

CITY OF CELINA, TEXAS

ORDINANCE 2016- 32

CAMBRIDGE CROSSING ZONING AMENDMENT - PD-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 639.627 ACRE TRACT OF LAND SITUATED IN THE RICHARD ALDERSON SURVEY, ABSTRACT NO. 7; THE F. D. GARY SURVEY, ABSTRACT NO. 360; THE I.C. WILLIAMSON SURVEY, ABSTRACT NUMBER 943, AND THE T. STATEN SURVEY, ABSTRACT NUMBER 806, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 40; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in

the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That the zoning classification is hereby established as "PD" Planned Development District, #53 on a certain tract of land described in in Exhibit "A" and depicted in Exhibit "B".

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit "A" attached hereto and incorporated herein, as "PD" Planned Development District #40.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit "C"; the development standards set forth in Exhibit "D" and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property depicted on Exhibit "A" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

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

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

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

SECTION 11
PUBLICATION CLAUSE

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

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

SECTION 13

EFFECTIVE DATE

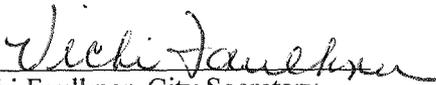
This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

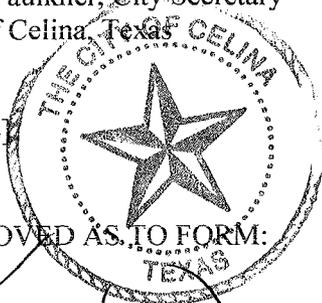
PASSED AND APPROVED by the City Council of the City of Celina, Texas this 12th day of April, 2016.


Sean Terry, Mayor
City of Celina, Texas

ATTEST:


Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]



APPROVED AS TO FORM:
TEXAS


City Attorney
City of Celina, Texas

EXHIBIT "A"
Cambridge Crossing
Legal Description – Entire Tract

Being that certain 639.627 acre tract of land situated in the Richard Alderson Survey, Abstract No. 7, F. D. Gary Survey, Abstract No. 360, I. C. Williamson Survey, Abstract No. 943, and T. Staten Survey, Abstract No. 806, Collin County, Texas, and being all that certain tract of land conveyed to Godwin Investments, LTD., by deeds recorded under Document No. 20130401000422650, and 20070205000163510, Official Public Records, Collin County, Texas, and being all that certain tract of land conveyed to Jerry Glen Hansel and wife, Sally Haggard Hansel, by deed recorded under Document Number 92-0077846, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap found for the Southwest corner of said Godwin Investments (Document No. 20130401000422650) tract, same being in the approximate centerline of Legacy Drive (also known as County Road No. 6)(gravel surfaced public right-of-way), same being the Northwest corner of that certain tract of land conveyed to Stephen Vayne Harris, by deed recorded under Document No. 2003-0050617, said Official Public Records, Collin County, same being the Northeast corner of that certain tract of land conveyed to Paul W. Stiles, by deed recorded under Document No. 2001-60781, Official Public Records, Denton County, Texas, same being the Southeast corner of that certain tract of land conveyed to Smiley Road, LTD., by deed recorded under Document No. 2005-102909, said Official Public Records, Denton County;

THENCE North 00 deg. 31 min. 24 sec. West, along the common line of said Godwin Investments tract and said Smiley Road tract, same being the approximate centerline of said Legacy Drive, a distance of 1441.31 feet to a 1/2 inch iron rod with cap found for corner, same being the Southwest corner of that certain tract of land conveyed to Stephen W. Harris and wife, Sandra D. Harris, by deed recorded in Volume 3399, Page 27, Deed Records, Collin County, Texas;

THENCE North 89 deg. 18 min. 24 sec. East, along the common line of said Godwin Investments tract and said Harris (Volume 3399, Page 27) tract, a distance of 290.73 feet to a point for internal corner of said Godwin Investments tract, same being the Southeast corner of said Harris (Volume 3399, Page 27) tract, from which a 1/2 inch iron rod with cap found which bears South 00 deg. 29 min. 11 sec. West, 16.68 feet;

THENCE North 00 deg. 37 min. 27 sec. West, continuing along the common line of said Godwin Investments tract and said Harris (Volume 3399, Page 27) tract, passing a 1/2 inch iron rod found for the Northeast corner of said Harris (Volume 3399, Page 27) tract, same being the Southeast corner of that certain tract of land conveyed to Richard Tillery and spouse, Brinda Tillery, by deed recorded in Volume 5835, Page 4359, said Deed Records, Collin County, and continuing along the common line of said Godwin Investments tract and said Tillery tract, a total distance of 300.52 feet to a 1/2" iron rod found for corner, same being the Northeast corner of said Tillery tract, same being in the South line of that certain tract of land conveyed to Gary Lynn Mitchell and wife, Laura D. Mitchell, by deed recorded in Volume 4747, Page 939, said Deed Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Mitchell tract as follows:

North 89 deg. 48 min. 24 sec. East, a distance of 9.87 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Mitchell tract;

North 00 deg. 25 min. 30 sec. West, a distance of 147.38 feet to a 1/2 inch iron rod with cap found for internal corner, same being the Northeast corner of said Mitchell tract;

South 89 deg. 11 min. 44 sec. West, a distance of 300.38 feet to a 3/8 inch iron rod found for corner, same being in the Northwest corner of said Mitchell tract, same being in the approximate centerline of aforesaid Legacy Drive, same being in the East line of that certain tract of land conveyed to G Bar 7, LTD., by deed recorded under Document No. 2005-13872, aforesaid Official Public Records, Denton County;

THENCE North 00 deg. 25 min. 15 sec. West, along the common line of said Godwin Investments tract and said G Bar 7 tract, same being the approximate centerline of said Legacy Drive, passing the Northeast corner of said

G Bar 7 (Document No. 2005-13872) tract, same being the Southeast corner of that certain tract of land conveyed to Old Celina, LTD., by deed recorded under Document No. 2005-76678, said Official Public Records, Denton County, and continuing along the common line of said Godwin Investments tract and said Old Celina tract, a total distance of 2185.73 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Godwin Investments tract, same being the Northeast corner of said Old Celina tract, same being in the intersection of said Legacy Drive with the West right-of-way line of F.M. 428, same being the Southwest corner of that certain tract of land conveyed to Planetial, LP., by deed recorded under Document No. 20091016001276920, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Planetial tract as follows:

North 89 deg. 24 min. 22 sec. East, a distance of 1230.95 feet to a 5/8 inch iron rod with "DCA" cap found for internal corner, same being the Southeast corner of said Planetial tract;

North 00 deg. 35 min. 28 sec. West, a distance of 1053.11 feet to a 5/8 inch iron rod found for a Northwest corner of said Godwin Investments tract, same being the Southwest corner of that certain tract of land conveyed to Hardy Burke, by deed recorded under Document No. 94-0034942, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Burke tract as follows:

North 89 deg. 23 min. 57 sec. East, a distance of 2483.65 feet to a 1/2 inch iron rod with "Spiars Eng." cap found for internal corner, same being the Southeast corner of said Burke tract, same being in the approximate centerline of County Road No. 51 (dirt surfaced public right-of-way);

North 00 deg. 45 min. 26 sec. West, a distance of 659.70 feet to a 1/2 inch iron rod with "Spiars Eng." cap found for the most northerly Northwest corner of said Godwin Investments tract, same being in the approximate centerline of said County Road No. 51, same being the Southwest corner of that certain tract of land conveyed to G. Bar 7, LTD., by deed recorded under Document No. 2005-0015684, said Official Public Records, Collin County;

THENCE North 89 deg. 37 min. 26 sec. East, along the common line of said Godwin Investments tract and said G Bar (Document No. 2005-0015684) tract, a distance of 1028.15 feet to a 1/2 inch iron rod found with "Spiars Eng." cap found for the most northerly Northeast corner of said Godwin Investments tract, same being the Southeast corner of said G Bar (Document No. 2005-0015684) tract, same being in the West line of that certain tract of land conveyed to Stiles Family Limited Partnership, by deed recorded under Document No. 97-0009838, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Stiles Family tract as follows:

South 00 deg. 14 min. 22 sec. East, a distance of 2005.61 feet to a 1/2 inch iron rod found for internal corner, same being the Southwest corner of said Stiles Family tract;

North 89 deg. 31 min. 27 sec. East, a distance of 981.30 feet to a 1/2 inch iron rod found for the Southeast corner of said Stiles Family tract, same being the Southwest corner of that certain tract of land conveyed to Celina Tollway 107 Partners, LTD., by deed recorded under Document No. 20101109001222310, said Official Public Records, Collin County;

THENCE North 89 deg. 37 min. 48 sec. East, along the common line of said Godwin Investments tract and said Celina Tollway tract, a distance of 357.38 feet to a 1/2 inch iron rod found for the most easterly Northeast corner of said Godwin Investments tract, same being the Northwest corner of that certain tract of land conveyed to Charlie L. May, by deed recorded under Document No. 20110921001005300, said Official Public Records, Collin County;

THENCE South 00 deg. 32 min. 37 sec. East, along the common line of said Godwin Investments tract and said May tract, a distance of 1767.48 feet to a 1/2 inch iron rod with "Collins" cap found for the most easterly Southeast corner of said Godwin Investments tract, same being the Southwest corner of said May tract, same

being in the approximate centerline of aforesaid County Road No. 51, same being in the North line of that certain tract of land conveyed to Celina Stearman 39, LP, by deed recorded under Document No. 20070605000757520, said Official Public Records, Collin County;

THENCE along the common line of said Godwin Investments tract and said Celina Stearman tract as follows:

South 89 deg. 35 min. 35 sec. West, a distance of 331.22 feet to a 1/2 inch iron rod with "Spiars Eng." cap found for internal corner, same being the Northwest corner of said Celina Stearman tract, same being in the approximate centerline of aforesaid County Road No. 51;

South 00 deg. 44 min. 33 sec. East, a distance of 2013.04 feet to a 1/2 inch iron rod found for the most southerly Southeast corner of said Godwin Investments tract, same being the Southwest corner of said Celina Stearman tract, same being in the approximate centerline of County Road No. 7 (dirt surfaced public right-of-way), same being in the North line of that certain tract of land conveyed to Two-J Partners, LLLP, by deed recorded under Document No. 20080509000562500, said Official Public Records, Collin County;

THENCE South 89 deg. 59 min. 46 sec. West, along the common line of said Godwin Investments tract and said Two-J tract, same being the approximate centerline of said County Road No. 7, a distance of 1275.78 feet to a 1/2 inch iron rod found for corner, same being the Southeast corner of that certain tract of land conveyed to Jerry Glen Hansel and wife, Sally Haggard Hansel, by deed recorded under Document No. 92-0077846, said Official Public Records, Collin County;

THENCE South 89 deg. 43 min. 05 sec. West, along the common line of said Godwin Investments tract and said Hansel tract, a distance of 2487.72 feet to a 1/2 inch iron rod found from which a 1/2 inch iron rod found bears North 88 deg. 45 min. 27 sec. East, a distance of 10.53 feet for corner, same being the Southwest corner of said Hansel tract, same being in the approximate centerline of aforesaid County Road No. 7, same being in the North line of aforesaid Two-J tract;

THENCE along the common line of said Godwin Investments tract and said Two-J tract, same being the approximate centerline of said County Road No. 7 as follows:

South 89 deg. 30 min. 13 sec. West, a distance of 538.92 feet to a 1/2 inch iron rod with "Lonestar" cap found for corner, same being the Northwest corner of said Two-J tract;

South 00 deg. 50 min. 27 sec. East, a distance of 26.79 feet to a 1/2 inch iron rod found for corner, same being the Northeast corner of aforesaid Harris (Document No. 2003-0050617) tract;

THENCE South 89 deg. 34 min. 13 sec. West, along the common line of said Godwin Investments tract and said Harris (Document No. 2003-0050617) tract, a distance of 1446.31 feet to the POINT OF BEGINNING and containing 639.627 acres of computed land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD I

