

LOCATION MAP

20130311010000750 03/11/2013 08:41:22 AM PL 1/1

STEPHEN H. MILLS  
VOL. 4987, PG. 30H  
D.R.C.C.T.

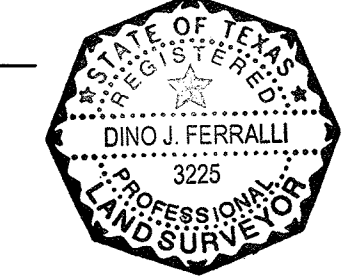
N89°23'29"E 636.76'  
COLLIN COUNTY (DEED - N89°23'26"E 636.61')  
CITY OF CELINA

POINT OF BEGINNING

KNOWN ALL MEN BY THESE PRESENTS:

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

Dino J. Ferralli  
Dino J. Ferralli, P.L.S. No. 3225

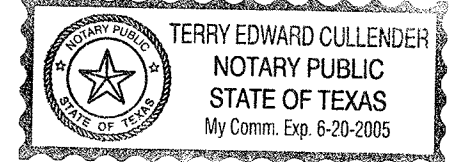


STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dino J. Ferralli, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 3rd day of January, 2004.

Terry Edward Cullender  
Notary Public, State of Texas



OWNERSHIP CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, the CITY OF CELINA, acting by and through the undersigned, its duly authorized agent, is the sole owner of three (3) tracts of land located in the H. BENTLEY SURVEY, Abstract No. 124, and the M.E.P. & P.R.R. SURVEY, Abstract No. 644, Collin County, Texas, and being described in deed as a 39.02 acre tract recorded in Volume 4770, Page 2324, a 0.8024 acre tract recorded in Volume 5744, Page 4860, and a 5.000 acre tract recorded in Volume 5773, Page 2333, of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the west right-of-way line of F.M. 428 [90' right-of-way] for the northeast corner of said 39.02 acre tract, same being the southeast corner of a tract of land described in deed to Stephen H. Mills, recorded in Volume 4987, Page 30H, D.R.C.C.T.;

THENCE, along the west right-of-way line of F.M. 428, the following:  
S00°38'07"E, along the westerly right-of-way line of F.M. 428, a distance of 839.58 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for the beginning of a curve to the left whose chord bearing is S08°53'31"E;

Southeasterly along said curve having a central angle of 16°30'49", a radius of 1,185.56 feet, and an arc length of 341.70 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for the end of curve, being the northerly corner of said 0.8024 acre tract, and being the beginning of a non-tangent curve to the left whose chord bearing is S27°58'24"E

Southeasterly along said curve having a central angle of 21°27'33", a radius of 1,203.39 feet, and an arc length of 450.71 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for the southeast corner of said 0.8024 acre tract;

THENCE S88°41'57"W, departing said right-of-way, a distance of 206.04 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for the southwest corner of said 0.8024 acre tract;  
THENCE S00°35'34"E, a distance of 21.40 feet to a 1/2-inch iron rod found for the southeast corner of said 39.02 acre tract, being on the north line of a tract of land described in deed to Jim Cornelius, recorded in Volume 1109, Page 628, D.R.C.C.T.;

THENCE S88°34'32"W, along said north line, at 21.5 feet pass the northwest corner of said Cornelius tract, same being the northeast corner of a tract of land described in deed to Jim Cornelius, recorded in Volume 670, Page 833, D.R.C.C.T., and continue a total distance of 1,564.85 feet to a 3/8-inch iron rod found for the northwest corner of said Cornelius tract, same being the southwest corner of said 39.02 acre City of Celina tract, and being on the east line of a tract of land described in deed to Rex Glendenning and Shereese Glendenning, recorded in Volume 4408, Page 1763, D.R.C.C.T.;

THENCE N00°38'11"W, along the east line of said Glendenning tract, a distance of 746.93 feet to a 1/2-inch iron rod found for the westerly, northwest corner of said 39.02 acre tract, same being the southwest corner of said 5.000 acre City of Celina tract;

THENCE N01°05'22"W, continuing along the east line of said Glendenning tract, a distance of 246.81 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for the northwest corner of said 5.000 acre tract, same being the southwest corner of the remainder of the tract described in deed to Old Celina, Ltd., recorded in Volume 5554, Page 1019, D.R.C.C.T.;

THENCE N89°03'24"E, departing the east line of said Glendenning tract, along the south line of said Old Celina, Ltd., remainder, a distance of 883.07 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for the southeast corner of said Old Celina, Ltd. remainder, same being the northeast corner of said 5.000 acre tract, and being on the west line of said 39.02 acre tract;

THENCE N00°48'00"W, along the east line of said Old Celina, Ltd. tract, a distance of 621.77 feet to a 1/2-inch iron rod (disturbed) found for the northerly, northwest corner of said 39.02 acre tract, same being the southwest corner of the aforementioned Mills tract;

THENCE N89°23'29"E, departing the east line of said Old Celina, Ltd. tract, a distance of 636.76 feet to the POINT OF BEGINNING and containing 1,952,349 square feet or 44.820 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the City of Celina, Texas, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, CELINA CITY PARK ADDITION, on 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 in 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 of 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 of 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 7 day of September, 2004.

