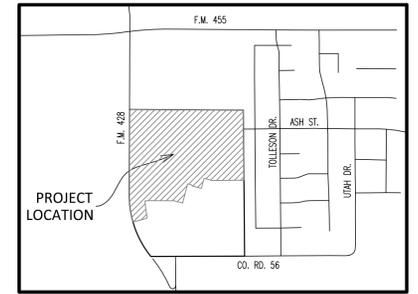
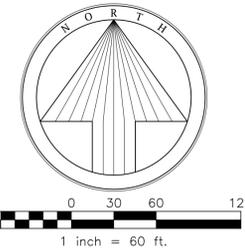


Stephen Harold Mills
Vol. 4987, Pg. 3011 DRCCCT
Zoned SF-7.5

Lot 1, Block X
CELINA CITYPARK ADDITION
Cab. 2013, Pg. 100 PRCCCT Zoned AG

First United Methodist Church of Celina
Doc. No. 20060619000837780 DRCCCT
Zoned SF-7.5

Lot 4, Block X
Open Space For
Landscape Purposes
To Be Owned and
Maintained By The HOA



LOCATION MAP
1" = 1000'



NOTES:

- 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.
- Basis of bearing, horizontal and vertical position derived from the Texas WGS 84 RTK Network-Texas State Plane - Coordinate System, NAD83, North Central Zone (4202).
- No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 4805CD110J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
- Secondary Story Window Restrictions: The homes adjacent to the eastern property boundary that have a second story shall not have windows on the second story facing east toward the homes and yards of the adjacent properties.
- All Open Space and Common Area lots (Block X) are to be owned and maintained by the HOA.

LEGEND	
(Not all items may be applicable)	
⊙	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
CRF	1/2" IRON ROD W/ PLASTIC CAP FOUND
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DL	STREET NAME CHANGE
C/L	CENTERLINE
⊙	BLOCK DESIGNATION
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
WME	WALL MAINTENANCE EASEMENT
⊘	EASEMENT TO BE ABANDONED

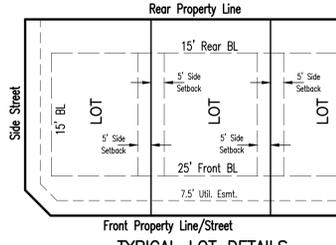
CITY PROJECT NO. P-201506-02
FINAL PLAT

PARKSIDE PHASE 2
122 RESIDENTIAL LOTS DEVELOPED &
4 HOA LOTS - 27.286 ACRES
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Forestar (USA) Real Estate Group
14755 Preston Road, Ste. 710
Dallas, Texas 75254
Telephone (972) 341-2939
Contact: Thomas Burleson

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

Line Table			Line Table			Curve Table					
Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
L1	S 44°45'11" E	21.21'	L13	S 51°34'50" W	13.42'	BC1	142.75'	50.00'	163°35'14"	S 79°52'26" E	88.97'
L2	S 45°14'49" W	21.21'	L14	N 44°30'15" W	14.14'	BC2	22.43'	50.00'	175°29'32"	N 89°51'08" W	14.63'
L3	N 44°45'11" W	21.21'	L15	N 25°29'37" W	12.91'	BC3	29.30'	375.00'	4°28'34"	S 02°29'06" E	29.29'
L4	S 45°14'49" W	21.21'	L16	N 60°36'38" E	14.41'	C4	51.24'	1050.00'	7°47'46"	S 01°09'04" E	51.23'
L5	N 45°14'49" E	14.14'	L17	N 34°57'38" W	14.85'	C5	74.57'	400.00'	10°40'32"	S 05°35'15" W	74.46'
L6	S 44°45'11" E	14.14'	L18	N 45°14'49" E	14.14'	C6	100.49'	400.00'	14°23'39"	N 82°33'21" W	100.23'
L7	N 45°14'49" E	14.14'	L19	N 44°45'11" W	14.14'	C7	150.56'	500.00'	17°15'12"	S 2°20'29" W	150.00'
L8	N 44°45'11" W	14.14'	L20	S 00°14'49" W	78.21'	C8	283.30'	500.00'	32°27'50"	N 15°44'10" E	279.53'
L9	N 45°14'49" E	14.14'	L21	S 45°29'45" E	15.00'	C9	214.06'	500.00'	24°31'46"	N 77°29'18" W	212.43'
L10	S 45°07'28" E	14.23'	L22	S 45°29'45" E	31.50'	C10	178.43'	400.00'	25°16'20"	S 77°51'35" E	175.01'
L11	N 45°39'35" E	13.85'	L23	S 00°14'49" E	25.00'	C11	64.32'	400.00'	9°12'45"	S 04°06'37" W	64.25'
L12	N 33°46'53" W	15.59'	L24	N 14°38'28" E	25.00'	C12	106.19'	400.00'	15°12'38"	S 82°53'26" E	105.88'
						C13	41.99'	195.00'	12°20'11"	S 06°24'55" W	41.90'