BEING a tract of land in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, F.D. GARY SURVEY, ABSTRACT NO. 360, T. STATEN SURVEY, ABSTRACT NO. 806, and the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in 20140827000927470, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of that tract of land conveyed to Stile Family Limited Partnership, according to the document filed of record in Document Number 1997-0009838, Deed Records, Collin County, Texas, for the most northerly, northeast corner of said Tollway/Outer Loop, LP tract, being common with the southeast corner of that tract of land conveyed to G Bar 7, LTD, according to the document filed of record in Document Number 2005-0015684, Deed Records, Collin County, Texas;

THENCE South 00 degrees 14 minutes 13 seconds East, leaving said common corner and with said west line, being common with the east line of said Tollway/Outer Loop, LP tract, a distance of 2,005.25 feet to 1/2 inch iron rod with a yellow plastic cap found for and interior ell corner of said Tollway/Outer Loop, LP tract, being common with the southwest corner of said Stiles tract;

THENCE North 89 degrees 32 minutes 06 seconds East, leaving said common corner, a distance of 0.11 feet to a point for corner in the south line of said Stiles tract, being at the beginning of a non-tangent curve to the left having a central angle of 45 degrees 12 minutes 03 seconds, a radius of 600.00 feet and a chord bearing and distance of South 23 degrees 57 minutes 32 seconds East, 461.16 feet;

THENCE Leaving said south line, over and across said Tollway/Outer Loop, LP tract, the following fifteen (15) courses and distances:

- With said curve to the left, an arc distance of 473.34 feet to a point for corner;
- South 46 degrees 33 minutes 33 seconds East, a distance of 41.31 feet to a point for corner;
- South 43 degrees 26 minutes 27 seconds West, a distance of 96.23 feet to a point for corner at the beginning of a curve to the right having a central angle of 41 degrees 33 minutes 14 seconds, a radius of 600.00 feet and a chord bearing and distance of South 64 degrees 13 minutes 04 seconds West, 425.68 feet;
- With said curve to the right, an arc distance of 435.15 feet to a point for corner;
- South 84 degrees 59 minutes 41 seconds West, a distance of 123.09 feet to a point for corner;
- South 29 degrees 04 minutes 20 seconds West, a distance of 489.60 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 57 minutes 03 seconds, a radius of 3200.00 feet and a chord bearing and distance of North 59 degrees 57 minutes 08 seconds West, 108.96 feet;
- With said curve to the right, an arc distance of 108.96 feet to a point for corner;
- North 58 degrees 58 minutes 36 seconds West, a distance of 558.92 feet to a point for corner at the beginning of a curve to the left having a central angle of 19 degrees 34 minutes 02 seconds, a radius of 3750.00 feet and a chord bearing and distance of North 68 degrees 45 minutes 37 seconds West, 1274.45 feet;
- With said curve to the left, an arc distance of 1,280.67 feet to a point for corner;
- North 15 degrees 11 minutes 21 seconds East, a distance of 131.11 feet to a point for corner at the beginning of a curve to the left having a central angle of 25 degrees 16 minutes 35 seconds, a radius of 800.00 feet and a chord bearing and distance of North 02 degrees 33 minutes 03 seconds East, 350.07 feet;
- With said curve to the left, an arc distance of 352.93 to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 26 degrees 25 minutes 55 seconds, a radius of 150.00 feet and a chord bearing and distance of North 62 degrees 39 minutes 08 seconds East, 68.59 feet;
- With said curve to the left, an arc distance of 69.20 feet to a point for corner;
- North 49 degrees 26 minutes 11 seconds East, a distance of 67.34 feet to a point for corner at the beginning of a curve to the left having a central angle of 49 degrees 54 minutes 04 seconds, a radius of 300.00 feet and a chord bearing and distance of North 24 degrees 29 minutes 08 seconds East, 253.10 feet;
- With said curve to the left, an arc distance of 261.28 feet to a point for corner;
- North 00 degrees 27 minutes 54 seconds West, a distance of 885.24 feet to a point for corner in a northern line of the above mentioned Tollway/Outer Loop, LP tract, being common with the south line of that tract of land conveyed to Estate of Ruth Monschke, according to the document filed of record in Document Number 94-0034942, Deed Records, Collin County, Texas;

THENCE North 89 degrees 23 minutes 58 seconds East, with said common line, a distance of 1,066.35 feet to 1/2 inch iron rod with a yellow plastic cap found for an interior ell corner of said Tollway/Outer Loop, LP tract, being common with the southeast corner of said Estate of Ruth Monschke tract;

THENCE North 00 degrees 45 minutes 41 seconds West, leaving said common corner, a distance of 659.70 feet to a 1/2 inch iron rod with a yellow plastic cap found in the east line of said Estate of Ruth Monschke tract, being

the most northerly, northwest corner of said Tollway/Outer Loop, LP tract, being common with the southwest corner of the above mentioned G Bar 7, LTD tract;

THENCE North 89 degrees 38 minutes 12 seconds East, leaving said common corner and with the north line of said Tollway/Outer Loop, LP tract, being common with the south line of said G Bar 7, LTD tract, a distance of 1,028.27 feet to the **POINT OF BEGINNING** and containing 119.595 acres of land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD II

BEING a tract of land in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the F.D. GARY SURVEY, ABSTRACT NO. 360, and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in 20140827000927470, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the east line of that tract of land conveyed to Planetial, LP, according to the document filed of record in Document Number 20091016001276920, Deed Records, Collin County, Texas, for a northerly, northwest corner of said Tollway/Outer Loop, LP tract, being common with the southwest corner of that tract of land conveyed to Estate of Ruth Monschke, according to the document filed of record in Document Number 94-0034942, Deed Records, Collin County, Texas;

THENCE North 89° 23' 58" East, leaving said common corner and said east line and with the north line of said Tollway/Outer Loop, LP tract, being common with the south line of said Estate of Ruth Monschke tract, a distance of 1,417.24 feet to a point for corner;

THENCE Leaving said common line, over and across said Tollway/Outer Loop, LP tract, the following ten (10) courses and distances:

South 00° 27' 54" East, a distance of 885.24 feet to a point for corner at the beginning of a curve to the right having a central angle of 49° 54' 04", a radius of 300.00 feet and a chord bearing and distance of South 24° 29' 08" West, 253.10 feet;

With said curve to the right, an arc distance of 261.28 feet to a point for corner;

South 49° 26' 11" West, a distance of 67.34 feet to a point for corner at the beginning of a curve to the right having a central angle of 26° 25' 55", a radius of 150.00 feet and a chord bearing and distance of South 62° 39' 08" West, 68.59 feet;

With said curve to the right, an arc distance of 69.20 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 25° 16' 35", a radius of 800.00 feet and a chord bearing and distance of South 02° 33' 03" West, 350.07 feet;

With said curve to the right, an arc distance of 352.93 feet to a point for corner;

South 15° 11' 21" West, a distance of 131.11 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 21° 49' 18", a radius of 3750.00 feet and a chord bearing and distance of North 89° 27' 17" West, 1419.60 feet;

With said curve to the left, an arc distance of 1,428.22 feet to a point for corner;

South 79° 38' 04" West, a distance of 250.32 feet to a point for corner at the beginning of a curve to the right having a central angle of 01° 19' 45", a radius of 3750.00 feet and a chord bearing and distance of South 80° 17' 56" West, 86.98 feet;

With said curve to the right, an arc distance of 86.99 feet to a point for corner;

North 00° 35' 35" West, a distance of 639.14 feet to a point for corner in the north line of the above mentioned Tollway/Outer Loop, LP tract, being common with the south line of the above mentioned Planetial, LP tract;

THENCE North 89° 24' 25" East, with said common line, a distance of 611.51 feet to a 5/8 inch iron rod with a yellow plastic cap found for an interior ell corner of said Tollway/Outer Loop, LP tract, being common with the southeast corner of said Planetial, LP tract;

THENCE North 00° 35' 12" West, leaving said common corner and with the east line of said Planetial, LP tract, a distance of 1,053.04 feet to the **POINT OF BEGINNING** and containing 57.821 acres of land, more or less.

**LEGAL DESCRIPTION
NEIGHBORHOOD III**

BEING a tract of land in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in 20140827000927470, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a yellow cap found for an interior ell corner of said Tollway/Outer Loop, LP tract, being common with the southeast corner of that tract of land conveyed to Planetial, LP, according to the document filed of record in Document Number 20091016001276920, Deed Records, Collin County, Texas;

THENCE Leaving said common corner, over and across said Tollway/Outer Loop, LP tract, the following twenty-nine (29) courses and distances:

South 43° 08' 28" West, a distance of 884.56 feet to the **POINT OF BEGINNING** of the tract of land described herein, being at the beginning of a curve to the left having a angle of 01° 19' 45", a radius of 3750.00 feet and a chord bearing and distance of North 80° 17' 56" East, 86.98 feet;

With said curve to the left, an arc distance of 86.99 feet to a point for corner;

North 79° 38' 04" East, a distance of 250.32 feet to a point for corner at the beginning of a curve to the right having a central angle of 21° 49' 18", a radius of 3,750.00 feet and a chord bearing and distance of South 89° 27' 17" East, 1419.60 feet;

With said curve to the right, an arc distance of 1,428.22 to a point for corner;

South 15° 11' 21" West, a distance of 1374.11 feet to a point for corner at the beginning of a curve to the right having a central angle of 19° 43' 14", a radius of 745.00 feet and a chord bearing and distance of South 25° 02' 58" West, 255.16 feet;

With said curve to the right, an arc distance of 256.42 feet to the beginning of a reverse curve to the left having a central angle of 25° 22' 29", a radius of 850.00 feet and a chord bearing and distance of South 22° 13' 20" West, 373.37 feet;

With said curve to the left, an arc distance of 376.44 feet to a point for corner;

South 09° 32' 06" West, a distance of 59.45 feet to a point for corner at the beginning of a curve to the left having a central angle of 71° 48' 02", a radius of 400.00 feet and a chord bearing and distance of South 26° 21' 55" East, 469.10 feet;

With said curve to the left, an arc distance of 501.26 feet to a point for corner;

South 62° 15' 56" East, a distance of 185.51 feet to a point for corner;

South 27° 44' 04" West, a distance of 213.99 feet to a point for corner at the beginning of a curve to the left having a central angle of 31° 04' 00", a radius of 295.00 feet, and a chord bearing and distance of South 12° 12' 03" West, 158.00 feet;

With said curve to the left, an arc distance of 159.95 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 39° 01' 29", a radius of 320.00 feet and a chord bearing and distance of South 16° 10' 48" West, 213.77 feet;

With said curve to the right, an arc distance of 217.96 feet to a point for corner;

South 35° 41' 33" West, a distance of 266.54 feet to a point for corner;

North 54° 18' 27" West, a distance of 693.26 feet to a point for corner at the beginning of a curve to the left having a central angle of 36° 12' 54", a radius of 1,060.00 feet and a chord bearing and distance of North 72° 24' 55" West, 658.90 feet;

With said curve to the left, an arc distance of 670.00 feet to a point for corner;

South 89° 28' 38" West, a distance of 230.84 feet to a point for corner;

North 09° 39' 14" East, a distance of 305.76 feet to a point for corner;

North 06° 38' 26" East, a distance of 265.91 feet to a point for corner;

North 28° 58' 38" East, a distance of 291.51 feet to a point for corner;

North 08° 28' 03" East, a distance of 178.02 feet to a point for corner;

North 16° 30' 04" East, a distance of 244.60 feet to a point for corner;

North 32° 39' 40" East, a distance of 139.29 feet to a point for corner;

North 07° 41' 57" East, a distance of 297.55 feet to a point for corner;
North 25° 51' 11" East, a distance of 80.97 feet to a point for corner;
North 15° 36' 39" West, a distance of 338.56 feet to a point for corner;
North 02° 09' 03" West, a distance of 211.72 feet to a point for corner;
North 25° 56' 23" West, a distance of 172.97 feet to a point for corner;
North 09° 27' 18" West, a distance of 179.25 feet to the **POINT OF BEGINNING** and containing 95.529 acres of land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD IV

