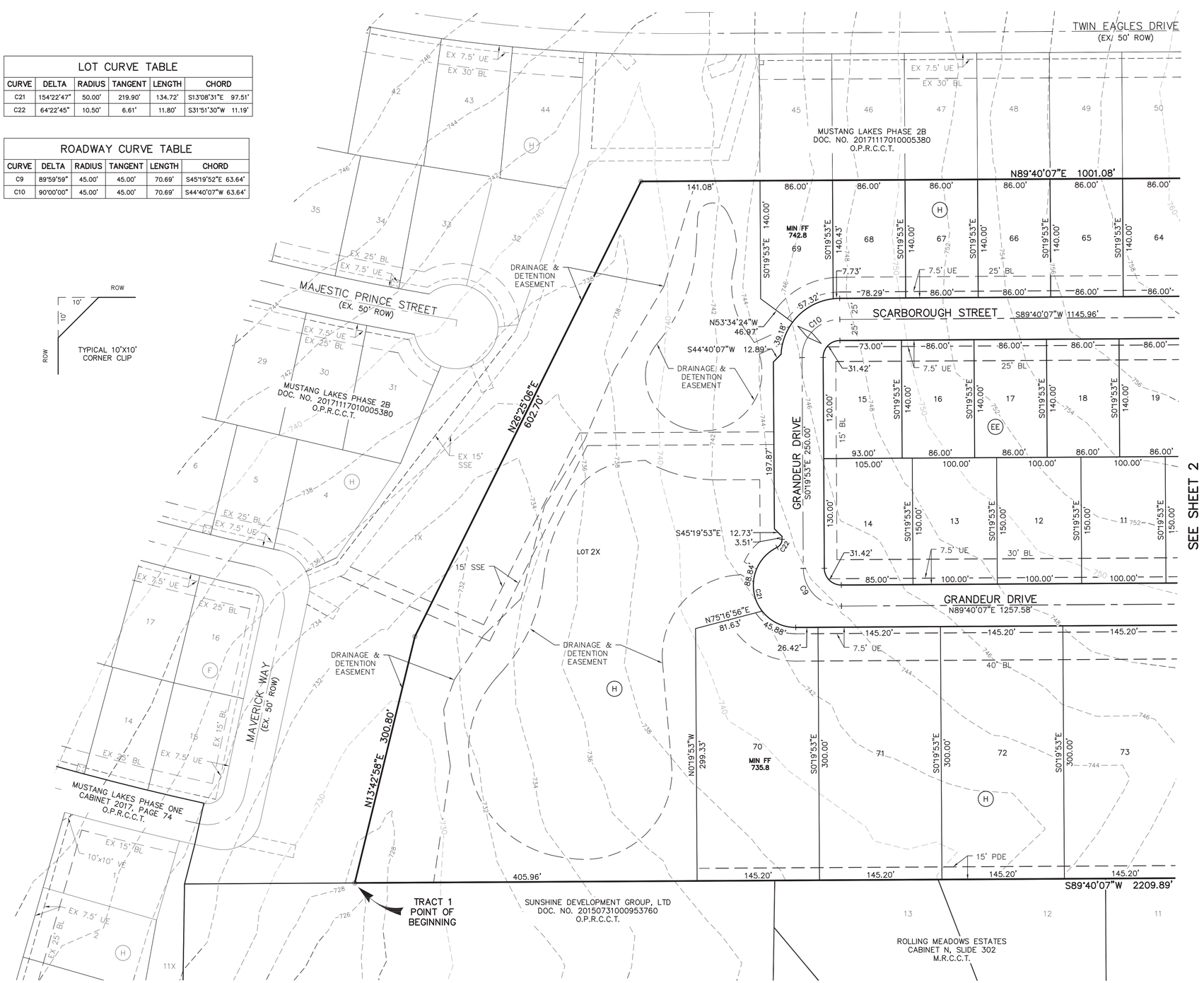
LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	154°22'47"	50.00'	219.90'	134.72'	S13°08'31"E 97.51'
C22	64°22'45"	10.50'	6.61'	11.80'	S31°51'30"W 11.19'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C9	89°59'59"	45.00'	45.00'	70.69'	S45°19'52"E 63.64'
C10	90°00'00"	45.00'	45.00'	70.69'	S44°40'07"W 63.64'



GRAPHIC SCALE

60 30 0 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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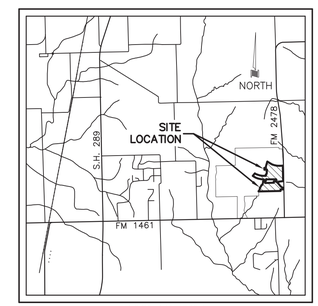

LOCATION MAP
NOT TO SCALE

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS

CONSTRUCTION PLAT

MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B

FINAL PLAT

3 HOA LOTS

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

OCTOBER 2017 SCALE: 1"=60'

