LEGAL DESCRIPTION

WHEREAS, SUNSHINE DEVELOPMENT GROUP, LTD., is the a owner of a tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and being part of a 112.274 acre tract, as described in Document No. 20150731000953760, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a ½" inch iron rod found at the southeast corner of said 112.274 acre tract, being in the north line of F.M. 1461 (Variable R.O.W.);

THENCE, North 89° 20'52" West, along the north line of said F.M. 1461 and the south line of said 112.274 acre tract, for a distance of 1836.76 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southwest corner of said 112.274 acre tract;

THENCE, North 02° 54'32" East, departing the north line of said F.M. 1461 and along the west line of said 112.274 acre tract, for a distance of 139.88 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 32° 24'58" West, continuing along said west line, for a distance of 288.40 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc";

THENCE, North 18° 12'48" West, continuing along siad west line, for a distance of 32.45 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 51° 37'58" East, departing said west line, for a distance of 328.44 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 86° 35'14" East, for a distance of 107.70 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc";

THENCE, South 03° 24'46" East, for a distance of 87.81 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 32° 55'20" East, for a distance of 131.83 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 71° 18'25" East, for a distance of 111.78 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 13'52" East, for a distance of 118.64 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 42° 45'15" East, for a distance of 229.86 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 850.00 feet, a central angle of 04° 37'08", and a tangent of 34.28 feet;

THENCE, along said curve to the left for an arc distance of 68.52 feet (Chord Bearing South 61° 26'10" East - 68.50 feet), to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 26° 15'16" East, for a distance of 50.00 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 800.00 feet, a central angle of 02° 43'29", and a tangent of 19.03 feet;

THENCE, along said curve to the left for an arc distance of 38.04 feet (Chord Bearing South 65° 06'29" East - 38.04 feet), to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 23° 31'47" East, for a distance of 130.00 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 66° 58'53" East, for a distance of 11.95 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 670.00 feet, a central angle of 21° 51'19", and a tangent of 129.36 feet;

THENCE, along said curve to the left for an arc distance of 255.57 feet (Chord Bearing South 78° 25'13" East - 254.02 feet), to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 20'52" East, for a distance of 711.22 feet, to a ½" inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 112.274 acre tract;

THENCE, South 01° 40'24" West, along said east line, for a distance of 1285.30 feet, to the POINT OF BEGINNING and containing 43.710 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivison regulations of the City of Frisco, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC, STATE OF TEXAS

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

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

Signature of Chairperson — Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor — Date of Approval

ATTEST:

City Secretary — Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That SUNSHINE DEVELOPEMENT GROUP, LTD. acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as WELLSPRING ESTATES PHASE I, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then is shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

WITNESS, my hand this the_____ day of_____, 2017.

SUNSHINE DEVELOPMENT GROUP, LTD.

BY: _____
Authorized Signature of Owner

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared_____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my and seal of office, this_____day of _____, 2017.