BEING a tract of land in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and T. STATEN SURVEY, ABSTRACT NO. 806, and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in 20140827000927470, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow cap found for an interior ell corner of said Tollway/Outer Loop, LP tract, being common with the southwest corner of that tract of land conveyed to Stiles Family Limited Partnership, according to the document filed of record in Document Number 97-0009838, Deed Records, Collin County, Texas;

THENCE Leaving said common corner, over and across said Tollway/Outer Loop, LP tract, the following twenty-two (22) courses and distances:

South 07° 55' 50" West, a distance of 1,346.51 feet to **POINT OF BEGINNING** of the tract of land described herein;

South 30° 12' 20" West, a distance of 826.42 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 33° 17' 26", a radius of 360.00 feet and a chord bearing and distance of South 85° 57' 30" East, 206.24 feet;

With said curve to the left, an arc distance of 209.17 feet to a point for corner at the beginning of a curve to the right having a central angle of 31° 09' 03", a radius of 640.00 feet and a chord bearing and distance of South 87° 01' 42" East, 343.69 feet;

With said curve to the right, an arc distance of 347.96 feet to a point for corner;

South 71° 27' 10" East, a distance of 368.94 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 00° 58' 43", a radius of 1,000.00 feet and a chord bearing and distance of South 29° 33' 36" West, 17.08 feet;

With said curve to the right, an arc distance of 17.08 feet to a point for corner;

South 30° 02' 57" West, a distance of 815.47 feet to a point for corner;

North 59° 57' 03" West, a distance of 248.87 feet to a point for corner at the beginning of a curve to the left having a central angle of 20° 43' 04", a radius of 1830.00 feet and a chord bearing and distance of North 70° 18' 35" West, 658.12 feet;

With said curve to the left, an arc distance of 661.71 feet to a point for corner;

North 80° 40' 07" West, a distance of 235.22 feet to a point for corner at the beginning of a curve to the left having a central angle of 37° 00' 50", a radius of 780.00 feet and a chord bearing and distance of South 80° 49' 28" West, 495.18 feet;

With said curve to the left, an arc distance of 503.89 feet to a point for corner;

South 62° 19' 03" West, a distance of 443.11 feet to a point for corner at the beginning of a curve to the right having a central angle of 55° 25' 01", a radius of 550.00 feet and a chord bearing and distance of North 89° 58' 27" West, 511.47 feet;

With said curve to the right, an arc distance of 531.96 feet to a point for corner;

North 62° 15' 56" West, a distance of 209.15 feet to a point for corner at the beginning of a curve to the right having a central angle of 71° 48' 02", a radius of 400.00 feet and a chord bearing and distance of North 26° 21' 55" West, 469.10 feet;

With said curve the right, an arc distance of 501.26 feet to a point for corner;

North 09° 32' 06" East, a distance of 59.45 feet to a point for corner at the beginning of a curve to the right having a central angle of 25° 22' 29", a radius of 850.00 feet and a chord bearing and distance of North 22° 13' 20" East, 373.37 feet;

With said curve to the right, an arc distance of 376.44 feet to the beginning of a reverse curve to the left having a central angle of 19° 43' 14", a radius of 745.00 feet and a chord bearing and distance of North 25° 02' 58" East, 255.16 feet;

With said curve to the left, an arc distance of 256.42 feet to a point for corner;

North 15° 11' 21" East, a distance of 1374.11 feet to a point for corner at the beginning of a non-tangent curve to the right having a angle of 19° 34' 02", a radius of 3750.00 feet and a chord bearing and distance of South 68° 45' 37" East, 1274.45 feet;

With said curve to the right, an arc distance of 1,280.67 feet to a point for corner;

South 58° 58' 36" East, a distance of 558.92 feet to a point for corner at the beginning of a curve to the left having a central angle of 09° 59' 53", a radius of 3200.00 feet and a chord bearing and distance of South 63° 58' 33" East, 557.69 feet;

With said curve to the left, an arc distance of 558.40 feet to the **POINT OF BEGINNING** and containing 115.283 acres of land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD V

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, Collin County, Texas and being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and also being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927480, Deed Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron bolt found in the north line of a tract of land conveyed to Two-J Partners, LLLP, according to the document filed of record in Document Number 20080509000562500, Deed Records, Collin County, Texas, for the southwest corner of said Tollway/Outer Loop, LP, tract recorded in Document Number 20140827000927480;

THENCE South 89° 43' 04" West, with the north line of said Two-J Partners, LLLP, tract being common with the above mentioned Tollway/Outer Loop, LP tract recorded in Document Number 20140827000927480, a distance of 2210.45 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 35° 20' 50", a radius of 711.71 feet and a chord bearing and distance of North 71° 37' 17" West, 432.14 feet;

THENCE Leaving said common line, over and across the Tollway/Outer Loop, LP, tract recorded in Document Number 20140827000927480 and Tollway/Outer Loop, LP, tract recorded in Document Number 20140827000927470, the following seventeen (17) courses and distances:

With said curve to the right, an arc distance of 439.07 feet to a point for corner;

North 54° 18' 27" West, a distance of 126.62 feet to a point for corner;

North 35° 41' 33" East, a distance of 266.54 feet to a point for corner at the beginning of a curve to the left having a central angle of 39° 01' 29", a radius of 320.00 feet and a chord bearing and distance of North 16° 10' 48" East, 213.77 feet;

With said curve to the left, an arc distance of 217.96 feet to a point for corner to the beginning of reverse curve to the right having a central angle of 31° 04' 00", a radius of 295.00 feet and a chord bearing and distance of North 12° 12' 03" East, 158.00 feet;

With said curve to the right, an arc distance of 159.95 feet to a point for corner;

North 27° 44' 04" East, a distance of 213.99 feet to a point for corner;

South 62° 15' 56" East, a distance of 23.63 feet to a point for corner at the beginning of a curve to the left having a central angle of 55° 25' 01", a radius of 550.00 feet and a chord bearing and distance of South 89° 58' 27" East, 511.47 feet;

With said curve to the left, an arc distance of 531.96 feet to a point for corner;

North 62° 19' 03" East, a distance of 443.11 feet to a point for corner at the beginning of a curve to the right having a central angle of 37° 00' 50", a radius of 780.00 feet and a chord bearing and distance of North 80° 49' 28" East, 495.18 feet;

With said curve to the right, an arc distance of 503.89 feet to a point for corner;

South 80° 40' 07" East, a distance of 235.22 feet to a point for corner at the beginning of a curve to the right having a central angle of 20° 43' 04", a radius of 1830.00 feet and a chord bearing and distance of South 70° 18' 35" East, 658.12 feet;
With said curve to the right, an arc distance of 661.71 feet to a point for corner;
South 59° 57' 03" East, a distance of 248.87 feet to a point for corner;
South 30° 02' 57" West, a distance of 101.99 feet to a point for corner at the beginning of a curve to the left having a central angle of 41° 54' 55", a radius of 592.00 feet and a chord bearing and distance of South 09° 05' 30" West, 423.49 feet;
With said curve to the left, an arc distance of 433.08 feet to a point for corner at the beginning of a reverse curve to the right having a central angle of 11° 38' 29", a radius of 1,450.00 feet and a chord bearing and distance of South 06° 02' 43" East, 294.10 feet to a point for corner;
With said curve to the right, an arc distance of 294.61 feet to a point for corner;
South 00° 00' 09" West, a distance of 55.02 feet to a point for corner in the above mentioned north line of Two-J Partners, LLLP, tract being common with the south line of a said Tollway/Outer Loop LP tract recorded in Document Number 20140827000927470;

THENCE North 89° 59' 51" West, with said north line, a distance of 18.45 feet to **the POINT OF BEGINNING** and containing 63.257 acres of land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD VI

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, Collin County, Texas, and being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records, Collin County, Texas, and also being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927480, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the north line of a tract of land conveyed to Two-J Partners, LLLP according to the document filed of record in Document Number 20080509000562500, Deed Records Collin County, Texas, for the southwest corner of a tract of land conveyed to Celina Stearman 39, LP, according to the document filed of record in Document Number 20070605000757520, Deed Records, Collin County, Texas, being common with the southeast corner of said Tollway/Outer Loop, LP, tract recorded in Document Number 20140827000927470, from which point a 1/2 inch iron rod found bears North 83° 14' 37" West, 0.58 feet;

THENCE North 89° 59' 51" West, with said north, same being common with the south line of said Tollway/Outer Loop, LP tract recorded in Document Number 20140827000927470, a distance of 1,212.33 feet to a point for corner;

THENCE North 89° 59' 51" West, a distance of 45.00 feet to a point for corner in said common line;

THENCE Leaving said common line, over and across the above mentioned Tollway/Outer Loop, LP tract recorded in Document Number 20140827000927470 and Tollway/Outer Loop, LP tract recorded in Document Number 20140827000927480 the following seven (7) courses and distances:

North 00° 00' 09" East, a distance of 55.02 feet to a point for corner at the beginning of a curve to the left, having a radius of 1,450.00 feet, a central angle of 11° 38' 29", and a chord bearing and distance of North 06° 02' 43" West, a distance of 294.105 feet;

With said curve to the left, an arc distance of 294.61 feet to a point for corner at the beginning of a reverse curve to the right, having a radius of 592.00 feet, a central angle of 41° 54' 55", and a chord bearing and distance of North 09° 05' 30" East, a distance of 423.49 feet ;

With said curve to the right, an arc distance of 433.08 feet to a point for corner;

North 30° 02' 57" East, a distance of 917.46 feet to a point for corner at the beginning of a curve to the left, having a radius of 1,000.00 feet, a central angle of 05° 03' 20", and a chord bearing and distance of North 27° 31' 14" East, a distance of 88.21 feet to a point for corner;

With said curve to the right, an arc distance of 88.24 feet to a point for corner;

South 59° 57' 03" East, a distance of 229.90 feet to a point for corner;
North 89° 46' 32" East, a distance of 502.08 feet to a point for corner in the west line of the above mentioned Celina Stearman 39, LP tract;

THENCE South 00° 45' 23" East, with said west line, a distance of 1525.066 feet to the **POINT OF BEGINNING** and containing 39.829 acres of land, more or less.

**LEGAL DESCRIPTION
NEIGHBORHOOD VIIa**

BEING a tract of land located in the T. STATEN SURVEY, ABSTRACT NO. 808, Collin County, Texas and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most easterly, northeast corner of said Tollway/Outer Loop, LP tract, being common with the northwest corner of that tract of land of conveyed to Billie J. May Family Trust, according to the document filed of record in Document Number 20110921001005300, Deed Records, Collin County, Texas, for the **POINT OF BEGINNING** of the tract of land described herein;

THENCE South 00 degrees 32 minutes 36 seconds East, leaving said common corner and with the east line of said Tollway/Outer Loop, LP tract, being common with the west line of said Billie J. May Family Trust tract, a distance of 1,552.58 feet to a point for corner;

THENCE Leaving said common line, over and across the above mentioned Tollway/Outer Loop, LP, tract, the following nine (9) courses and distances:

South 89 degrees 16 minutes 47 seconds West, a distance of 350.87 feet to a point for corner at the beginning of a curve to the right having a central angle of 09 degrees 37 minutes 14 seconds, a radius of 3,200.00 feet, and a chord bearing and distance of North 85 degrees 54 minutes 36 seconds West, 536.68 feet;

With said curve to the right, an arc distance of 537.31 feet to a point for corner;

North 08 degrees 54 minutes 01 seconds East, a distance of 408.91 feet to a point for corner at the beginning of a curve to the left having a central angle of 55 degrees 27 minutes 34 seconds, a radius of 600.00 feet, and a chord bearing and distance of North 18 degrees 49 minutes 46 seconds West, 558.36 feet;

With said curve to the left, an arc distance of 580.77 feet to a point for corner;

North 46 degrees 33 minutes 33 seconds West, distance of 183.01 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 47 degrees 13 minutes 58 seconds, a radius of 445.00 feet, and a chord bearing and distance of North 66 degrees 37 minutes 40 seconds East, 356.54 feet;

With said curve to the right, an arc distance of 366.84 feet to a point for corner;