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

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

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

DEVELOPER
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DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY McCUISTION P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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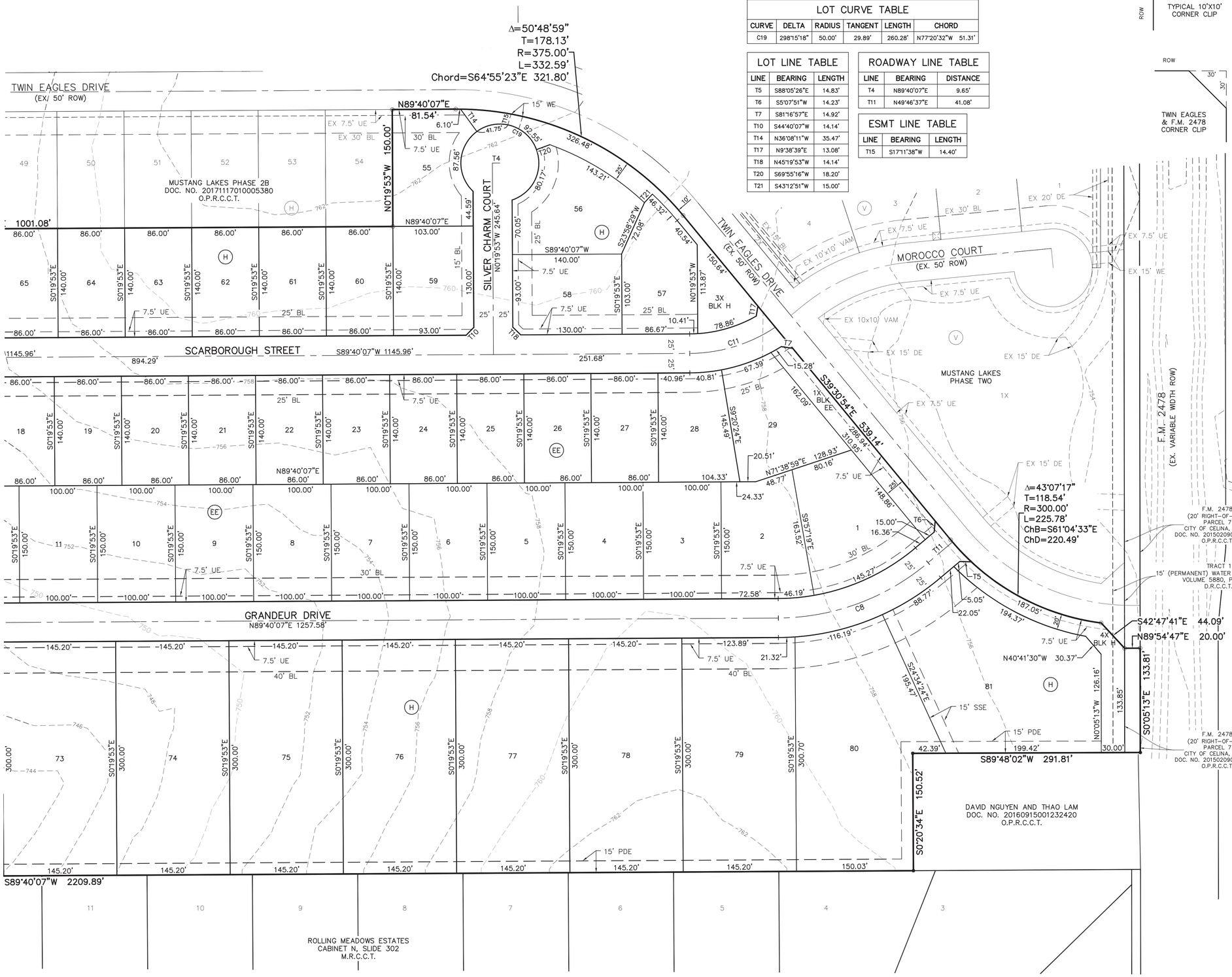
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	39°53'30"	300.00'	108.87'	208.87'	N69°43'22"E 204.68'
C11	33°20'27"	200.00'	59.89'	116.38'	S72°59'54"W 114.75'

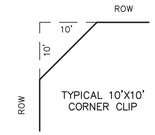
LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C19	298°15'18"	50.00'	29.89'	260.28'	N77°20'32"W 51.31'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T5	S88°05'26"E	14.83'
T6	S5°07'51"W	14.23'
T7	S81°16'57"E	14.92'
T10	S44°40'07"W	14.14'
T14	N36°08'11"W	35.47'
T17	N9°38'39"E	13.08'
T18	N45°19'53"W	14.14'
T20	S69°55'16"W	18.20'
T21	S43°12'51"W	15.00'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T4	N89°40'07"E	9.65'
T11	N49°46'37"E	41.08'

ESMT LINE TABLE		
LINE	BEARING	LENGTH
T15	S17°11'38"W	14.40'





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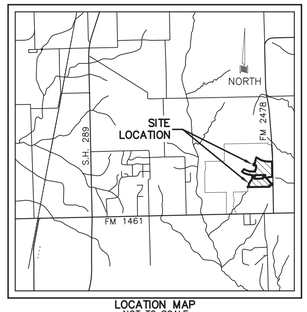

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MUSTANG LAKES PHASE 3A
AND AN AMENDED PLAT OF LOT 3X BLOCK J OF
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COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

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(PLAN # P-201710-05)

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60 30 0 60 180

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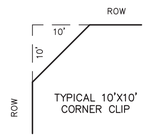

TYPICAL 10'X10' CORNER CLIP

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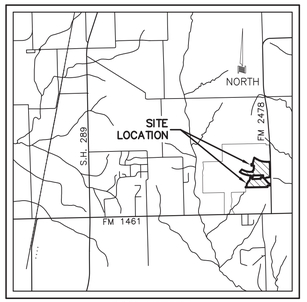

LOCATION MAP
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AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B FINAL PLAT

3 HOA LOTS
AN ADDITION TO THE CITY OF CELINA
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COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

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DOCUMENT NO.

(PLAN # P-201710-05)

REVISED:

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C5	56°50'51"	350.00'	189.43'	347.26'	N61°29'22"E 333.19'
C6	90°00'00"	45.00'	45.00'	70.69'	N44°54'47"E 63.64'
C7	20°02'23"	1000.00'	176.68'	349.76'	N79°38'56"E 347.98'
C8	20°17'03"	800.00'	143.11'	283.22'	N79°46'16"E 281.74'
C9	90°00'00"	45.00'	45.00'	70.69'	S45°05'13"E 63.64'
C11	34°53'45"	600.00'	188.58'	365.43'	N01°56'15"E 359.81'
C12	15°10'45"	750.00'	99.93'	198.69'	N07°55'15"W 198.11'
C13	20°06'42"	695.00'	123.25'	243.96'	N79°36'46"E 242.71'
C14	20°21'22"	1105.00'	198.39'	392.59'	N79°44'06"E 390.53'
C15	16°50'30"	500.00'	74.02'	146.97'	N81°14'52"E 146.44'
C16	13°03'19"	1406.00'	160.88'	320.37'	N79°21'17"E 319.68'
C44	4°01'51"	500.00'	17.59'	35.18'	N87°53'52"E 35.17'
C45	90°00'00"	45.00'	45.00'	70.69'	N44°54'47"E 63.64'
C53	90°00'00"	45.00'	45.00'	70.69'	S45°05'13"E 63.64'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T3	N33°03'56"E	18.90'
T42	N89°54'47"E	62.12'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	27°45'21"	425.00'	105.00'	205.88'	N53°23'35"W 203.88'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T1	N39°30'54"W	9.44'