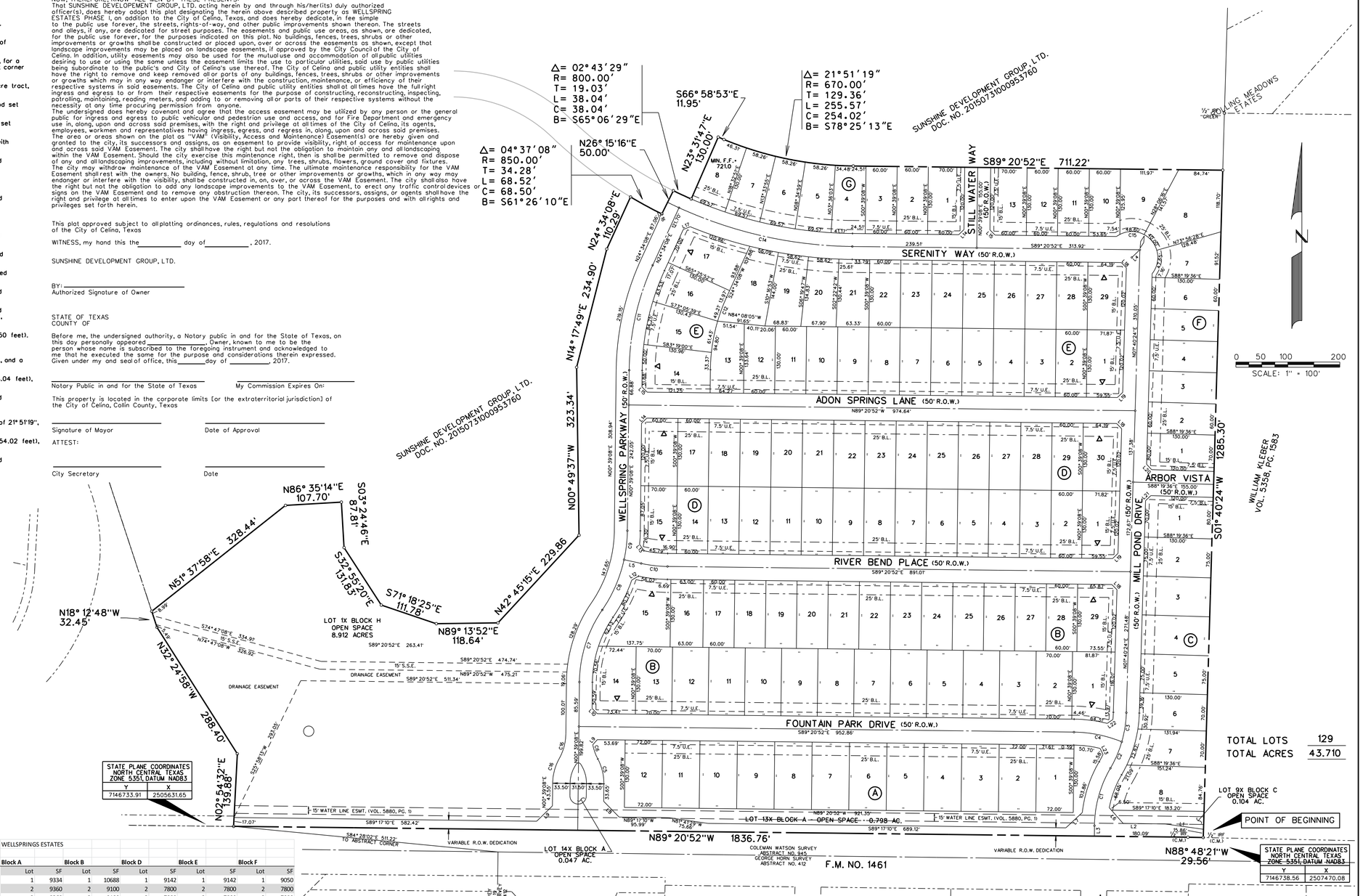
Notary Public in and for the State of Texas — My Commission Expires On:

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

Signature of Mayor — Date of Approval

ATTEST:

City Secretary — Date



STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83	
Y	X
7146733.91	2505631.65

STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83	
Y	X
7146738.56	2507470.08

TOTAL LOTS	129
TOTAL ACRES	43.710

WELLSPRINGS ESTATES

Block A		Block B		Block D		Block E		Block F	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	9334	1	10688	1	9142	1	9142	1	9050
2	9360	2	9100	2	7800	2	7800	2	7800
3	9360	3	9100	3	7800	3	7800	3	7800
4	9360	4	9100	4	7800	4	7800	4	7800
5	9360	5	9100	5	7800	5	7800	5	7800
6	9360	6	9100	6	7800	6	7800	7	8859
7	9360	7	9100	7	7800	7	7800	8	16292
8	9360	8	9100	8	7800	8	7800	9	9792
9	9360	9	9100	9	7800	9	7800	10	7786
10	9360	10	9100	10	7800	10	7800	11	7800
11	9360	11	9100	11	7800	11	7800	12	7800
12	9360	12	9100	12	7800	12	7872	13	9050
13X	34825	13	9100	13	7800	13	8369	Block G	
14X	2879	14	10541	14	7800	14	11098	Lot	SF
Block C		15	13864	15	8965	15	9552	1	9050
Lot	SF	16	8190	16	9050	16	9357	2	7800
1	10350	17	7800	17	7800	17	11033	3	7800
2	9750	18	7800	18	7800	18	11097	4	8103
3	9750	19	7800	19	7800	19	8815	5	8308
4	9750	20	7800	20	7800	20	8355	6	8308
5	9750	21	7800	21	7800	21	7981	7	8308
6	9119	22	7800	22	7800	22	7800	8	8308
7	10655	23	7800	23	7800	23	7800	Block H	
8	14655	24	7800	24	7800	24	7800	1X	388402
9X	4682	25	7800	25	7800	25	7800		
		26	7800	26	7800	26	7800		
		27	7800	27	7800	27	7800		
		28	7800	28	7800	28	7800		
		29	9662	29	7800	29	9443		
				30	9443				

