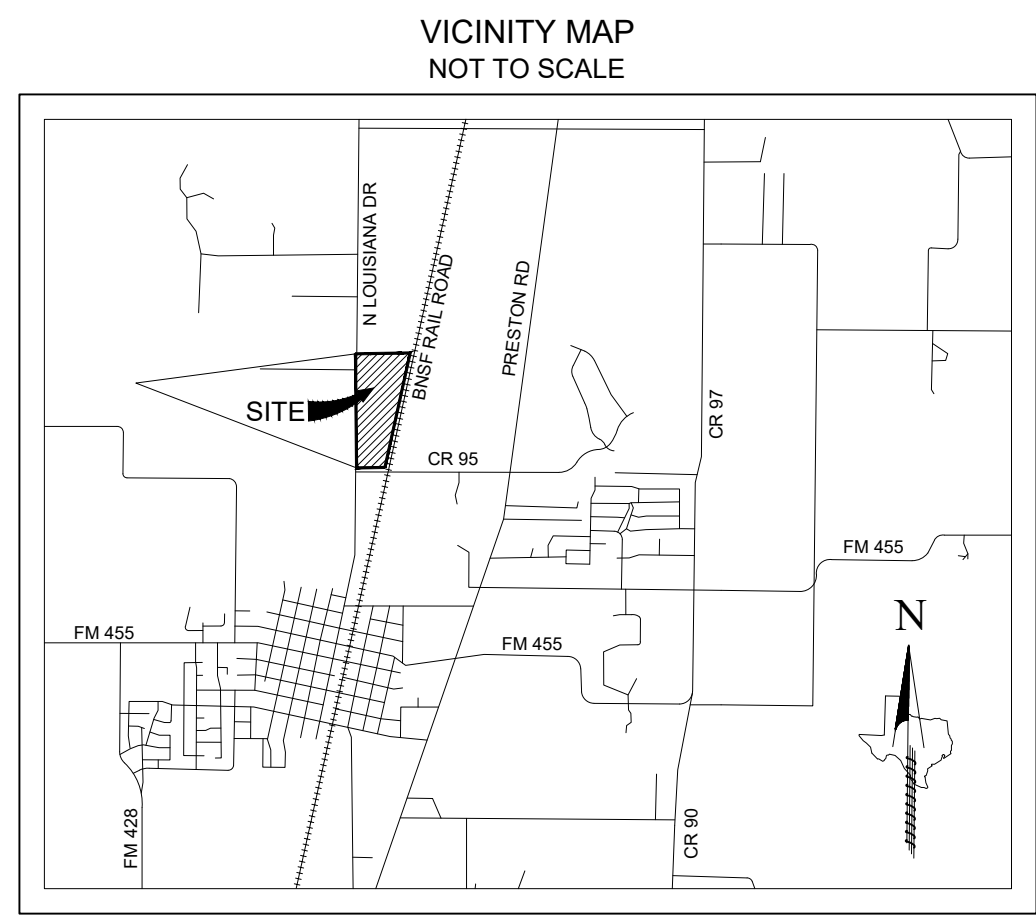
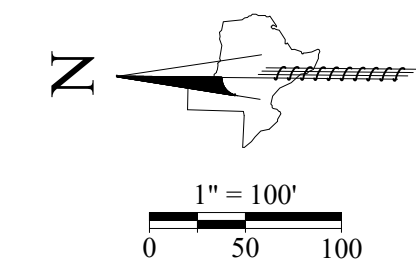
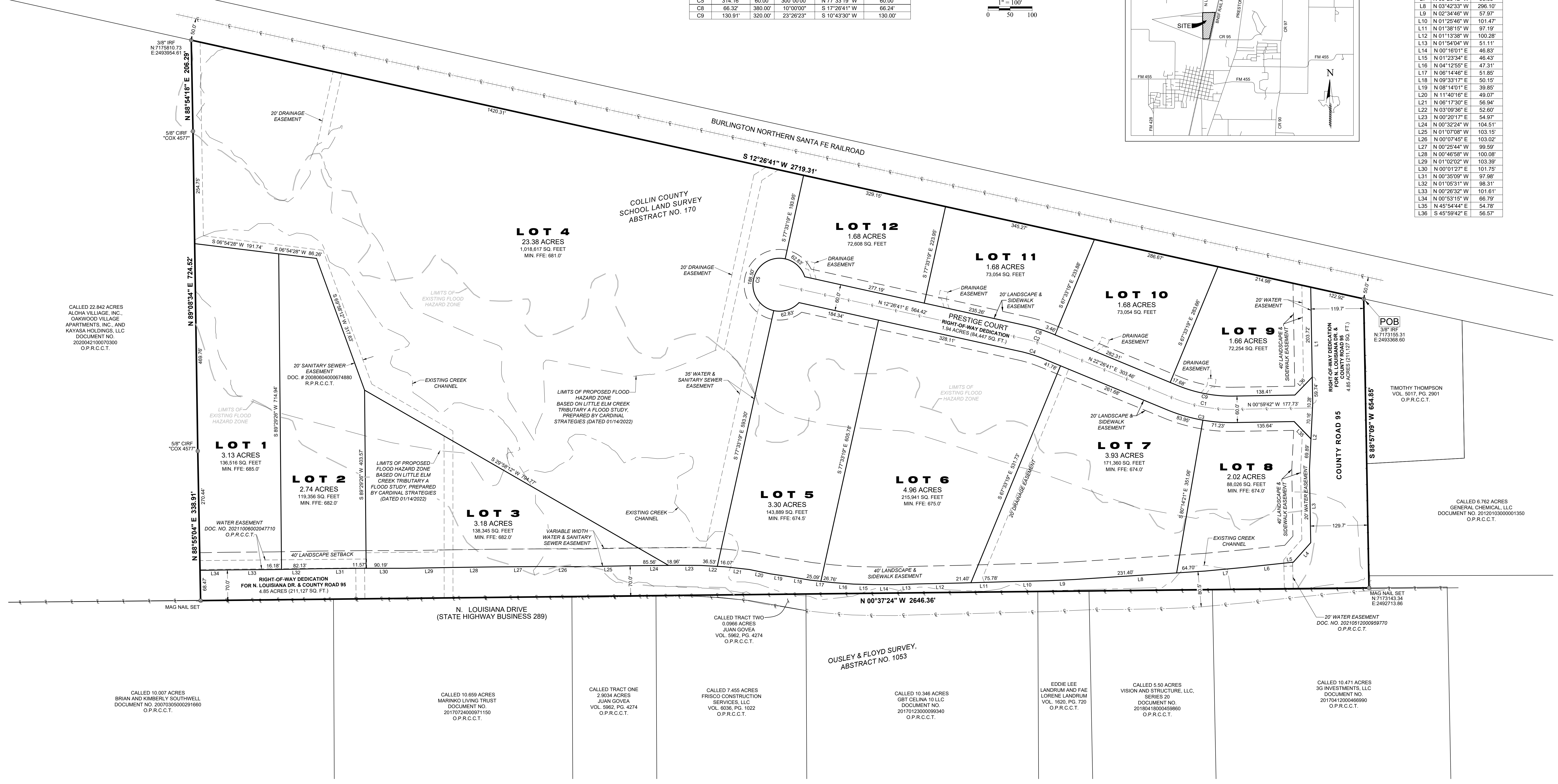