LOT LINE TABLE

LINE	BEARING	LENGTH
T11	N10°03'43"W	14.60'
T13	S49°54'35"E	21.62'
T14	S75°53'29"W	14.67'
T24	N45°19'53"W	14.14'
T25	N44°03'22"E	13.99'
T31	N45°19'53"W	14.14'
T33	S44°40'07"W	14.14'
T34	N48°09'56"W	14.82'
T44	S44°23'13"W	28.10'
T49	S41°21'22"E	20.00'
T50	S34°49'14"W	25.00'

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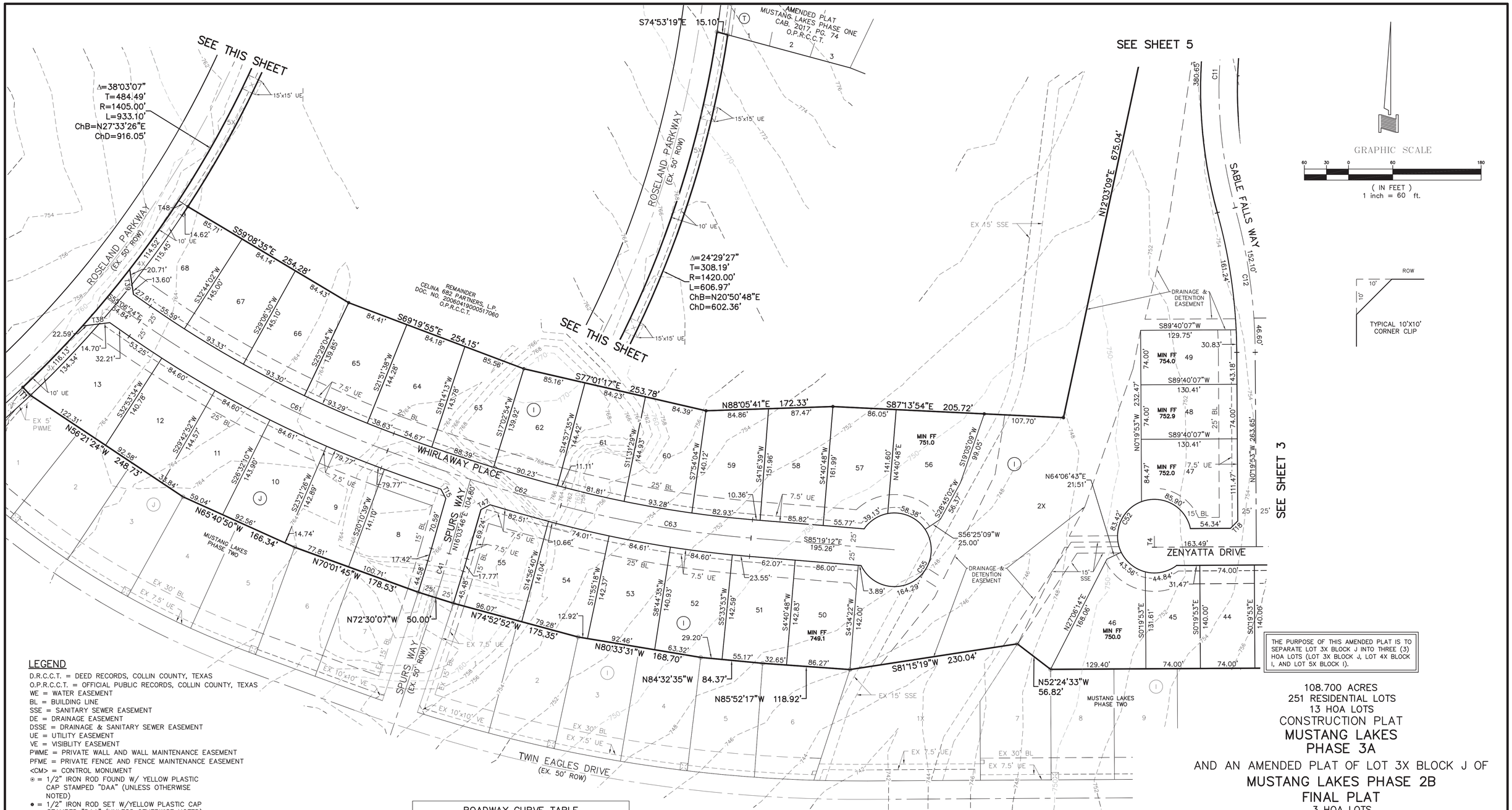

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C12	15°10'45"	750.00'	99.93'	198.69'	N07°55'15"W 198.11'
C41	1°26'07"	2500.00'	31.31'	62.63'	N16°46'50"E 62.62'
C61	14°31'59"	1500.00'	191.27'	380.48'	S62°22'23"E 379.46'
C62	5°39'28"	2500.00'	123.53'	246.87'	S72°28'07"E 246.77'
C63	10°01'21"	1500.00'	131.53'	262.39'	S80°18'32"E 262.06'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C52	95°35'30"	50.00'	55.13'	83.42'	S21°54'28"W 74.08'
C55	300°00'00"	50.00'	28.87'	261.80'	N4°40'48"E 50.00'

