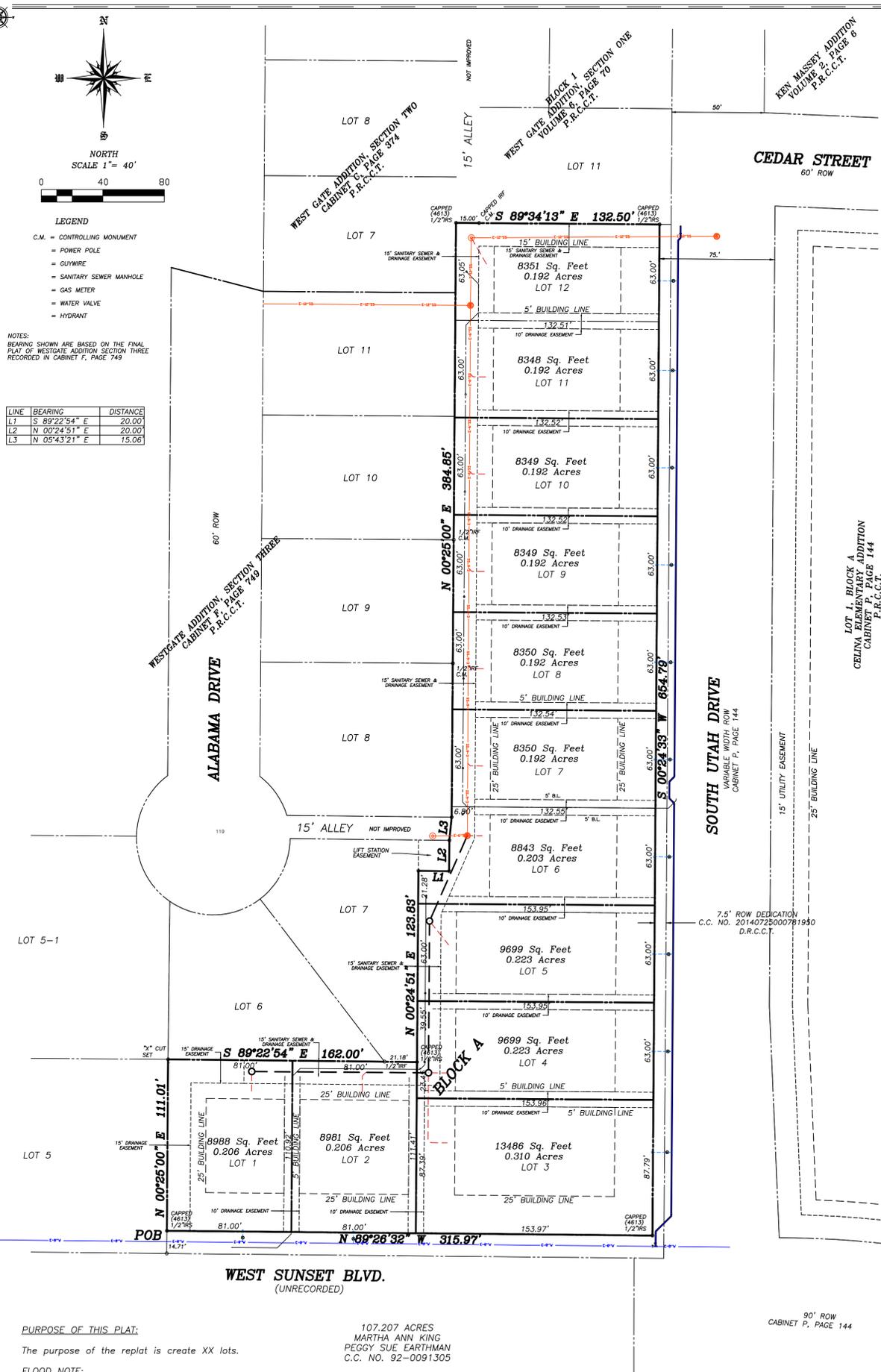


- LEGEND**
- C.M. = CONTROLLING MONUMENT
 - = POWER POLE
 - = GUYWIRE
 - = SANITARY SEWER MANHOLE
 - = GAS METER
 - = WATER VALVE
 - = HYDRANT

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

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



STANDARD NOTES

- 1) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- 2) The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- 3) The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- 4) The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

PROPERTY LOCATION STATEMENT:

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

Signature of Mayor _____ Date of Approval _____

ATTEST:
City Secretary _____ Date _____

RECOMMENDED BY: PLANNING AND ZONING COMMISSION
CITY OF CELINA, TEXAS

SIGNATURE OF CHAIRPERSON _____ DATE OF RECOMMENDATION _____

APPROVED BY: CITY COUNCIL CITY OF CELINA, TEXAS

SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

ATTEST:
CITY SECRETARY _____ DATE _____

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF COLLIN

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

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

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

STATE OF TEXAS
COUNTY OF COLLIN

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

BY: Dorothy Stambaugh _____ Lewis Dickerson _____

STATE OF TEXAS
COUNTY OF COLLIN

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

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

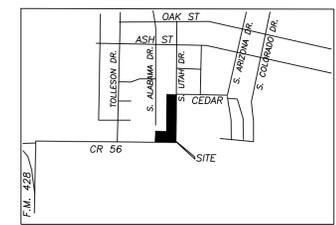
Notary Public in and for the State of Texas
My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

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

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



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

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

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

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

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

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

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