South 89 degrees 45 minutes 21 seconds East, a distance of 121.26 feet to a point for corner at the beginning of a curve to the left having a central angle of 72 degrees 07 minutes 29 seconds, a radius of 450.00 feet, and a chord bearing and distance of North 54 degrees 10 minutes 55 seconds East, 529.80 feet;

With said curve to the left, an arc distance of 566.47 feet to a point for corner;

North 18 degrees 07 minutes 10 seconds East, a distance of 8.06 feet to a point for corner in north line of the above mentioned Tollway/Outer Loop, LP tract, being common with the south line of the above mentioned Celina Tollway 107 Partners, LP, tract;

THENCE North 89 degrees 35 minutes 38 seconds, with said common line, a distance of 240.62 feet to the **POINT OF BEGINNING** and containing 27.906 acres of land, more or less

**LEGAL DESCRIPTION
NEIGHBORHOOD VIIb**

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and T. STATEN SURVEY, ABDTRACT NUMBER 806, Collin County, Texas and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found for an interior ell corner of said Tollway/Outer Loop, LP tract, being common with the northwest corner of that tract of land conveyed to Celina Stearman 39, LP, according to the document filed of record in Document Number 20070605000757520, Deed Records, Collin County, Texas;

THENCE Leaving said common corner, over and across said Tollway/Outer Loop, LP tract, the following nine (9) courses and distances:

North 65 degrees 43 minutes 02 seconds West, a distance of 610.98 feet to the **POINT OF BEGINNING** of the tract of land herein described, said being at the beginning of a curve to the right having a central angle of 20 degrees 10 minutes 19 seconds, a radius of 3,200.00 feet, and a chord bearing and distance of North 71 degrees 00 minutes 49 seconds West, 1,120.80 feet, said point being;

With said curve to the right, an arc distance of 1,126.61 feet to a point for corner;

North 29 degrees 04 minutes 20 seconds East, a distance of 489.60 feet to a point for corner;

North 84 degrees 59 minutes 41 seconds East, distance of 123.09 feet to a point for corner at the beginning of a curve to the left having a central angle of 41 degrees 33 minutes 14 seconds, a radius of 600.00 feet, and a chord bearing and distance of North 64 degrees 13 minutes 04 seconds East, 425.68 feet;

With said curve to the left, an arc distance of 435.15 feet to a point for corner;

North 43 degrees 26 minutes 27 seconds East, a distance of 96.23 feet to a point for corner;

South 46 degrees 33 minutes 33 seconds East, a distance of 183.02 feet to a point for corner at the beginning of a curve to the right having a central angle of 55 degrees 27 minutes 34 seconds, a radius of 600.00 feet, and a chord bearing and distance of South 18 degrees 49 minutes 46 seconds East, 558.36 feet;

With said curve to the right, an arc distance of 580.77 feet to a point for corner;

South 08 degrees 54 minutes 01 seconds West, distance of 408.91 feet to the **POINT OF BEGINNING** and containing 17.105 acres of land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD VIIc

BEING a tract of land located in the T. STATEN SURVEY, ABDTRACT NUMBER 806, Collin County, Texas, and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap found for an interior ell corner of said Tollway/Outer Loop, LP tract, being common with the southwest corner of that tract of land conveyed to Stiles Family Limited Partnership, according to the document filed of record in Document Number 97-0009838, Deed Records, Collin County, Texas;

THENCE North 89 degrees 32 minutes 29 seconds East, leaving said common corner and with the north line of said Tollway/Outer Loop, LP tract, being common with the south line of said Stiles Family Limited Partnership, passing at a distance of 981.23 feet a 1/2 inch iron rod found for the southeast corner of said Stiles Family Limited Partnership, being common with the southwest corner of that tract of land conveyed to Celina Tollway 107 Partners, LTD, according to the document filed of record in Document Number 2010110900122310, Deed Records, Collin County, Texas, and continuing in all for a total distance of 1,097.96 feet to a point for corner in the south line of said Celina Tollway 107 Partners, LTD tract being common with a northerly line of said Toll/Outer Loop tract;

THENCE Leaving said common line, over and across the above mentioned Tollway/Outer Loop, LP, tract the following seven (7) courses and distances:

South 18 degrees 07 minutes 10 seconds West, distance of 8.06 feet to a point for corner at the beginning of a curve to the right having a central angle of 72 degrees 07 minutes 29 seconds, a radius of 450.00 feet, and a chord bearing and distance of South 54 degrees 10 minutes 55 seconds West, 529.80 feet;

With said curve to the right, an arc distance of 566.47 feet to a point for corner;

North 89 degrees 45 minutes 21 seconds West, a distance of 121.26 feet to a point for corner at the beginning of a curve to the left having a central angle of 46 degrees 48 minutes 12 seconds, a radius of 445.00 feet, and a chord bearing and distance of South 66 degrees 50 minutes 33 seconds West, 353.49 feet;

With said curve to the left, an arc distance of 363.51 feet to a point for corner;

South 43 degrees 26 minutes 27 seconds West, a distance of 3.34 feet to a point for corner;

North 46 degrees 33 minutes 33 seconds West, distance of 41.31 feet to a point for corner at the beginning of a curve to the right having a central angle of 45 degrees 12 minutes 03 seconds, a radius of 600.00 feet, and a chord bearing and distance of North 23 degrees 57 minutes 32 seconds West, 461.16 feet;

With said curve to the right, an arc distance of 473.34 feet to the **POINT OF BEGINNING** and containing 7.378 acres of land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD VIII.a

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NUMBER 7 and T. STATEN SURVEY, ABSTRACT NUMBER 806, Collin County, Texas and being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927480, Deed Records Collin County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found for an easterly corner of said Tollway/Outer Loop, LP, tract recorded in Document Number 20140827000927470, being common with the northwest corner of a tract of land conveyed to Celina Stearman 39, LP, according to the document filed of record in Document Number 20070605000757520, Deed Records, Collin County, Texas;

THENCE North 65 degrees 43 minutes 02 seconds West, leaving said corner, over and across said Tollway/Outer Loop, LP, tract, a distance of 610.98 feet the **POINT OF BEGINNING** of the tract of land herein described;

THENCE Over and across said Tollway/Outer Loop, LP, tract the following seven (7) courses and distances:

South 08 degrees 54 minutes 01 seconds West, a distance of 362.61 feet to a point for corner at the beginning of a curve to the right having a central angle of 20 degrees 10 minutes 13 seconds, a radius of 1,000.00 feet, and a chord bearing and distance of South 18 degrees 59 minutes 08 seconds West, 350.22 feet;

With said curve to the left, an arc distance of 352.04 feet to a point for corner;

North 71 degrees 27 minutes 10 seconds West, distance of 368.94 feet to a point for corner at the beginning of a curve to the left having a central angle of 31 degrees 09 minutes 03 seconds, a radius of 640.00 feet, and a chord bearing and distance of North 87 degrees 01 minutes 42 seconds West, 343.69 feet;

With said curve to the left, an arc distance of 347.96 feet to a point for corner at the beginning of a curve to the right having a central angle of 33 degrees 17 minutes 26 seconds, a radius of 360.00 feet, and a chord bearing and distance of North 85 degrees 57 minutes 30 seconds West, 206.24 feet;

With said curve to the right, an arc distance of 209.17 feet to a point for corner;

North 30 degrees 12 minutes 20 seconds East, distance of 826.42 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 12 degrees 07 minutes 29 seconds,

a radius of 3,200.00 feet, and a chord bearing and distance of South 75 degrees 02 minutes 14 seconds East, 675.91 feet;
With said curve to the left, an arc distance of 677.18 feet to the **POINT OF BEGINNING** and containing 13.073 acres of land, more or less.

**LEGAL DESCRIPTION
NEIGHBORHOOD VIIIb**

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and T. STATEN SURVEY, ABDTRACT NUMBER 806, Collin County, Texas and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the north line of that tract of land conveyed to Celina Stearman 39, LP, according to the document filed of record in Document Number 20070605000757520, Deed Records, Collin County, Texas, for the most easterly, southeast corner of said Tollway/Outer Loop, LP tract, being common with the southwest corner of that tract of land conveyed to Billie J. May Family Trust, according to the document filed of record in Document Number 20110921001005300, Deed Records, Collin County, Texas;

THENCE South 89 degrees 34 minutes 39 seconds West, leaving said common corner and with said north line, a distance of 331.28 feet to a 1/2 inch iron rod with a yellow plastic cap found for the northwest corner of said Celina Stearman 39, LP, tract being common with an interior ell corner of said Tollway/Outer Loop, LP tract;

THENCE South 00 degrees 45 minutes 23 seconds East, leaving said common corner and with the common line of said tracts, a distance of 487.97 feet to a point for corner in said common line;

THENCE Leaving said common line, over and across the above mentioned Tollway/Outer Loop, LP, tract the following six (6) courses and distances:

South 89 degrees 46 minutes 31 seconds West, a distance of 502.08 feet to a point for corner;
North 59 degrees 57 minutes 03 seconds West, a distance of 229.90 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 16 degrees 05 minutes 35 seconds, a radius of 1,000.00 feet, and a chord bearing and distance of North 16 degrees 56 minutes 49 seconds East, 279.96 feet;

With said curve to the left, an arc distance of 280.88 feet to a point for corner;
North 08 degrees 54 minutes 01 seconds East, distance of 362.61 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 09 degrees 37 minutes 14 seconds, a radius of 3,200.00 feet, and a chord bearing and distance of South 85 degrees 54 minutes 36 seconds East, 536.68 feet;

With said curve to the left, an arc distance of 537.31 feet to a point for corner;
North 89 degrees 16 minutes 47 seconds East, a distance of 350.87 feet to a point for corner in the east line of the above mentioned Tollway/Outer Loop, LP tract, being common with the west line of the above mentioned Billie J. May Family Trust tract;

THENCE South 00 degrees 32 minutes 36 seconds East, with said common line, a distance of 214.96 feet to the **POINT OF BEGINNING** and containing 11.663 acres of land, more or less.

**LEGAL DESCRIPTION
NEIGHBORHOOD IX**

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, Collin County, Texas and being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being a portion of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927480, Deed Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red cap found for the southwest corner of said Tollway/Outer Loop, LP, tract recorded in Document Number 201408027000927470, being common with the northwest corner of a tract of land conveyed to Two-J Partners, LLLP, according to the document filed of record in Document Number 20080509000562500, Deed Records Collin County, Texas, being common with the northeast corner of a tract of land of land conveyed to Paul W. Stiles, according to the document filed of record in Document Number 2001-60781, Deed Records Denton County, Texas and being common with the southeast corner of a tract of land of land conveyed to Smiley Road, LTD, according to the document filed of record in Document Number 2005-102909, Deed Records Denton County, Texas;

THENCE North 00 degrees 31 minutes 22 seconds West, leaving said common corner and with the east line of said Smiley Road, LTD, tract being common with the west line of said Tollway/Outer Loop, LP, tract recorded in Document Number 201408027000927470, a distance of 852.17 feet to a point for corner;

THENCE Leaving said common line, over and across the above mentioned Tollway/Outer Loop, LP, tract the following four (4) courses and distances:

North 89 degrees 28 minutes 38 seconds East, a distance of 566.10 feet to a point for corner at the beginning of a curve to the right having a central angle of 36 degrees 12 minutes 54 seconds, a radius of 1,060.00 feet, and a chord bearing and distance of South 72 degrees 24 minutes 55 seconds East, 658.90 feet;

With said curve to the right, an arc distance of 670.00 feet to a point for corner;

South 54 degrees 18 minutes 27 seconds East, distance of 819.89 feet to a point for corner at the beginning of a curve to the left having a central angle of 35 degrees 20 minutes 50 seconds, a radius of 711.71 feet, and a chord bearing and distance of South 71 degrees 37 minutes 17 seconds East, 432.14 feet;

With said curve to the left, an arc distance of 439.07 feet to a point for corner in the north line of the above mentioned Two-J Partners, LLLP, tract, same being common with the south line of the above mentioned Tollway/Outer Loop, LP, tract recorded in Document Number 201408027000927480;

THENCE With the common lines of said Two-J and Tollway/Outer Loop tracts, the following four (4) courses and distances:

South 89 degrees 43 minutes 04 seconds West, passing at a distance of 267.15 feet, a 5/8 inch iron rod with a red plastic cap found, continuing for a total distance of 277.57 feet to a point for the southwest corner of the above mentioned Tollway/Outer Loop, LP, tract recorded in Document Number 201408027000927480;

South 89 degrees 30 minutes 12 seconds West, a distance of 538.98 feet to a 1/2 inch iron rod found for corner;

South 01 degrees 04 minutes 11 seconds East, a distance of 26.82 feet to a 1/2 inch iron rod found for corner;

South 89 degrees 34 minutes 23 seconds West, a distance of 1,446.40 feet to the **POINT OF BEGINNING** and containing 28.766 acres of land, more or less.