BOUNDARY LINE TABLE

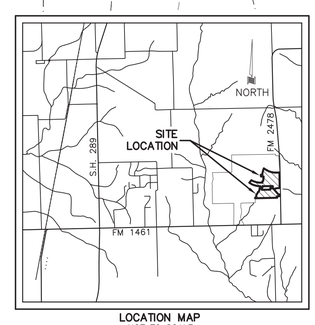
LINE	BEARING	LENGTH
T1	N43°25'00"W	15.00'

LOT LINE TABLE

LINE	BEARING	LENGTH
T15	S27°49'21"E	14.41'
T18	S44°40'07"W	14.14'
T38	N83°06'57"E	37.29'
T39	N8°25'02"W	34.30'
T47	N61°29'48"E	14.03'
T48	S56°54'29"E	15.00'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T4	S00°19'53"E	15.01'



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NOT TO SCALE

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13 HOA LOTS

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OCTOBER 2017 SCALE: 1"=60'

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

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

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

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

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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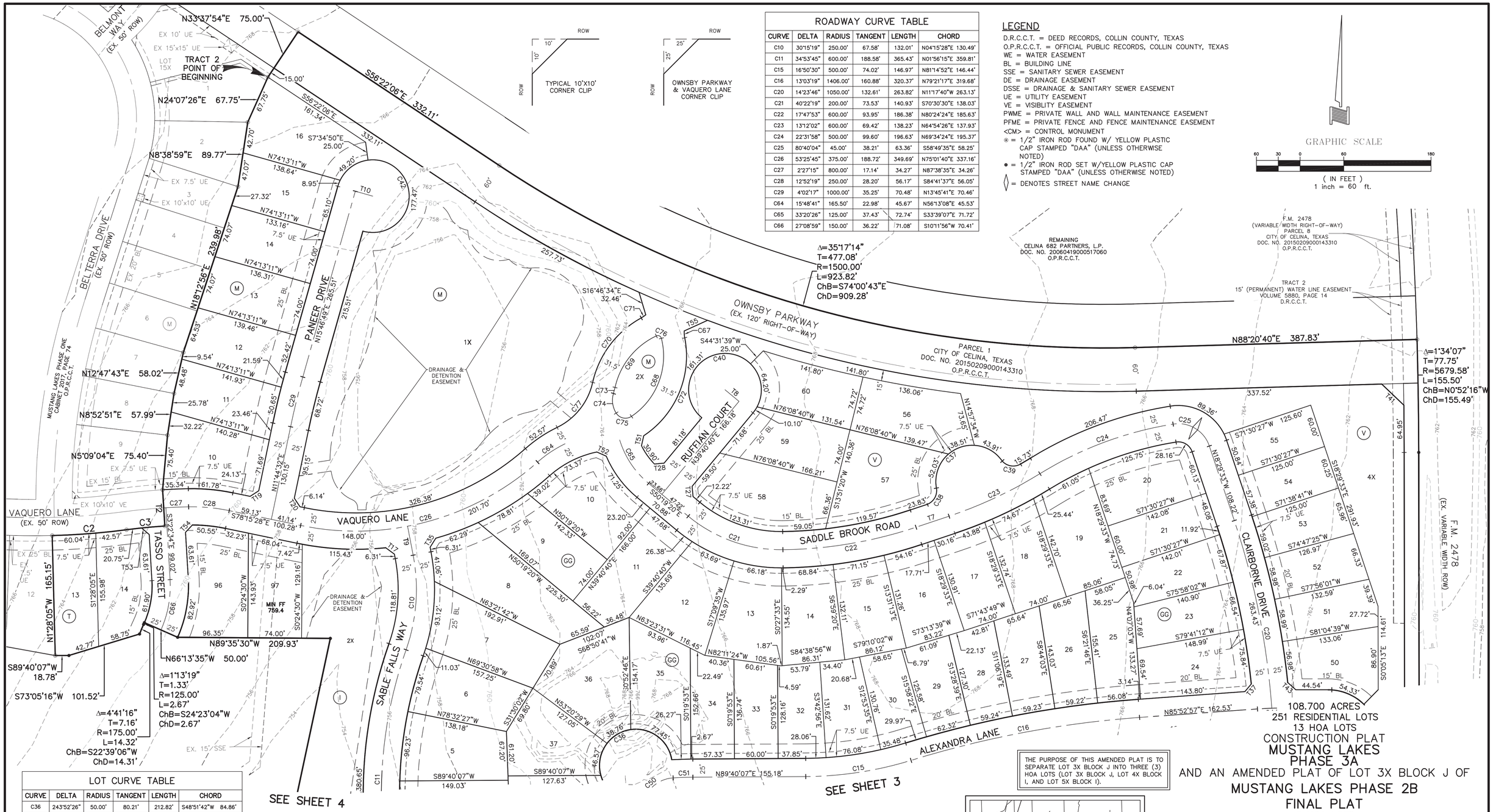


ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C10	30°15'19"	250.00'	67.58'	132.01'	N04°15'28"E 130.49'
C11	34°53'45"	600.00'	188.58'	365.43'	N01°56'15"E 359.81'
C15	16°50'30"	500.00'	74.02'	146.97'	N81°14'52"E 146.44'
C16	13°03'19"	1406.00'	160.88'	320.37'	N79°21'17"E 319.68'
C20	14°23'46"	1050.00'	132.61'	263.82'	N11°17'40"W 263.13'
C21	40°22'19"	200.00'	73.53'	140.93'	S70°30'30"E 138.03'
C22	17°47'53"	600.00'	93.95'	186.38'	N80°24'24"E 185.63'
C23	13°12'02"	600.00'	69.42'	138.23'	N64°54'26"E 137.93'
C24	22°31'58"	500.00'	99.60'	196.63'	N69°34'24"E 195.37'
C25	80°40'04"	45.00'	38.21'	63.36'	S58°49'35"E 58.25'
C26	53°25'45"	375.00'	188.72'	349.69'	N75°01'40"E 337.16'
C27	2°27'15"	800.00'	17.14'	34.27'	N87°38'35"E 34.26'
C28	12°52'19"	250.00'	28.20'	56.17'	S84°41'37"E 56.05'
C29	4°02'17"	1000.00'	35.25'	70.48'	N13°45'41"E 70.46'
C64	15°48'41"	165.50'	22.98'	45.67'	N56°13'08"E 45.53'
C65	33°20'26"	125.00'	37.43'	72.74'	S33°39'07"E 71.72'
C66	27°08'59"	150.00'	36.22'	71.08'	S10°11'56"W 70.41'