TYPICAL LOT DETAILS
122 LOTS TO PD-29 STANDARDS
ON 50' R.O.W. (w/NO ALLEY ACCESS)
(122 Lots/27.286 Acres = 4.47 units/acres)

OWNERS CERTIFICATE

WHEREAS Forestar (USA) Real Estate Group Inc., are the owners of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 644, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Forestar (USA) Real Estate Group Inc. according to the deed recorded in Document No. 2013122001668420 of the Official Public Records, Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 428, a 90 foot public right-of-way, for the southwest corner of a tract conveyed to the First United Methodist Church of Celina, recorded in Document No. 20060619000837780 OPRCCT;

THENCE S 89°40'13" E, 1297.02 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "RPLS 3688" found on the west line of the Tolleson Estates, an addition to the City of Celina recorded in Cabinet O, Page 36 of the Plat Records, Collin County, Texas;

THENCE S 00°29'45" E, 782.40 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE departing the west line thereof, the following:

S 89°30'15" W, 363.76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 75°26'06" W, 100.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 14°42'53" W, 122.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 75°17'07" W, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 30°17'07" W, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 72°16'21" W, 9.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 75°17'07" W, 91.17 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 163°35'16", a radius of 50.00 feet, a chord of N 79°52'26" W - 98.97 feet, an arc length of 142.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 175°29'32", a radius of 7.32 feet, a chord of N 85°51'08" W - 14.63 feet, an arc length of 22.43 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 04°28'34", a radius of 375.00 feet, a chord of S 02°29'06" W - 29.29 feet, an arc length of 29.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°14'49" W, 200.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 89°45'11" W, 290.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 87°27'03" W, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 10°25'59", a radius of 1075.00 feet, a chord of S 07°45'56" E - 195.48 feet, an arc length of 195.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 30°37'35" W, 14.42 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 74°30'05" W, 96.46 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 59°39'11" W, 20.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 11°46'39", a radius of 1070.92 feet, a chord of N 07°31'42" W - 219.74 feet, an arc length of 220.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 88°21'37" W, 30.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Farm to Market Road 428;

THENCE along the east line thereof, around a non-tangent curve to the right having a central angle of 01°53'12", a radius of 1100.92 feet, a chord of N 00°41'47" W - 36.25 feet, an arc length of 36.25 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 00°14'49" E, 999.91 feet continuing along the east line thereof to the POINT OF BEGINNING with the subject tract containing 1,188,557 square feet or 27.286 acres of land.

GENERAL 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. Applicable for lots with drainage easements only
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 Parkside Phase 1, 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.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Forestar (USA) Real Estate Group Inc., acting herein by and through his (its) duly authorized officer(s) does hereby adopt this plat designating the herein above described property as **PARKSIDE PHASE 2**, 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.

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 _____, 2016.

Forestar (USA) Real Estate Group, Inc.
a Delaware Corporation

By: _____
Thomas H. Burleson
Executive Vice President, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Thomas H. Burleson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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.

Dated this the ____ day of _____, 2016.

DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2016.

Notary Public, State of Texas

CONSTRUCTION PLAT APPROVAL

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.

Mayor, City of Celina

Date Of Approval

ATTEST: _____
City Secretary, City of Celina

Date

CITY PROJECT NO. P-201506-02
CONSTRUCTION PLAT
PARKSIDE PHASE 2
122 RESIDENTIAL LOTS DEVELOPED &
4 HOA LOTS - 27.286 ACRES
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 644
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Forestar (USA) Real Estate Group
14755 Preston Road, Ste. 710
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Telephone: (972) 422-0077
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Contact: Tim Spiars

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