LEGAL DESCRIPTION NEIGHBORHOOD Xa

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, Collin County, Texas and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found in the east line of that tract of land conveyed to G Bar 7, LTD, according to the document filed of record in Document Number 2005-13872, Deed Records Denton County, Texas, being common with the west line of said Tollway/Outer Loop, LP tract, for the northeast corner of that tract of land conveyed to Gary Lynn Mitchell and wife Laura D. Mitchell, according to the document filed of record in Volume 4747, Page 939, Deed Records, Collin County, Texas;

THENCE North 00 degrees 25 minutes 26 seconds West, with said common line, a distance of 1,506.18 feet to a point for the northeast corner of said G Bar 7, LTD tract, being common with the southwest corner of that tract of land conveyed to Old Celina, LTD, according to the document filed of record in Document Number 2005-76678, Deed Records, Collin County, Texas,

THENCE Leaving said common corner, over and across the above mentioned Tollway/Outer Loop, LP, tract, the following fifteen (15) courses and distances:

North 89 degrees 37 minutes 48 seconds East, a distance of 56.17 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 08 degrees 39 minutes 59 seconds, a radius of 3,750.00 feet, and a chord bearing and distance of North 85 degrees 17 minutes 48 seconds East, 566.68 feet;

With said curve to the left, an arc distance of 567.22 feet to a point for corner;

South 09 degrees 27 minutes 18 seconds East, a distance of 179.25 feet to a point for corner;

South 25 degrees 56 minutes 23 seconds East, a distance of 172.97 feet to a point for corner;

South 02 degrees 09 minutes 03 seconds East, a distance of 211.72 feet to a point for corner;

South 15 degrees 36 minutes 39 seconds East, a distance of 338.56 feet to a point for corner;

South 25 degrees 51 minutes 11 seconds West, a distance of 80.97 feet to a point for corner;

South 07 degrees 41 minutes 57 seconds West, a distance of 297.55 feet to a point for corner;

South 32 degrees 39 minutes 40 seconds West, a distance of 139.29 feet to a point for corner;

South 16 degrees 30 minutes 04 seconds West, a distance of 244.60 feet to a point for corner;

South 08 degrees 28 minutes 03 seconds West, a distance of 178.02 feet to a point for corner;

South 28 degrees 58 minutes 38 seconds West, a distance of 291.51 feet to a point for corner;

South 06 degrees 38 minutes 26 seconds West, a distance of 265.91 feet to a point for corner;

South 09 degrees 39 minutes 14 seconds West, a distance of 305.76 feet to a point for corner;

South 89 degrees 28 minutes 38 seconds West, a distance of 335.26 feet to a point for corner in the west line of the above mentioned Tollway/Outer Loop, LP tract, being common with the east line of a tract of land conveyed to Smiley Road, LTD, according to the document filed of record in Document Number 2005-102909, Deed Records Denton County, Texas;

THENCE North 00 degrees 31 minutes 22 seconds West, with said common line, a distance of 589.11 feet to a 1/2 inch iron rod with a red plastic cap found for the southwest corner of a tract of land conveyed to Stephen Wayne Harris and Wife Sandra D. Harris, according to the document filed of record in Volume 3399, Page 27, Deed Records, Collin County, Texas;

THENCE North 89 degrees 19 minutes 12 seconds East, leaving said common line and with the south line of said Stephen Wayne Harris and Wife Sandra D. Harris tract, a distance of 290.73 feet to a point for the southeast corner of said tract, being common with an interior ell corner of said Tollway/Outer Loop, LP tract;

THENCE North 00 degrees 36 minutes 53 seconds West, leaving said common corner, a distance of 300.52 feet to a 1/2 inch iron rod found in the south line of the above mentioned Gary Lynn Mitchell and wife Laura D. Mitchell tract, for the northeast corner of that tract of land conveyed to Richard Tillery and Spouse Brinda Tillery, according to the document filed of record in Volume 5835, Page 4359, Deed Records, Collin County, Texas;

THENCE North 89 degrees 44 minutes 10 seconds East, with said south line, a distance of 10.07 feet to a 1/2 inch iron rod with an orange plastic cap found for the southeast corner of said Mitchell tract;

THENCE North 00 degrees 32 minutes 00 seconds West, a distance of 147.35 feet to a 1/2 inch iron rod with an orange plastic cap found for the northeast corner of said Mitchell tract;

THENCE South 89 degrees 12 minutes 17 seconds West, a distance of 300.27 feet to the **POINT OF BEGINNING** and containing 32.888 acres of land, more or less.

**LEGAL DESCRIPTION
NEIGHBORHOOD Xb**

BEING a tract of land located in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, Collin County, Texas and being part of that tract of land conveyed to Tollway/Outer Loop, LP, according to the document filed of record in Document Number 20140827000927470, Deed Records Collin County, Texas and being more particularly described as follows:

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

THENCE North 89 degrees 24 minutes 25 seconds East, leaving said common corner, a distance of 619.38 feet to a point for corner in the south line of said Planetial, LP tract;

THENCE Leaving said south line, over and across the above mentioned Tollway/Outer Loop, LP, tract, the following three (3) courses and distances:

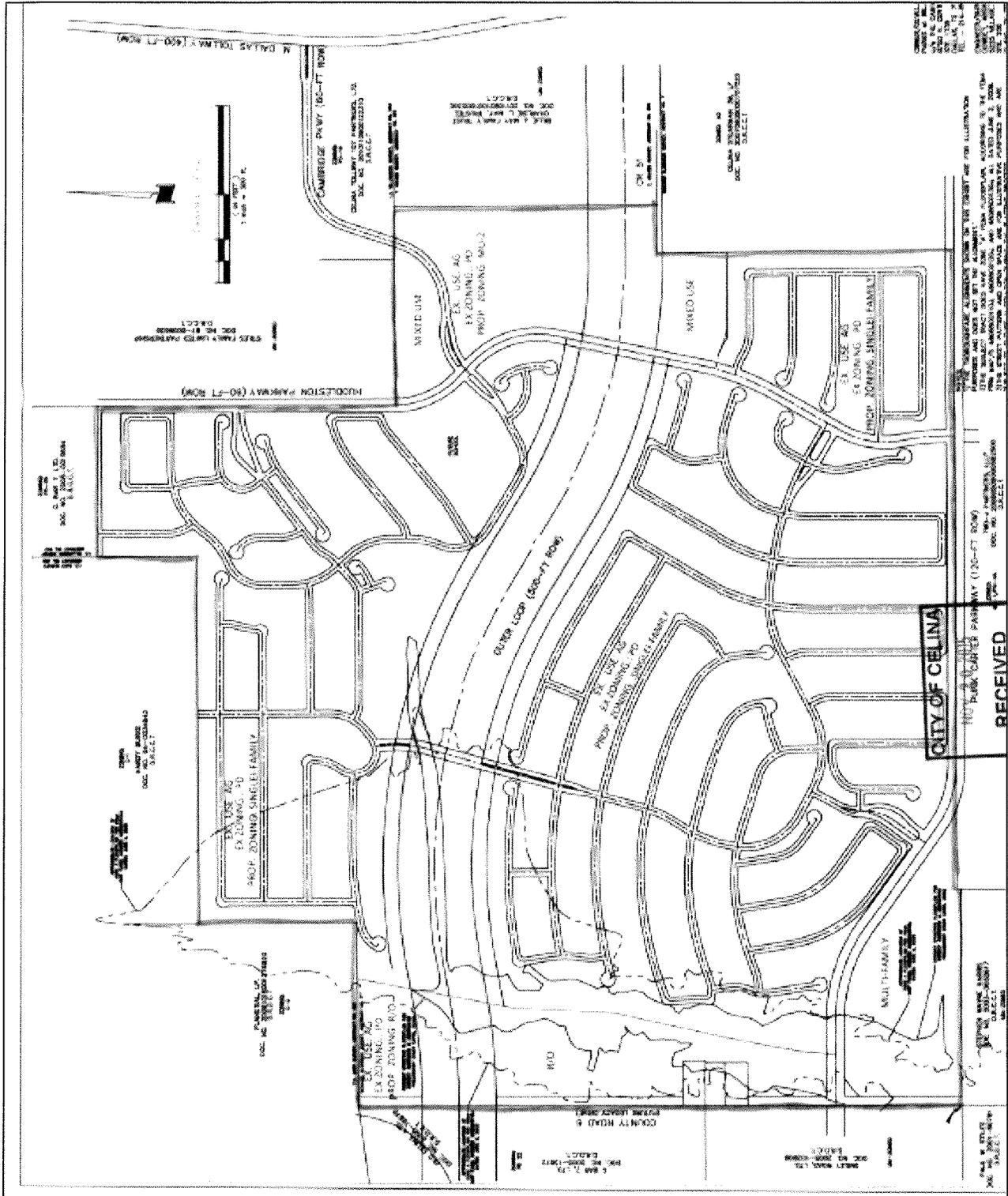
South 00 degrees 35 minutes 35 seconds East, a distance of 639.14 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 39 minutes 59 seconds, a radius of 3,750.00 feet, and a chord bearing and distance of South 85 degrees 17 minutes 48 seconds West, 566.68 feet;

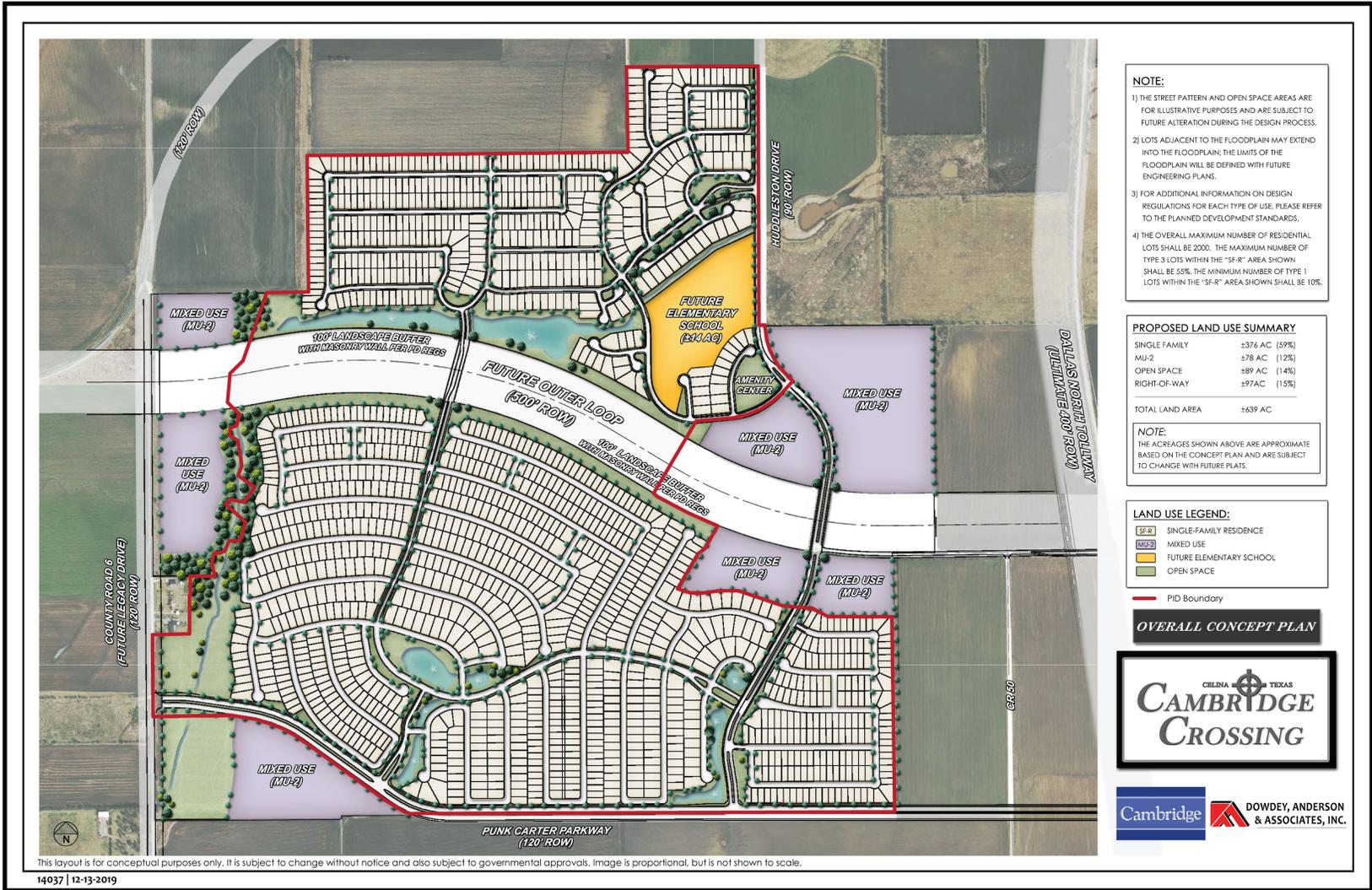
With said curve to the right, an arc distance of 567.22 feet to a point for corner;