TYPICAL 10'X10' CORNER CLIP (ROW 10' / 10')

OWNSBY PARKWAY & VAQUERO LANE CORNER CLIP (ROW 25' / 25')

LEGEND

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
DSSE = DRAINAGE & SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
VE = VISIBLITY EASEMENT
PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
PFME = PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT
<CM> = CONTROL MONUMENT
⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
◊ = DENOTES STREET NAME CHANGE

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C36	243°52'26"	50.00'	80.21'	212.82'	S48°51'42"W 84.86'
C37	154°04'01"	50.00'	217.15'	134.45'	S66°42'52"W 97.45'
C38	81°49'36"	20.00'	17.33'	28.56'	N30°35'39"E 26.20'
C39	83°52'24"	20.00'	17.97'	29.28'	N78°11'20"W 26.73'
C40	270°00'00"	50.00'	50.00'	235.62'	S84°40'40"W 70.71'
C42	270°00'00"	50.00'	50.00'	235.62'	N29°13'11"W 70.71'
C67	13°30'29"	40.50'	4.80'	9.55'	N4°15'36"W 9.53'
C68	70°11'18"	100.00'	70.27'	122.50'	S20°57'41"W 114.98'
C69	52°18'09"	103.00'	50.57'	94.02'	N38°41'09"E 90.79'
C70	48°48'56"	134.50'	61.03'	114.59'	S36°56'33"W 111.16'
C71	10°38'01"	40.50'	3.77'	7.52'	S56°02'00"W 7.51'
C72	67°26'30"	131.50'	87.77'	154.79'	N22°42'25"E 146.00'
C73	4°03'29"	122.00'	4.32'	8.64'	N14°33'49"E 8.64'
C74	48°44'49"	33.00'	14.95'	28.08'	N7°46'51"W 27.24'
C75	91°47'24"	15.00'	15.48'	24.03'	N78°02'58"W 21.54'
C76	101°01'49"	5.00'	6.07'	8.82'	S64°38'52"E 7.72'
C77	51°35'24"	90.50'	43.74'	81.49'	S38°19'47"W 78.76'

LOT LINE TABLE

LINE	BEARING	LENGTH
T17	S53°43'12"E	14.66'
T19	S56°44'32"W	14.14'
T20	N33°15'28"W	14.14'
T27	N5°19'20"W	14.14'
T28	S84°40'40"W	13.32'
T35	N31°58'49"E	14.66'
T37	S40°02'38"W	13.93'
T41	S46°16'33"E	42.14'
T51	N12°30'55"E	14.17'
T52	S66°08'05"E	14.44'
T53	N49°29'06"W	13.87'
T54	N42°49'47"E	13.84'

ROADWAY LINE TABLE

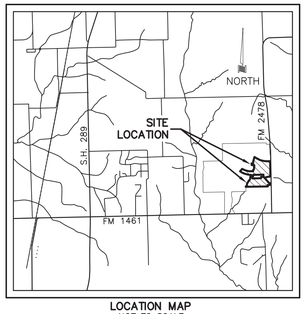
LINE	BEARING	DISTANCE
T7	N71°30'27"E	47.87'
T8	N50°19'20"W	25.00'
T9	N10°52'11"W	40.53'
T10	S74°13'11"E	25.00'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
T2	N3°35'02"W	50.00'

NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
6. ALL X LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. HEADWALLS WITH STONE/BRICK VENEER SHALL BE THE HOA'S MAINTENANCE RESPONSIBILITY.
8. SCREENING WALLS AND RETAINING WALLS LOCATED WITHIN THE PRIVATE WALL AND WALL MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.
9. FENCES AND RETAINING WALLS LOCATED WITHIN THE PRIVATE FENCE AND FENCE MAINTENANCE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA.

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).



LOCATION MAP
NOT TO SCALE

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS
CONSTRUCTION PLAT

MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B FINAL PLAT

3 HOA LOTS
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
OCTOBER 2017 SCALE: 1"=60'

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DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

DOCUMENT NO.

REVISED: PLATREVDATE

(PLAN # P-201710-05)

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OWNER'S CERTIFICATE AND DEDICATION

TRACT 1

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, L.P., a Texas limited partnership, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC., are the owners of a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document filed of record in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the northwest corner of that tract of land conveyed in Deed to Sunshine Development Group, LTD, according to the document filed of record in Document Number 20150731000953760, Official Public Records, Collin County, Texas, same being common with an interior ell corner of Lot 11X, Block H of MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat filed of record in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas;

THENCE N 14° 27' 02" E, with the east line of said Lot 11X, a distance of 48.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Seabiscuit Road, a 50 foot right-of-way, for the northeast corner of said Lot 11X;

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

S 77° 46' 11" E, a distance of 25.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 89° 54' 47", a radius of 45.00 feet and a chord bearing and distance of N 57° 03' 17" E, 63.59 feet;

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

N 12° 05' 54" E, a distance of 272.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 36° 52' 14", a radius of 45.00 feet and a chord bearing and distance of N 06° 20' 13" W, 28.46 feet;

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

N 65° 13' 40" E, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

N 22° 33' 20" E, a distance of 125.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left, having a central angle of 110° 08' 24", a radius of 50.00 feet and a chord bearing and distance of N 55° 40' 48" E, 81.99 feet;

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

N 83° 16' 21" E, a distance of 23.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

N 03° 04' 59" E, a distance of 120.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left, having a central angle of 03° 24' 52", a radius of 2,025.00 feet and a chord bearing and distance of S 88° 37' 27" E, 120.66 feet;

