upon a General Development Plan for Jalopies, being an ±25 acre tract of land situated in the Arthur A. Norwood Survey, Abstract No. 969, the property is generally located west of Smiley Road, south and east of FM 428, north of Carey Road. (Jalopies GDP)

Background Information:

Staff has reviewed the proposed General Development Plan for Jalopies and determined that it meets requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

Supporting Documents:

GDP Exhibit

Staff Recommendation:

Staff recommends approval as presented.

General Development Plan of WATER, SEWER, & DRAINAGE IMPROVEMENTS

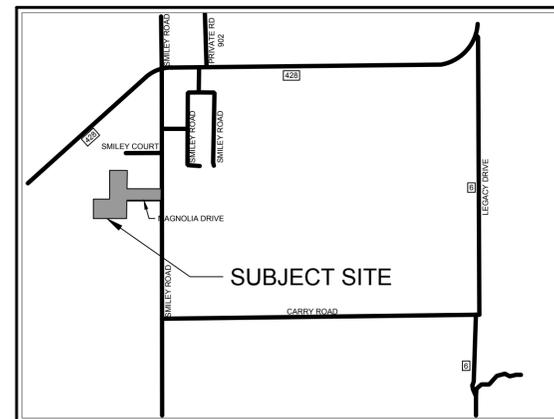
To Serve

JALOPIES

THE ETJ OF CELINA,
DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
SCOTT LOWRY
5405 Smiley Road
Celina, TEXAS 75009
PHONE: 954-372-6929
CONTACT: scott@scottlowry.biz

ENGINEER:
KIRKMAN ENGINEERING, LLC
4821 MERLOT AVENUE, STE. 210
GRAPEVINE, TEXAS 76051
PHONE: (817) 488-4960
CONTACT: SHEA KIRKMAN, P.E.
shea.kirkman@trustke.com

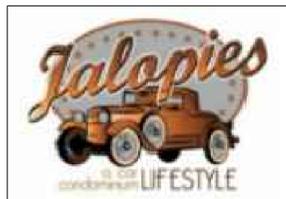


SITE MAP

N.T.S.

Sheet List Table

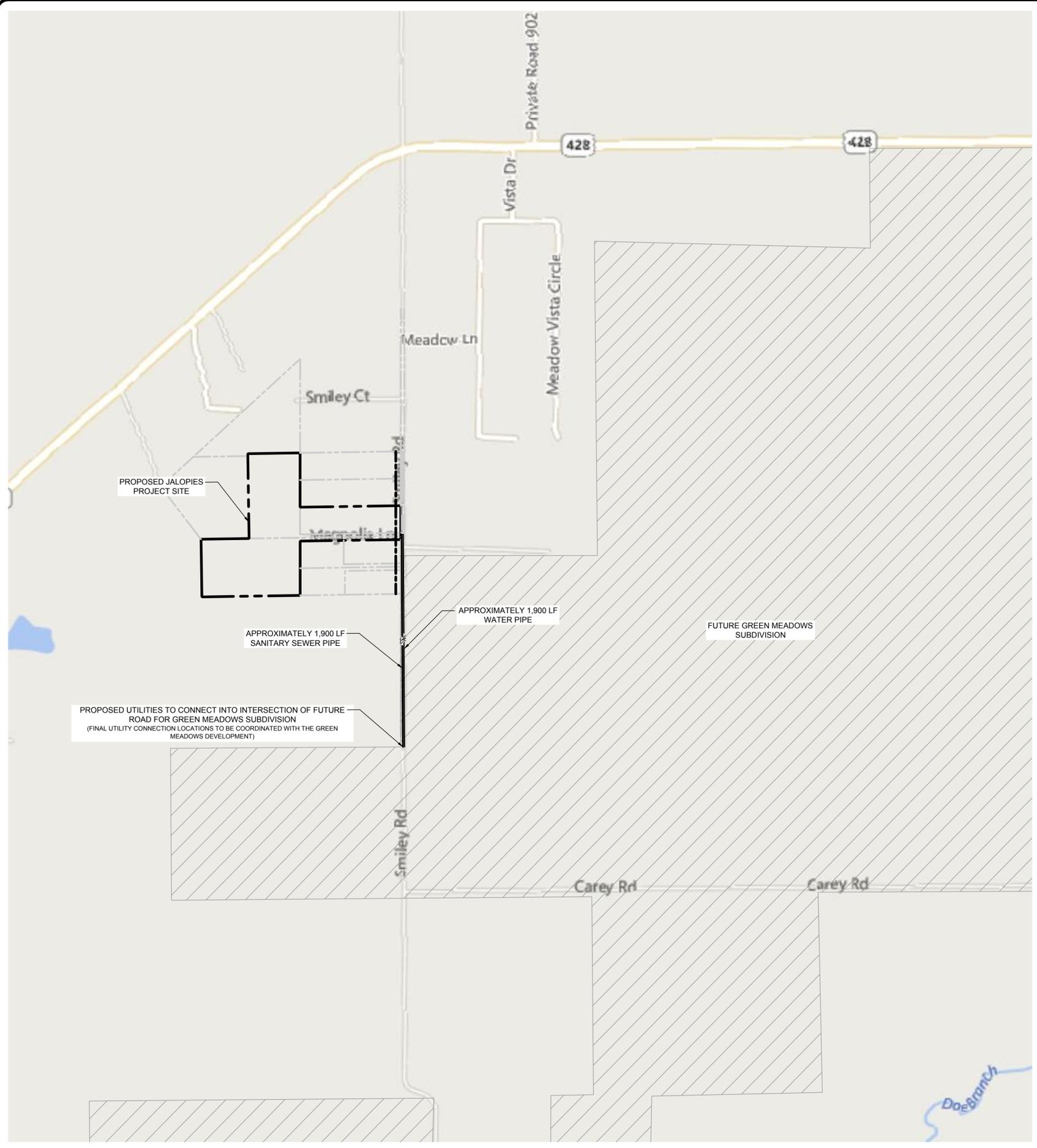
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|--------------|-----------------------|
| C0.0 | COVER SHEET |
| C1.0 | SITE PLAN |
| C2.0 | OFFSITE UTILITY PLAN |
| C2.1 | WATER PLAN |
| C2.2 | SEWER PLAN |
| C3.0 | EXISTING DRAINAGE MAP |
| C4.0 | DRAINAGE PLAN |



PROJECT NO. JAL17001

OCTOBER 2017

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 PLOTTED AT: 8/27/17 10:08 AM
 PLOTTED WITH: J:\tools\lpr (General Documentation).plc



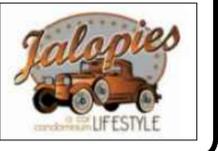
LEGEND

- FUTURE DEVELOPMENT
- PROPOSED BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



| | |
|--------------|----------|
| JOB NUMBER: | JAL17001 |
| DESIGNED BY: | ACF |
| DRAWN BY: | ACF |
| CHECKED BY: | SOK |
| ISSUE DATE: | 09-13-17 |
| REV: | |

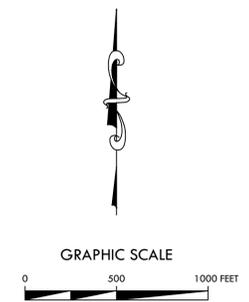
PRELIMINARY FOR REVIEW ONLY
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JALOPIES

CELINA,
TEXAS

**OFFSITE
UTILITY
PLAN**

SHEET:
C2.0



FULL PATH: K:\JAL17001_Maps\Drawings\02_GBP03 - Production\04\JAL17001_Maps\Drawings\02_GBP03 - Production\CAD UTILITY PLAN
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