South 89 degrees 37 minutes 48 seconds West, a distance of 56.17 feet to a point for corner in the west line of the above mentioned Tollway/Outer Loop, LP tract, for the southeast corner of that tract of land conveyed to Old Celina, LTD, according to the document filed of record in Document Number 2005-76678, Deed Records, Denton County, Texas;

THENCE North 00 degrees 25 minutes 26 seconds West, with said west line, being common with the east line of said Old Celina, LTD tract, a distance of 679.54 feet to the **POINT OF BEGINNING** and containing 9.511 acres of land, more or less.

EXHIBIT "B" Zoning Exhibit





This layout is for conceptual purposes only. It is subject to change without notice and also subject to governmental approvals. Image is proportional, but is not shown to scale.

14037 | 12-13-2019

- NOTE:**
- 1) THE STREET PATTERN AND OPEN SPACE AREAS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO FUTURE ALTERATION DURING THE DESIGN PROCESS.
 - 2) LOTS ADJACENT TO THE FLOODPLAIN MAY EXTEND INTO THE FLOODPLAIN; THE LIMITS OF THE FLOODPLAIN WILL BE DEFINED WITH FUTURE ENGINEERING PLANS.
 - 3) FOR ADDITIONAL INFORMATION ON DESIGN REGULATIONS FOR EACH TYPE OF USE, PLEASE REFER TO THE PLANNED DEVELOPMENT STANDARDS.
 - 4) THE OVERALL MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL BE 2000. THE MAXIMUM NUMBER OF TYPE 3 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 556. THE MINIMUM NUMBER OF TYPE 1 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 108.

PROPOSED LAND USE SUMMARY

SINGLE FAMILY	±376 AC	(59%)
MU-2	±78 AC	(12%)
OPEN SPACE	±89 AC	(14%)
RIGHT-OF-WAY	±97 AC	(15%)
TOTAL LAND AREA	±639 AC	

NOTE:
THE ACREAGES SHOWN ABOVE ARE APPROXIMATE BASED ON THE CONCEPT PLAN AND ARE SUBJECT TO CHANGE WITH FUTURE PLATS.

LAND USE LEGEND:

SF-R	SINGLE-FAMILY RESIDENCE
MU-2	MIXED USE
[Yellow Box]	FUTURE ELEMENTARY SCHOOL
[Green Box]	OPEN SPACE
[Red Line]	PID Boundary

OVERALL CONCEPT PLAN



EXHIBIT "C"
Conce t Plan

EXHIBIT "C" Enhanced Screening and Paving Plan

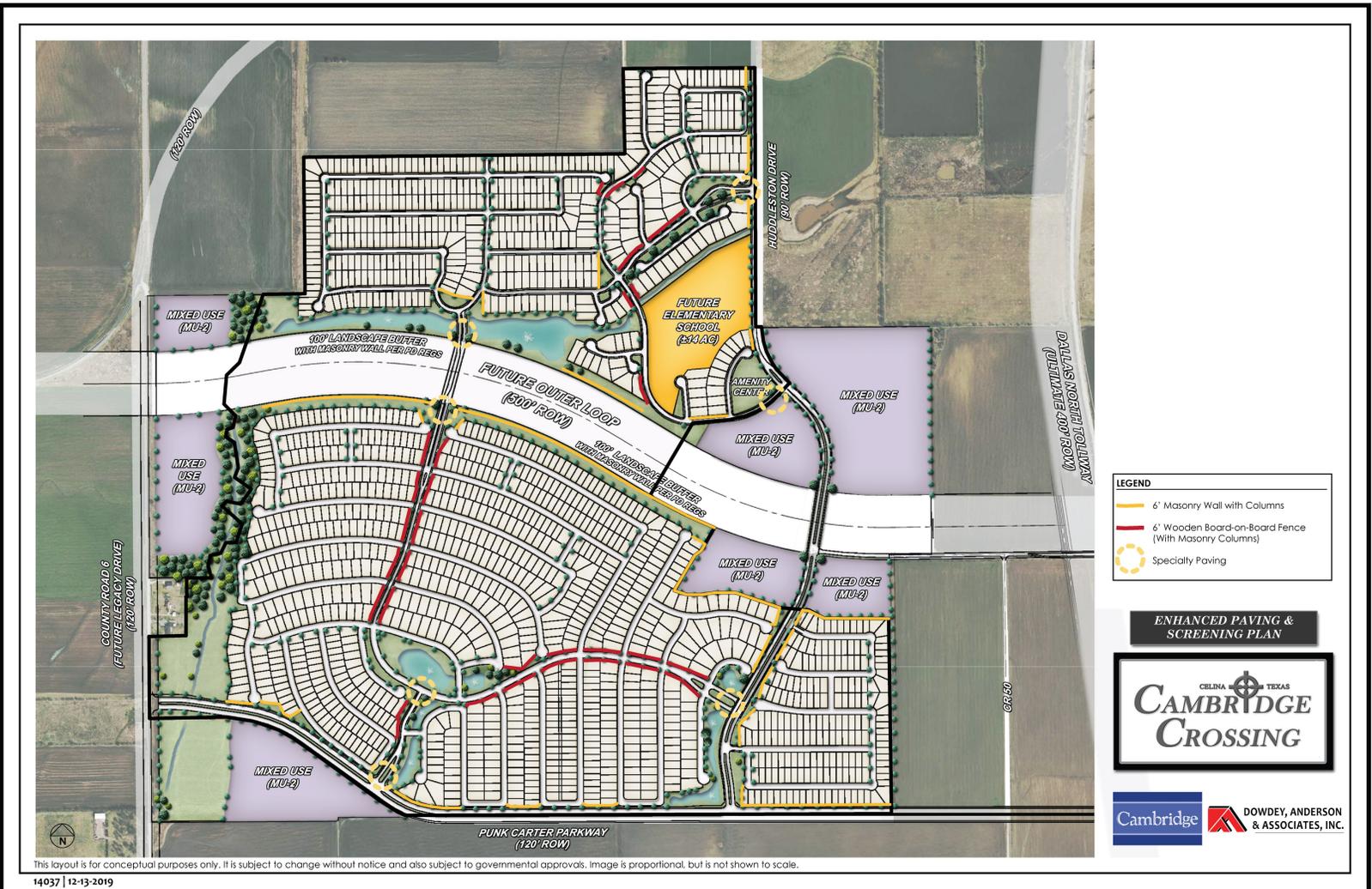


EXHIBIT "C"
Trail and Open Space Plan

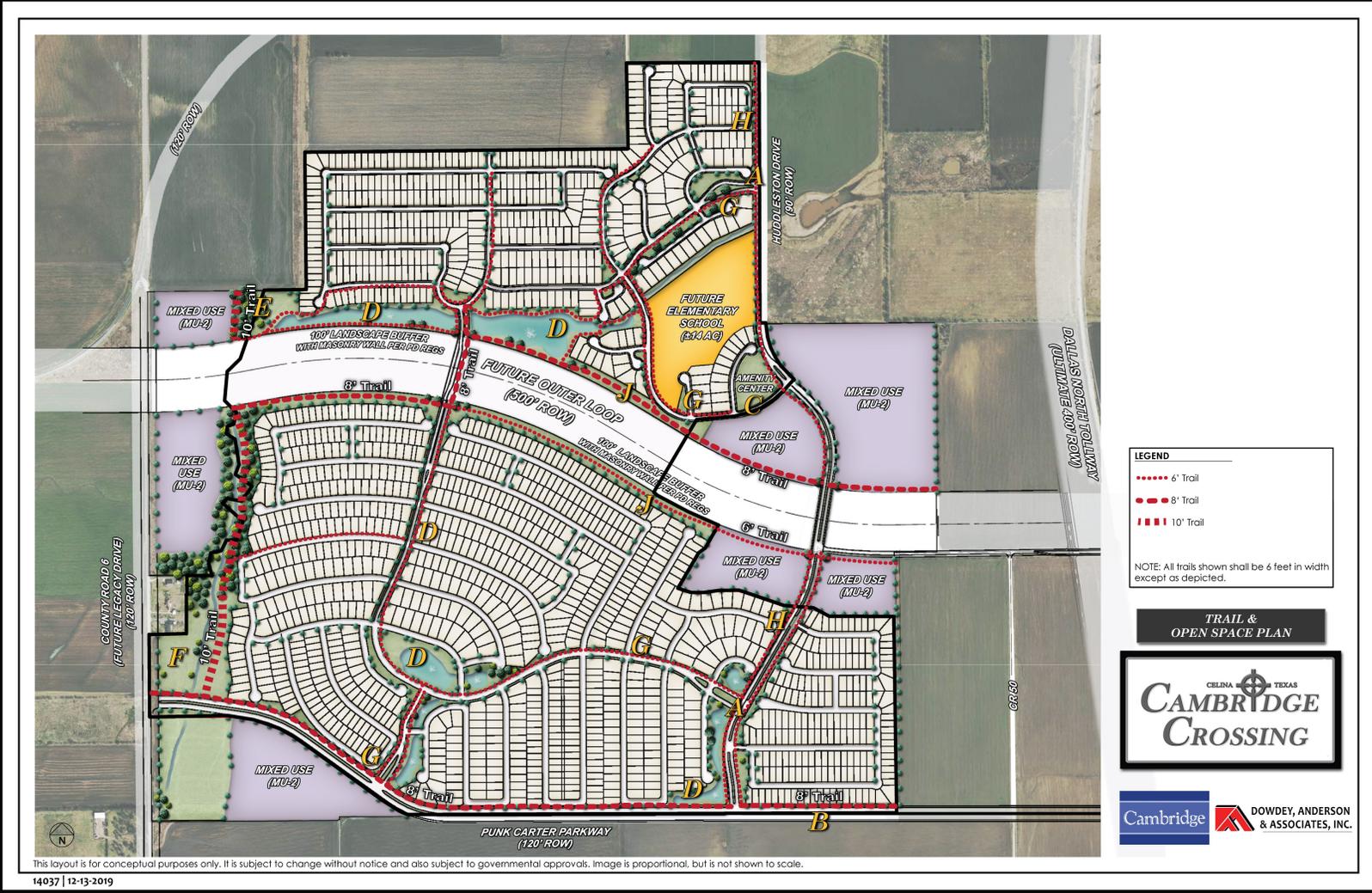


EXHIBIT “D”
Cambridge Crossing
Development Regulations

For approximately a 639 acre tract of land out of the F.D. Gary Survey, Abstract No. 360, T. Staten Survey, Abstract No. 806, and the Richard Alderson Survey, Abstract No. 7, in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract's overall boundary.)*

1.0 Purpose

The purpose of this Master Planned Development is to create a quality traditional neighborhood that promotes home, health, and community by providing opportunities for education and outdoor recreational activities for families who reside in this development. In addition, there will be a series of trails that connect the open spaces both developed and natural throughout the development. The Open Space areas shall consist of existing trees, proposed trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of limited neighborhood commercial services, mixed uses that would serve the community as well as multi-family uses that will support the non-residential uses.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, as exists or may be amended.