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

N 89° 40' 07" E, a distance of 87.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

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

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

N 89° 40' 07" E, a distance of 81.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right, having a central angle of 50° 48' 59", a radius of 375.00 feet and a chord bearing and distance of S 64° 55' 23" E, 321.80 feet;

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

S 39° 30' 54" E, a distance of 539.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 43° 07' 17", a radius of 300.00 feet and a chord bearing and distance of S 61° 04' 33" E, 220.49;

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

S 42° 47' 41" E, a distance of 44.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 54' 47" E, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of the above mentioned Celina 682 Partners, L.P. tract, same being common with the west line of Farm to Market Road 2478, a variable width right-of-way;

THENCE S 00° 05' 13" E, with said common line, a distance of 133.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the most easterly southeast corner of said Celina 682 Partners, L.P. tract, same being common with the northeast corner of that tract of land conveyed in Deed to David Nguyen and Thao Lam, according to the document filed of record in Document Number 20160915001232420, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found bears N 43° 41' 54" E, 0.16 feet;

THENCE S 89° 48' 02" W, with the north line of said David Nguyen and Thao Lam tract, a distance of 291.81 feet to a 1/2 inch iron rod found for an interior ell corner of said Celina 682 Partners, L.P. tract, same being common with the northwest corner of said David Nguyen and Thao Lam tract;

THENCE S 00° 20' 34" E, a distance of 150.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of Lot 4 of ROLLING MEADOWS ESTATES, an Addition to the City of Celina, Collin County, Texas, according to the Plat filed of record in Cabinet N, Slide 302, Map Records, Collin County, Texas, for the most southern southeast corner of said Celina 682 Partners, L.P. tract, same being common with the southwest corner of said David Nguyen and Thao Lam tract, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found bears S 64° 45' 14" E, 0.47 feet;

THENCE S 89° 40' 07" W, with the south line of said Celina 682 Partners, L.P. tract, a distance of 2,209.89 feet to the POINT OF BEGINNING, and containing 39.803 acres of land, more or less.

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	EE	7618	0.17
2X	H	260151	5.97
4X	H	8763	0.20
3X	H	12688	0.29
2X	I	177868	4.08
4X	I	1835	0.04
5X	I	9069	0.21
3X	I	3688	0.08
3X	J	1870	0.04
2X	M	4983	0.11
1X	M	139579	3.20
4X	V	110394	2.53
3X	V	1131	0.03

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	EE	19275	0.44
2	EE	16282	0.37
3	EE	15000	0.34
4	EE	15000	0.34
5	EE	15000	0.34
6	EE	15000	0.34
7	EE	15000	0.34
8	EE	15000	0.34
9	EE	15000	0.34
10	EE	15000	0.34
11	EE	15000	0.34
12	EE	15000	0.34
13	EE	15000	0.34
14	EE	15664	0.36
15	EE	12934	0.30
16	EE	12040	0.28
17	EE	12040	0.28
18	EE	12040	0.28
19	EE	12040	0.28
20	EE	12040	0.28

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	EE	12040	0.28
22	EE	12040	0.28
23	EE	12040	0.28
24	EE	12040	0.28
25	EE	12040	0.28
26	EE	12040	0.28
27	EE	12040	0.28
28	EE	13104	0.30
29	EE	16138	0.37

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
5	V	12581	0.29
6	V	13134	0.30
7	V	12708	0.29
8	V	11437	0.26
9	V	10911	0.25
10	V	10385	0.24
11	V	10947	0.25
12	V	10550	0.24
13	V	10034	0.23
14	V	10034	0.23
15	V	10378	0.24
16	V	10475	0.24
17	V	10292	0.24
18	V	10293	0.24
19	V	10412	0.24
20	V	10330	0.24
21	V	10286	0.24
22	V	10379	0.24
23	V	9693	0.22
24	V	9694	0.22

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
25	V	9694	0.22
26	V	9694	0.22
27	V	9694	0.22
28	V	11165	0.26
29	V	9465	0.22
30	V	7753	0.18
31	V	7753	0.18
32	V	7753	0.18
33	V	7753	0.18
34	V	7753	0.18
35	V	7753	0.18
36	V	8150	0.19
37	V	8063	0.19
38	V	8134	0.19
39	V	7978	0.18
40	V	7794	0.18
41	V	8003	0.18
42	V	7995	0.18
43	V	7903	0.18
44	V	7861	0.18

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
45	V	7946	0.18
46	V	7524	0.17
47	V	7524	0.17
48	V	7524	0.17
49	V	7907	0.18
50	V	10240	0.24
51	V	8471	0.19
52	V	8096	0.19
53	V	7851	0.18
54	V	7513	0.17
55	V	7502	0.17
56	V	12130	0.28
57	V	14501	0.33
58	V	14882	0.34
59	V	10979	0.25
60	V	10390	0.24

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	FF	10739	0.25
2	FF	7500	0.17
3	FF	7501	0.17
4	FF	9521	0.22
5	FF	8618	0.20
6	FF	8645	0.20
7	FF	8761	0.20
8	FF	8011	0.18
9	FF	7789	0.18
10	FF	7813	0.18
11	FF	7844	0.18
12	FF	7862	0.18
13	FF	8138	0.19
14	FF	7766	0.18
15	FF	8054	0.18
16	FF	8242	0.19
17	FF	9574	0.22
18	FF	8664	0.20
19	FF	7500	0.17
20	FF	7531	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	FF	7533	0.17
22	FF	8581	0.20
23	FF	7793	0.18
24	FF	7797	0.18
25	FF	7796	0.18
26	FF	7803	0.18
27	FF	7747	0.18
28	FF	8292	0.19
29	FF	8776	0.20
30	FF	9170	0.21