X Indicates open space

LINE TABLE

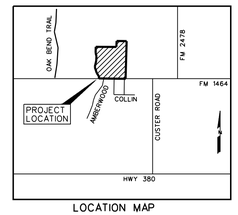
LINE NO.	BEARING	DISTANCE
1.	N 82°03'15" W	75.18'
2.	N 89°17'10" W	82.27'
3.	N 00°42'50" E	20.06'
4.	S 46°09'46" W	21.40'
5.	N 77°37'28" E	33.75'
6.	S 41°25'15" E	40.21'
7.	S 46°56'32" W	43.30'
8.	S 44°19'01" E	42.45'
9.	S 45°40'59" E	42.40'
10.	N 40°57'42" E	13.11'
11.	N 44°20'52" W	14.14'
12.	S 60°12'08" W	14.90'
13.	S 35°27'07" E	14.89'
14.	N 45°39'08" E	14.14'
15.	S 44°20'52" E	14.14'
16.	S 19°25'30" E	14.40'
17.	N 68°33'47" E	14.40'
18.	S 43°50'14" E	14.02'
19.	S 46°09'46" W	14.27'
20.	S 43°19'36" E	14.14'
21.	N 46°40'24" E	14.14'
22.	N 55°56'30" E	13.25'
23.	S 25°19'17" E	13.07'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	29°34'54"	225.00'	116.17'	59.41'	114.88'	N15°30'17"E
2.	14°07'42"	225.00'	55.48'	27.88'	55.34'	N23°13'52"E
3.	14°29'31"	225.00'	56.92'	28.61'	56.76'	N08°55'13"E
4.	21°38'14"	250.00'	94.41'	47.77'	93.85'	N78°31'45"W
5.	28°30'29"	100.00'	49.76'	25.40'	49.24'	N13°36'07"W
6.	22°26'05"	100.00'	39.16'	19.83'	38.91'	N16°38'18"W
7.	33°50'22"	250.00'	147.65'	76.05'	145.52'	N17°34'19"E
8.	22°06'58"	275.00'	106.15'	53.74'	105.49'	N23°26'01"E
9.	11°43'24"	275.00'	56.27'	28.23'	56.17'	N06°30'50"E
10.	11°43'24"	250.00'	51.15'	25.67'	51.06'	N83°29'10"W
11.	23°55'00"	500.00'	208.71'	105.90'	207.20'	N12°36'38"E
12.	23°55'00"	345.00'	144.01'	73.07'	142.97'	N12°36'38"E
13.	01°41'07"	825.00'	24.27'	12.14'	24.27'	N64°35'18"W
14.	23°55'00"	825.00'	344.38'	174.73'	341.88'	N77°23'22"W
15.	16°45'40"	50.00'	143.78'	----'	99.12'	S43°50'14"E
16.	28°30'29"	100.00'	49.76 '	25.40 '	49.24 '	N14°54'23"E

NOTES

1. Bearing are referenced to a 112.274 acre tract, as recorded in Doc. No. 20150731000953760, in the Deed Records of Collin County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. IRF - Iron Rod Found
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   ⟨⟩ - Street Name Change
   △ - Indicates front yard
5. All open space lots to be owned and maintained by the HOA.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilites and building permits.



LOCATION MAP

FINAL PLAT OF

WELLSPRING ESTATES PHASE I

129 TOTAL LOTS
4 TOTAL HOA LOTS
43.710 ACRES
OUT OF THE
COLEMEN WATSON SURVEY, ABSTRACT NO. 945
IN THE
COLLIN COUNTY, TEXAS

OWNER/APPLICANT
SUNSHINE DEVELOPMENT GROUP, LTD.
3811 TURTLE CREEK BLVD., SUITE 850
DALLAS, TEXAS 75219

PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST 2017 — SCALE: 1"=100'