3.0 General Regulations

3.1 All regulations for Cambridge Crossing not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.

3.2 Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. An application to amend this PD ordinance shall contain the signatures of all owners of the portions of the property within the PD that are the subject of the request for an amendment. The signature of all property owners with the PD boundaries is not required for amendments that are limited to a portion of the PD. A metes and bounds description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix “B.”

A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all park/open space areas. Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.

3.3 All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street; any garage door facing the street shall be recessed behind the front façade closest to the street.

3.4 The Concept Plan depicts two principal districts a “SF-R” and “R/O” district and Neighborhoods I–XI; refer to Appendix “A.” The maximum number of residential lots within the “SF-R” district (neighborhoods I–VI) shall be 2000; furthermore, the maximum number of Type 3 lots within the SF-R neighborhoods shall be 1000 or 55% within SF neighborhoods. Furthermore, there shall be a minimum of 10% Type 1 lots within the “SF-R” neighborhoods.

4.0 Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than the permitted use within each neighborhood is also permitted, except as specifically prohibited. (For a visual representation of the Concept Plan, refer to Appendix A; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.).

4.1 Residential Area Regulations

4.11 General Area regulations: Neighborhood "I-VI" (+/- 390 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in Section 14.03.008 of the City of Celina Zoning Ordinance or as amended herein.

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.
- (c) The maximum lot coverage for conditioned space on a single-family lot Type 1-3 shall be sixty (60) percent.
- (d) Proposed school sites within SF-R district shall be zoned as single-family.
- (e) The off-street residential parking requirement is two (2) enclosed vehicle spaces per dwelling unit that are located behind the front building line.

4.12 The following amended area regulations shall apply (For a visual representation of the Concept Plan, refer to Appendix A):

Type 1 Residential Lots:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Front Setback for Garage Doors: the minimum depth of the front yard setback for garage doors shall be twenty-six (26) feet unless a j-swing garage is used and in that case the setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet, except for key lots which side yard shall match the front yard of the adjacent lot.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

4.13 **Type 2 Residential Lots:**

Minimum Lot Area: The minimum lot area shall be seventy- two hundred (7,500) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be ~~twenty-five~~ twenty (20) feet or twenty (20) feet with a garage door set-back of ~~twenty-five~~ (25) feet; dwellings with a "J-swing" garage may also have a minimum front yard of twenty (20) feet.

This is a scrivener's error and should read twenty (20) feet

Minimum Front Setback for Garage Doors: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless a j-swing garage is used and in that case the front yard setback shall be twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet, except with a key lot, which side yard shall match the front yard of the adjacent lot.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

4.14 **Type 3 Residential Lots:**

Minimum Lot Area: The minimum lot area shall be six-thousand (6,000) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be fifteen (15) feet to living areas and a minimum twenty-one (21) feet to the face of the garage door.

Minimum Front Setback for Garage Door: The minimum depth of the front yard setback for garage doors shall be twenty-one (21) feet unless for zero lot line lots with J-swing garages may have a front yard setback of fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance. The minimum side yard for a corner lot shall be fifteen (15) feet. On key lots, the corner side yard shall match the front yard setback of the adjacent lot.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

5.1 **Non-Residential Area Regulations (Tracts VII, VIII, IX & X)**

5.11 General Area Regulations

Zoning: except as amended herein, the zoning shall be MU-2 according to the City of Celina's Zoning Ordinance Section 14.03.000 as it exists or may be amended.

Definitions:

Multi-Family Urban (MFU): MFU is defined as apartment dwellings for lease that greater than three (3) stories in height with structured parking for its residents; this would also include stand-alone developments or developments with integrated commercial uses on the first floor.

Multi-Family Garden (MFG): MFG is defined as stand-alone apartment dwellings for lease that are three (3) stories or less with surface parking for its residents.

Open Space: A minimum fifteen (15) percent open space is required. Enhanced detention/retention areas may be included in the open space area calculations. All retention areas shall be equipped with a lighted fountain. All open space areas shall be enhanced with landscaping, benches, walkways, trails or other amenities as approved by the City. Stand-alone multi-family developments shall include a dedicated recreational area which includes a private pool and meeting facility.

Off-Street Parking Regulations: The parking and loading requirements shall adhere to those outlined in Article 14, Division 2 of the City of Celina Zoning Ordinance for non-residential parking ratios. Shared parking among non-residential users is permitted with an executed parking agreement between users. Parking standards may be amended with the preparation and subsequent acceptance by the City of a parking study that demonstrates how various uses can utilize the same parking on a daily basis.

- 5.12 Stacking: The minimum stacking to a parking area from a perimeter street shall be eighty (80) feet.
- 5.13 Connectivity: Each lot shall have a minimum of two (2) points of vehicular connectivity to either a public right-of-way or a shared access easement.
- 5.14 Permitted Uses: “P” means permitted by right; “C” means a Conditional Use Permit must be approved.

Amusement park	C
Amusement ride	C
Amusement services (indoors)	P
Amusement services (outdoors)	P
Armed services recruiting center	P
Artist studio	P
Assisted living facility	P
Auto dealer (new and used)	C
Auto laundry or carwash	P
Auto repair (major)	P
Auto repair (minor)	P
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit unions	P
Bed & breakfast inn	P
Caretaker's/guard's residence	C
Carnival	C
Child day care (business)	P
Church/place of worship	P
Club, private (class I & II)	C
Community home	C
Concrete or asphalt batching plant (temporary)	C
Contractor's office/sales (with outside storage)	P
Convenience store (with or without gas sales)	C

Day camp for children	P
Drapery, blind or furniture upholstery shop	P
Extended stay hotels/motels (residence hotels)	P
Fair ground/exhibition area	C
Farmers market (public)	C
Feed & grain store	P
Food or grocery store	P
Home improvement center (lumber yard)	C
Hotel (see regulations Celina's Zoning Ordinance)	P
Household appliance service and repair	P
Laundry/dry cleaning (drop off/pick up)	P
Medical facilities	P
Micro brewery	P
Mini-warehouse/self-storage	C
Motorcycle sales and repair	P
Municipal facility	P
Nursery (grown for commercial purposes)	C
Nursery (retail sales outdoors)	P
Nursing/convalescent home	P
Office center	P
Office warehouse	C
Offices (professional and general business)	P
Outdoor retail sales/commercial promotion	C
Parking lot structure, commercial (auto)	P
Pawn shop	P
Personal services shop	P
Pet and animal grooming shop	P
Propane sales (retail)	P
Rail Station	P
Recycling kiosk	P
Rehabilitation care facility	C
Rehabilitation care institutions	C
Restaurant (drive-in service)	P
Restaurant (with drive-through service)	P
Restaurant (with no drive-through service)	P

Retirement home/home for the aged	P
Seasonal business	C
Security quarters (live-in)	C
Studio for radio or television (without tower)	P
Telemarketing agency	C
Temporary amusement rides	C
Temporary business	C
Theater or playhouse (indoor)	P
Tire dealer, with or without open storage	C

5.15 Prohibited Uses:

Tract VII.a-c, VIII.a-b, IX, X.a-b: single-family, sexually oriented business, check-cashing service, kiosks

Tract VII.b-c, VIII.a-b, X.a-b: multi-family

5.16 Use Limits: except as outlined below, there are no “use” restrictions except as those outlined by tract below:

VII.a Gross Land Use Limits:

Multi-family Urban: 50% or 11 acres

IX. Gross Land Use Limits

Multi-family Urban: 50% or 11 acres

Multi-family Garden: 100%

5.17 Density limits:

Type of Development	Density
Multi-family Urban (stand-alone)	30 du/ac
Multi-family Garden (stand-alone):	18 du/ac
Maximum floor area ratio (FAR) for buildings over three (3) stories is 7.0, including parking structures.	7.0 FAR
Maximum floor area ratio (FAR) for buildings three (3) stories or less is 2.75; including parking structures.	2.75 FAR

5.2 Special Area Regulations for Tract VII.a

5.21 Tract VII.a shall be developed with Urban development form, as follows:

5.22 Area and Yard requirements for:

Minimum Lot Area: the minimum lot size shall be five-thousand (5,000) square feet.

Minimum Lot Width: the minimum lot width shall be one-hundred (100) feet in width as measured along the front building line.

Minimum Front Yard: the minimum front yard shall be a minimum of twenty-five (25) feet for the Outer Loop, Huddleston, Punk Carter, Legacy Drive and the future collector; lots adjacent to the aforementioned public right-of-way shall have two front yards. Internal right-of-ways created for the benefit of the development shall have a minimum ten (10) foot front build-to line for pedestrian traffic.

Minimum Rear Yard: the minimum rear yard shall be eight (8) feet, except when adjacent to single-family it shall be a minimum of forty (40) feet. Structures (whether a building or a parking facility) that are greater in height than forty (40) feet shall be set back from single-family lot lines an additional 1 foot for each foot of height over forty (40) feet (1:1).

Minimum Side Yard: the minimum side yard may be zero, except where buildings are separated, then there shall be a minimum of ten (10) feet separation to meet the City's current fire code requirements. Structures (whether a building or a parking facility) that are greater in height than forty (40) feet shall be set back from single-family lot lines an additional 1 foot for each foot of height over forty (40) feet (1:1).

Maximum Building Height: unlimited

5.23 Parking Regulations. Parking for multi-family urban shall be as follows:

Efficiency and one bedroom units	1.25 spaces per unit, rounded up
2 bedroom units	2 spaces per unit
3 bedroom units	2.25 spaces per unit, rounded up
4+ bedroom units	3 spaces per unit

Parking totals may be reduced with the preparation and subsequent acceptance by the City of a parking study that demonstrates shared parking opportunities. The parking ratio shall be considered as part of the General Development Plan.

5.3 Special Area Regulations for Tract IX

5.31 Tract IX may be developed with Urban development form (see Section 4.3, above) or with Garden Style development form, as follows:

5.32 Area and Yard Requirements:

Minimum Lot Area: the minimum lot size shall be five-thousand (5,000) square feet.

Minimum Lot Width: the minimum lot width shall be one-hundred (100) feet in width as measured along the front building line.

Minimum Front Yard: the minimum front yard shall be a minimum of twenty-five (25) feet for Punk Carter Parkway. Internal right-of-ways created for the benefit of the development shall have a minimum fifteen (15) foot front yard.

Minimum Rear Yard: the minimum rear yard shall be eight (8) feet, except when adjacent to single-family it shall be a minimum of forty (40) feet. Structures (whether a building or parking facilities) that are greater in height than forty (40) feet shall be set back from single-family lot lines an additional 1 foot for each foot of height over forty (40) feet (1:1).

Minimum Side Yard: the minimum side yard may be zero, except where buildings are separated, then there shall be a minimum of ten (10) feet separation to meet the City's current fire code requirements. Structures (whether a building or a parking facility) that are greater in height than forty (40) feet shall be set back from single-family lot lines an additional 1 foot for each foot of height over forty (40) feet (1:1).

Maximum Building Height: Unlimited

- 5.33 Parking Regulations. Parking for multi-family garden shall be as follows:
- | | |
|----------------------------------|---------------------------------|
| Efficiency and one bedroom units | 1.5 spaces per unit, rounded up |
| 2 bedroom units | 2.0 spaces per unit |
| 3 bedroom units | 2.5 spaces per unit, rounded up |
| 4+ bedroom units | 3.0 spaces per unit |

6.0 Special Area Regulations for Tracts VII.b-c, VIII.a-b, IX & X.a-b

6.1 No single family or multi-family development is permitted within these tracts.

6.2 Area and Yard Requirements:

Minimum Lot Area: the minimum lot size shall be thirty-two thousand (32,000) square feet.