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	GG	12136	0.28
2	GG	11272	0.26
3	GG	10934	0.25
4	GG	11100	0.25
5	GG	11752	0.27
6	GG	11716	0.27
7	GG	13668	0.31
8	GG	17892	0.41
9	GG	11420	0.26
10	GG	12726	0.29
11	GG	12014	0.28
12	GG	11877	0.27
13	GG	11498	0.26
14	GG	10426	0.24
15	GG	10287	0.24
16	GG	10111	0.23
17	GG	9721	0.22
18	GG	10136	0.23
19	GG	12878	0.30
20	GG	11854	0.27

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	GG	8524	0.20
22	GG	8800	0.20
23	GG	8981	0.21
24	GG	11736	0.27
25	GG	9991	0.23
26	GG	9282	0.21
27	GG	8569	0.20
28	GG	8050	0.18
29	GG	8190	0.19
30	GG	7961	0.18
31	GG	8609	0.20
32	GG	8048	0.18
33	GG	7947	0.18
34	GG	8536	0.20
35	GG	12589	0.29
36	GG	14615	0.34
37	GG	11279	0.26
38	GG	8803	0.20
39	GG	9598	0.22
40	GG	9041	0.21

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
41	GG	7924	0.18
42	GG	8770	0.20

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
55	H	14553	0.33
56	H	17033	0.39
58	H	14370	0.33
59	H	14370	0.33
60	H	12040	0.28
61	H	12040	0.28
62	H	12040	0.28
63	H	12040	0.28
64	H	12040	0.28
65	H	12040	0.28
66	H	12040	0.28
67	H	12040	0.28
68	H	12041	0.28
69	H	13042	0.30
70	H	44544	1.02
71	H	43560	1.00
72	H	43560	1.00
73	H	43560	1.00
74	H	43560	1.00
75	H	43560	1.00

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
76	H	43560	1.00
77	H	43560	1.00
78	H	43560	1.00
79	H	43565	1.00
80	H	47735	1.10
81	H	45294	1.04

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
8	J	13568	0.31
9	J	12581	0.29
10	J	12663	0.29
11	J	12901	0.30
12	J	12595	0.29
13	J	15138	0.35

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
10	M	12280	0.28
11	M	10459	0.24
12	M	10433	0.24
13	M	10203	0.23
14	M	9970	0.23
15	M	9923	0.23
16	M	13386	0.31

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
13	T	9730	0.22
14	T	10691	0.25

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
19	I	13546	0.31
20	I	10907	0.25
21	I	10957	0.25
22	I	10732	0.25
23	I	10627	0.24
24	I	9689	0.22
25	I	9689	0.22
26	I	10651	0.24
27	I	11317	0.26
28	I	10291	0.24
29	I	10281	0.24
30	I	10821	0.25
31	I	10261	0.24
32	I	10003	0.23
33	I	10116	0.23
34	I	10971	0.25
35	I	11904	0.27
36	I	11178	0.26
37	I	10696	0.25
38	I	10360	0.24

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
39	I	10360	0.24
40	I	10360	0.24
41	I	10360	0.24
42	I	10360	0.24
43	I	10360	0.24
44	I	10360	0.24
45	I	10037	0.23
46	I	13349	0.31
47	I	13657	0.31
48	I	9650	0.22
49	I	9643	0.22
50	I	12267	0.28
51	I	12389	0.28
52	I	12575	0.29
53	I	12501	0.29
54	I	12541	0.29
55	I	13249	0.30
56	I	14549	0.33
57	I	13606	0.31
58	I	13559	0.31

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
59	I	12986	0.30
60	I	12691	0.29
61	I	12852	0.30
62	I	12481	0.29
63	I	12351	0.28
64	I	12808	0.29
65	I	12652	0.29
66	I	12688	0.29
67	I	12910	0.30
68	I	12567	0.29
96	I	12862	0.30
97	I	10102	0.23

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS
CONSTRUCTION PLAT

MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B FINAL PLAT

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

OCTOBER 2017 SCALE: 1"=60'

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

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

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

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

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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OWNER'S CERTIFICATE AND DEDICATION

TRACT 2

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, L.P., a Texas limited partnership, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC., are the owners of a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document filed of record in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being an Amended Plat of Lot 10X, Block G of MUSTANG LAKES PHASE ONE, according to the Amended Plat filed of record in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the most easterly northeast corner of Lot 1, Block M of said Addition, same being common with the most easterly southeast corner of Lot 15X, Block M of said Addition;

THENCE N 33° 37' 54" E, a distance of 75.00 feet to an "X" cut set in the approximate centerline of Ownsby Parkway, a 120 foot right-of-way;

THENCE With said approximate centerline, the following courses and distances:

S 56° 22' 06" E, a distance of 332.11 feet to an "X" cut set at the beginning of a curve to the left, having a central angle of 35° 17' 14", a radius of 1,500.00 feet and a chord bearing and distance of S 74° 00' 43" E, 909.28 feet;

With said curve to the left, an arc distance 923.82 feet to an "X" cut set for corner;

N 88° 20' 40" E, a distance of 387.83 feet to an "X" cut set in the east line of the above mentioned Celina 682 Partners, L.P. tract, same being common with the west line of Farm to Market Road 2478, a variable width right-of-way, same point being at the beginning of a non-tangent curve to the right, having a central angle of 01° 34' 07", a radius of 5,679.58 feet and a chord bearing and distance of S 00° 52' 16" E, 155.49 feet;

THENCE With said common line and said curve to the right, an arc distance of 155.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a wooden Right-of-Way Marker bears N 88° 58' 24"E, 0.84 feet;

THENCE S 00° 05' 13" E, continuing with said common line, a distance of 1,449.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

S 89° 54' 47" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

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

N 39° 30' 54" W, a distance of 9.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 27° 45' 21", a radius of 425.00 feet and a chord bearing and distance of N 53° 23' 35"W, 203.88 feet;

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

N 00° 19' 53" W, a distance of 183.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

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

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

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

S 89° 40' 07" W, a distance of 153.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right, having a central angle of 02° 06' 48", a radius of 1,975.00 feet and a chord bearing and distance of N 89° 16' 29" W, 72.84 feet;

With said curve to the right, an arc distances of 72.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 18° 03' 51" E, a distance of 157.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