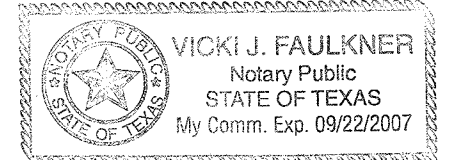
Scott L. Alberl  
City Administrator

STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Scott L. Alberl, City Administrator of the City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 7 day of September, 2004.

Vicki J. Faulkner  
Notary Public, State of Texas



S10352

FINAL PLAT  
LOT 1, BLOCK 1

CELINA CITY PARK ADDITION

BEING A 44.820 ACRE TRACT OF LAND OUT OF THE H. BENTLEY SURVEY, ABSTRACT NO. 124, AND THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 644 IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS.

AUGUST 10, 2004

OWNER/DEVELOPER  
CITY OF CELINA, TEXAS  
302 W. WALNUT  
CELINA, TEXAS 75009  
PHONE: (972) 382-2682  
FAX: (972) 382-3736

ENGINEER/SURVEYOR  
SCHRICKEL, ROLLINS, & ASSOCIATES, INC.  
1161 CORPORATE DR. WEST, SUITE 200  
ARLINGTON, TEXAS 76006  
(817) 649-3216 • METRO (817) 640-8212  
FAX (817) 649-7645

N01°05'22"W 246.81'  
DEED - NORTH  
N00°38'11"W 746.93'  
DEED - NORTH  
N00°40'23"W 746.93'  
DEED - NORTH  
N00°38'11"W 746.93'  
DEED - NORTH

OLD CELINA, LTD.  
VOL. 5554, PG. 1019  
D.R.C.C.T.

N89°03'24"E 883.07'

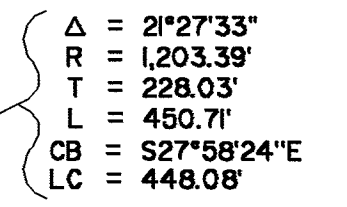
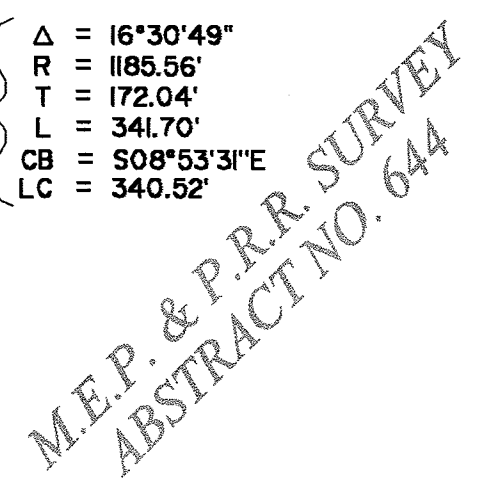
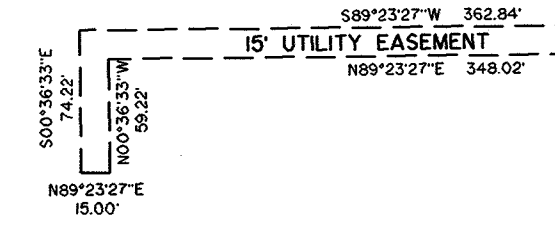
CITY OF CELINA  
(5.000 ACRES)  
VOL. 5773, PG. 2333  
D.R.C.C.T.

COLLIN COUNTY  
CITY OF CELINA

H. BENTLEY SURVEY  
ABSTRACT NO. 124

LOT 1, BLOCK 1  
AREA: 1,952,349 SQ. FT. / 44.820 ACRES

CITY OF CELINA  
(39.02 ACRES)  
VOL. 4770, PG. 2324  
D.R.C.C.T.



FROM:  
R-6124-000-0250-1 / 10.00  
R-6124-000-0420-1 / 5.00  
R-6124-000-0260-1 / 29.02  
R-6124-000-0010-1 / 0.8024  
FOR TAX YEAR 2013

NOTICE:  
Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

NOTE:  
No portion of this Lot is contained within a 100-year floodplain according to the FEMA FIRM Panel No. 48085C010 G, dated 01-19-96.

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:  
Robert Kneal, Chair - Planning and Zoning Commission  
Christina Brand, Mayor - City of Celina  
Linda Pharis, Secretary - Planning and Zoning Commission  
Vicki Faulkner, City Secretary - City of Celina

Filed and Recorded  
Official Public Records  
Stacy Kemp, County Clerk  
Collin County, TEXAS  
03/11/2013 08:41:22 AM  
221 00 (L)LR180  
20130311010000750

B.B.B. & C.R.R. SURVEY  
ABSTRACT NO. 132



2013.100