Minimum Lot Width: the minimum lot width shall be one-hundred (100) feet in width as measured along the front building line.

Minimum Front Yard: the minimum front yard shall be a minimum of twenty-five (25) feet for the Outer Loop, Huddleston, and the future collector; lots adjacent to the aforementioned public right-of-way shall have two front yards. Internal right-of-ways created for the benefit of the development shall have a minimum five (5) foot front yard with the attached street section.

Minimum Rear Yard: the minimum rear yard shall be eight (8) feet, except when adjacent to single-family it shall be a minimum of forty (40) feet.

Minimum Side Yard: the minimum side yard may be eight (8)

Maximum Building Height: unlimited, except where contiguous to single-family lot the building height shall be limited to a 1:1 ratio measured from the adjacent single-family lot line to the non-residential building.

7.0 Building Regulations

7.1 Exterior Building Façade for single-family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as herein amended:

- (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations facing a public street shall also be one-hundred (100) percent masonry; side and rear elevations not facing a public street shall not be less than fifty (50) percent masonry for each façade, nor shall the combined overall be less than eighty-five (85) percent masonry, exclusive of doors and windows.
- (b) The building elevation of each lot adjacent to the proposed lot and located on the same shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
- (c) All garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way and in all cases shall be behind the front facade.
- (d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.
- (e) The primary roof pitch for Type 3 shall not be less than 6:12.

- (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing the future East/West Arterial/Thoroughfare Punk Carter Parkway, Legacy Drive, Outer Loop, and the Huddleston Drive are required.
- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.

7.2 Exterior Building Façade of Accessory Structures:

- (a) Accessory structures shall be constructed of complementary material to the associated residence and the general architecture of the development and shall be approved by the ACC prior to applying for a construction permit with the city.
- (b) Accessory structures shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
- (c) The maximum height of any accessory structure shall not exceed fifteen (15) feet.

8.0 Screening Regulations

8.1 General Screening (*For a visual representation of the Enhanced Paving & Screening, refer to Appendix C*):

- (a) Chain Link Fence is prohibited.
- (b) The following items shall be screened from the public street:
 1. Clothes lines or drying racks
 2. Yard maintenance equipment
 3. Garbage and refuse containers, except on collection day
 4. Wood piles and compost piles\
 5. Accessory structures, such as dog houses, gazebos, storage sheds and green houses
 6. Roof mounted TV antennas or dishes
 7. Pool equipment

8.2 Thoroughfare screening regulations (refer to the Enhanced Paving and Screening Plan found in Appendix C):

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to Outer Loop bisecting the tract, Huddleston Drive, and Punk Carter Parkway located generally along the south line of the subject tract. All screening walls shall be constructed in conjunction with the associated residential phase.
 1. A masonry (stone or brick) or thin wall is required for lots backing and siding to the Outer Loop, Huddleston Drive, CR 51 or Punk Carter Parkway.
 2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way.
- (b) Screening Fences shall be as follows:
 1. For lots backing or siding to any major or minor arterial, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer.
 2. For open ended cul-de-sac's adjacent to Huddleston Drive, East/West Arterial/Thoroughfare, CR 51 or the Punk Carter Parkway a five (5) foot

decorative metal fence with shrubbery and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open ended cul-de-sac's to the proposed thoroughfares is required.

3. For open ended cul-de-sac adjacent to a collector, a continuous row of shrubs shall be required. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers within the landscape buffer along the right-of-way line.
4. Any use of ornamental metal shall be accompanied by shrubbery in front of such metal on the thoroughfare side. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers.
5. No access through the rear or side yards of lots that side or back to the future East/West Arterial/Thoroughfare, Huddleston Drive, and Punk Carter Parkway.
6. The Sub-division name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

8.3 Open Space screening regulations:

The rear yards of all single-family residences which back or side to an open space shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fences is required. No fencing shall be allowed within the 100-yr. flood plain.

8.4 Builder's Side Yard screening regulations:

The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E."

9.0 Landscape & Irrigation Regulations

- 9.1 The residential builder of each lot shall provide at a minimum the following landscape material:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Type 1-3: There shall be a minimum of six (6) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least fifty (50) percent of the trees shall be shade trees in the front yard.

Type 4-5: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

Shrubs:

Type 1: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type 2 - Type 3: There shall be a minimum of ten (10) 3-gallon shrubs across the front of the house.

Type 4-5: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

10.0 Open Space Regulations

10.1 *General (For a visual representation of the Trail and Open Space plan, refer to Appendix "D"):*

- (a) All HOA parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.
- (b) All open space areas and detention areas shall count toward open space requirements and be owned and maintained by the HOA/District. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain;
- (d) A minimum six (6) foot city trail shall be constructed as generally depicted along on the Trail and Open Space plan.
- (e) A minimum of fifteen (15) percent of the Creek frontage shall remain open and accessible from a street;
- (f) All open space areas shall have a slope not greater than 4:1, unless they are naturally existing or structurally supported.
- (g) On the opposite side of the street from a six (6) foot trail a four (4) foot walk shall be provided. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics for Concept Plan:

Area A: shall include monument signage, screening wall, and entry monument, a minimum six (6) foot concrete trail, a divided entry, open space areas and associated landscaping and irrigation.

Area B: shall include a minimum six (6) foot concrete trail, signage, screening wall, monuments, an average of a ten (10) foot landscape buffer along the north side of Punk Carter Parkway and along the south side of Punk Carter Parkway where it bi-sects the subject tract. The buffer shall include landscaping and irrigation.

Area C: Shall include a private amenity center, swimming pool/s, playground equipment, a six (6) foot concrete trail, and associated landscaping and irrigation.

Area D: Shall include detention/retention water feature with lighted fountain or bubbler, a minimum 6-foot concrete trail, and associated landscaping and irrigation. The final location and size of detention/retention facilities are subject to future engineering design.

Area E: Shall include an 8-foot concrete trail and associated landscaping and irrigation.

Area F: Shall include an 8-foot concrete trail and associated landscaping and irrigation.

Area G: This area is located outside the designated right-of-way on either side of an internal collector. It shall be an average of eight (8) foot wide landscape buffer with shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground

cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail.

Area H: This area is located outside the right-of-way line of Huddleston Drive. The buffer shall be an average of ten (10) feet where adjacent to single-family and a minimum fifteen (15) feet in width where adjacent to non-residential. Shade trees shall be planted at an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area I: A minimum six (6) foot masonry wall and a minimum six (6) foot landscape buffer and associated landscaping and irrigation is required along the south right-of-way line of the future collector.

Area J: This area is located outside the right-of-way line of the extension of CR 51. The buffer shall be an average of ten (10) feet where adjacent to single-family and a minimum fifteen (15) feet in width where adjacent to non-residential. Shade trees shall be planted at an average of fifty (50) feet on center, clustering or grouping of trees is permitted. . In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. In addition, where single-family backs to said collector, a minimum six (6) foot masonry wall shall be constructed.

Area K: The area is located outside of the designated right-of-way and on either side of the East-West Arterial/Thoroughfare. It shall be an average of twenty-five (25) feet wide landscape buffer where adjacent to single-family and a minimum of fifteen (15) where adjacent to non-residential uses. This area shall include shade trees planted on an average of fifty (50) feet on center, clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. Also within the landscape buffer shall be a meandering six (6) foot concrete trail. In addition, where single-family backs or sides to said arterial/thoroughfare, a minimum six (6) foot masonry wall shall be constructed.

11.0 Subdivision Regulations

- 11.1 Development shall meet the standards as required in the City of Celina Subdivision Ordinance except as follows:

Block Length – The maximum block length shall be twelve hundred (1200) feet for Type 1-2 lots and twelve hundred twenty (1220) feet for Type 3 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

- (a) Cul-de-Sac Length and Diameter – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.

- (b) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for Minor Collector shall be six (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (c) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.
- (d) Huddleston Drive – The Huddleston Drive shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City. The Developer/District will be responsible for dedicating their half of the right-of-way and constructing a maximum of two (2) 12- foot lanes within each half of right-of-way dedicated; if the Developer/District owns both sides of future right-of-way then they will dedicate both halves and construct two (2) 12-foot lanes in each direction within the right-of-way dedicated for each phase. In addition, the construction of left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods shall be constructed. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- (e) Legacy Drive – Legacy Drive shall be a six (6) lane divided roadway within a one-hundred-twenty (120) foot right-of-way that will be dedicated to the City. The Developer/District will be responsible for constructing a maximum of two (2) twelve (12) foot lanes in north bound direction and the construction of left turn lanes for eastbound traffic at each of the median openings illustrated on the Concept Plan that are related to the development of neighborhoods IX –XI shall be constructed. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- (f) Punk Carter Parkway – Punk Carter Parkway shall be a six (6) lane divided roadway within a one-hundred-twenty (120) foot right-of-way that will be dedicated to the City. The Developer/District will be responsible for dedicating their half of the right-of-way and constructing a maximum of two (2) twelve (12) foot lanes within their half of the right-of-way dedicated. In addition, the Developer/District shall construct left turn lanes at each of the median openings illustrated on the Concept Plan that are related to the residential neighborhoods shall be constructed. If the Developer/District owns both sides of the future right-of-way then they will dedicate both halves of the right-of-way and construct two (2) 12-foot lanes in each direction with the right-of-way dedicated for each phase. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
- (g) East-West Arterial/Thoroughfare – It is anticipated that right-of-way dedications for a thoroughfare/ major arterial will be required to connect FM 428 and the future Outer Loop east of the North Dallas Tollway through the subject tract. The Concept Plan illustrates a plan that could accommodate a future extension of an Outer Loop (500 -foot right-of-way and one-hundred (100) foot landscape buffer) should the County Commissioners decide to acquire the right-of-way from the Developer/District or an East-West Thoroughfare (120 foot right-of-way with a 40-foot landscape buffer generally depicted on the Master Thoroughfare plan.
- (h) Turn Lanes – Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along

with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.

- (i) Tree Surveys - Tree surveys required as a part of the General Development Plan GDP shall be submitted at the time of Construction Plat application.

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

(a) Residential Lot Grading:

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

(b) Paving:

1. Residential Streets – the residential streets shall be thirty-one (31) feet wide from back-to-back; roll-over curbs are permitted in all neighborhoods.
2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Sidewalks – the residential sidewalks shall be four (4) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.
6. Curb Return Radii – the curb radii for Major Arterial shall be thirty-five (35) feet; the curb radii for Minor Arterial/Collectors shall be twenty-five (25) feet; and the curb radii for residential streets shall be twenty (20) feet.
7. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6; the run-off co-efficient for commercial shall be 0.9.
8. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.
9. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in/hr.

(c) General Storm Sewer Requirements

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

(d) Sanitary Sewer Mains

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.

2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the engineer of record.
5. Manholes – sewer mains shall have a four (4) foot diameter manhole every four-hundred (400) feet or less and (4) foot diameter manhole every three (300) feet or less for mains along a curve. Manholes shall have a five (5) foot diameter minimum for depths exceeding fifteen (15) feet or for sewer lines fifteen (15) to twenty-seven (27) inches in diameter. Manholes shall be six (6) foot diameter minimum for sewer lines greater than twenty-seven (27) inches in diameter.
6. Services – all residential sewer services shall be four (4) inches in diameter, located per the City's utility placement details and extended ten (10) feet beyond the right-of-way; each lot shall have its own service.

(e) Domestic Water

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located per the City's utility placement details; each lot shall have its own service and meter box.
3. Fire Hydrants – a fire hydrant shall be located every five-hundred (500) feet along the water main and placed a minimum of three (3) feet behind the back-of-curb.
4. Valves – Valve spacing shall not exceed 600-feet in residential districts and 500-feet for all other districts on mains that are 12-inches or larger in diameter. No more than one (1) fire hydrant shall be shut off with any line segment.
5. Water Line Testing – all water lines shall sustain a pressure test of two-hundred (200) psi for three (3) hours prior to acceptance.
6. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

(f) Miscellaneous

1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development.
2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways, with a twenty-five (25) foot tangent measured from the back of curb, unless otherwise approved by the City Engineer.