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

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

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

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

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

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

N 56° 21' 24" W, a distance of 248.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of the above mentioned Lot 10X;

THENCE N 43° 25' 00" W, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of Roseland Parkway, a variable width right-of-way, same being at the beginning of a non-tangent curve to the left, having a central angle of 38° 03' 07", a radius of 1,405.00 feet and a chord bearing and distance of N 27° 33' 26" E, 916.05 feet;

THENCE With said east line and said curve to the left, an arc distance of 933.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE S 74° 53' 19" E, leaving said east line, a distance of 15.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of the above mentioned Lot 10X, same being at the beginning of a non-tangent curve to the right, having a central angle of 25° 04' 50", a radius of 1,420.00 feet and a chord bearing and distance of S 21° 08' 29" W, 616.64 feet;

THENCE With said curve to the right, and said east line, an arc distance of 621.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

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

S 61° 36' 46" E, a distance of 144.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 66° 28' 36" E, a distance of 146.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 71° 20' 57" E, a distance of 219.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 80° 16' 56" E, a distance of 292.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 36' 09" E, a distance of 146.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 87° 41' 26" E, a distance of 189.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 02° 18' 34" E, a distance of 126.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 87° 41' 26" E, a distance of 8.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 85° 20' 34", a radius of 70.00 feet and a chord bearing and distance of N 49° 38' 17" E, 94.89 feet;

With said curve to the left, an arc distance of 104.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 06° 58' 01" E, a distance of 212.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 42° 06' 35", a radius of 70.10 feet and a chord bearing and distance of N 15° 14' 01" W, 50.37 feet;

With said curve to the left, an arc distance of 51.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 53° 41' 45" E, a distance of 37.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 00° 24' 30" E, a distance of 144.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 35' 30" W, a distance of 263.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Vaquero Lane, a 50 foot right-of-way, for an interior ell corner of the above mentioned Celina 682 Partners, L.P. tract, same being common with the southeast corner of Lot 12, Block T of the above mentioned Addition;

THENCE N 01° 28' 05" W, with the east line of said Lot 12, a distance of 165.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Vaquero Lane, a 50 foot right-of-way, for the northeast corner of said Lot 12, same being at the beginning of a non-tangent curve to the left, having a central angle of 06° 01' 47", a radius of 975.00 feet and a chord bearing and distance of N 85° 31' 02" E, 102.56 feet;

THENCE With said south line and said curve to the left, an arc distance of 102.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a reverse curve to the right, having a central angle of 03° 54' 50", a radius of 775.00 feet and a chord bearing and distance of N 84° 27' 33" E, 52.93 feet;

THENCE Continuing with said south line and said curve to the right, an arc distance of 52.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for an interior ell corner of the above mentioned Celina 682 Partners, L.P. tract;

THENCE N 03° 35' 02" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the north line of the above mentioned Vaquero Lane, for the southeast corner of Lot 9, Block M of the above mentioned Addition;

THENCE With the east line of said Addition, the following courses and distances:

N 05° 09' 04" E, a distance of 75.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 08° 52' 51" E, a distance of 57.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 12° 47' 43" E, a distance of 58.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 18° 12' 56" E, a distance of 239.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 08° 38' 59" E, a distance of 89.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

N 24° 07' 26" E, a distance of 67.75 feet to the POINT OF BEGINNING, and containing 74.502 acres of land, more or less.

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS
CONSTRUCTION PLAT
MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF
MUSTANG LAKES PHASE 2B
FINAL PLAT
3 HOA LOTS
AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2017 SCALE: 1"=60'

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

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

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

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

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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PRIVATE DRAINAGE EASEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Private Drainage Easement" shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Private Drainage Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Private Drainage Easement or for any damage to private property or person that results from conditions within the Private Drainage Easement. No obstruction to the natural flow of storm water run-off shall be permitted. Each property owner shall keep the portion of the Private Drainage Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Private Drainage Easement. The City shall have the right to enter upon the Private Drainage Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, THE CITY OF CELINA, and MUSTANG LAKES OWNERS ASSOCIATION, INC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE 3A addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as show hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenanace 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 enfore parking regulations within the fire lanes, and to cause such fire lanes and utility easments to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilage 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.

This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The portion of Lot 2X Block I and Lot 1X Block M as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

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

WITNESS, my hand this the _____ day of _____, 2018.

CELINA 682 PARTNERS, L.P.

By: Celina 682 GP Partners, LLC,
its General Partner

By: LLC Manager, Inc.,
its Manager

By: _____
James J. Melino,
President

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared James J. Melino, President of LLC Manager, Inc., Manager of Celina 682 GP Partners, LLC, General Partner of Celina 682 Partners, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

MUSTANG LAKES OWNERS ASSOCIATION, INC.

By: _____
James J. Melino,
President

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared James J. Melino, the President of Mustang Lakes Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

THE CITY OF CELINA

By: _____

Name: _____
City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Signature of the Registered Professional

_____
Texas Registration No.

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under me and seal of office, this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

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

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

_____ _____ _____
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

_____ _____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____ _____
City Secretary Date

Property Location Statement

This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.

_____ _____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____ _____
City Secretary Date

THE PURPOSE OF THIS AMENDED PLAT IS TO SEPARATE LOT 3X BLOCK J INTO THREE (3) HOA LOTS (LOT 3X BLOCK J, LOT 4X BLOCK I, AND LOT 5X BLOCK I).

108.700 ACRES
251 RESIDENTIAL LOTS
13 HOA LOTS

CONSTRUCTION PLAT

MUSTANG LAKES PHASE 3A

AND AN AMENDED PLAT OF LOT 3X BLOCK J OF

MUSTANG LAKES PHASE 2B

FINAL PLAT

3 HOA LOTS

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

OCTOBER 2017 SCALE: 1"=60'

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

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

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

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

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: COLIN W. HELFFRICH, P.E.

REVISED:

DOCUMENT NO.

(PLAN # P-201710-05)

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