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	143.18'	350.00'	23°26'23"	N 10°43'30" E	142.19'
C2	61.09'	350.00'	10°00'00"	N 17°26'41" E	61.01'
C3	155.48'	380.00'	23°26'23"	N 10°43'30" E	154.38'
C4	55.85'	320.00'	10°00'00"	N 17°26'41" E	55.78'
C5	314.16'	60.00'	300°00'00"	N 77°33'19" W	60.00'
C8	66.32'	380.00'	10°00'00"	S 17°26'41" W	66.24'
C9	130.91'	320.00'	23°26'23"	S 10°43'30" W	130.00'



LINE	BEARING	DISTANCE
L1	S 89°00'18" W	263.46'
L2	S 87°00'11" W	150.33'
L3	S 89°00'18" W	165.31'
L4	N 48°21'47" W	59.06'
L5	N 05°44'06" W	10.94'
L6	N 06°07'50" W	99.33'
L7	N 05°20'12" W	90.63'
L8	N 03°42'33" W	296.10'
L9	N 02°34'46" W	57.97'
L10	N 01°25'46" W	101.47'
L11	N 01°38'15" W	97.19'
L12	N 01°33'38" W	100.28'
L13	N 01°54'04" W	51.11'
L14	N 00°16'01" E	46.83'
L15	N 01°23'34" E	46.43'
L16	N 04°12'55" E	47.31'
L17	N 06°14'46" E	51.85'
L18	N 09°33'17" E	50.15'
L19	N 08°14'01" E	39.85'
L20	N 11°40'16" E	49.07'
L21	N 06°17'30" E	56.94'
L22	N 03°09'36" E	52.60'
L23	N 00°20'17" E	54.97'
L24	N 00°32'24" W	104.51'
L25	N 01°07'08" W	103.15'
L26	N 00°07'45" E	103.02'
L27	N 00°25'44" W	99.59'
L28	N 00°46'58" W	100.08'
L29	N 01°02'02" W	103.39'
L30	N 00°01'27" E	101.75'
L31	N 00°35'09" W	97.98'
L32	N 01°05'31" W	98.31'
L33	N 00°26'32" W	101.61'
L34	N 00°53'15" W	66.79'
L35	N 45°54'44" E	54.78'
L36	S 45°59'42" E	56.57'



CITY # PLAT-21-3765

**FINAL PLAT  
95 LAND ADDITION  
LOTS 1-12, BLOCK A**

58.45 ACRES (6.79 ACRES OF R.O.W. DEDICATION)  
OF LAND LOCATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170  
AND THE OUSLEY AND FLOYD SURVEY, ABSTRACT NO. 1053  
AN ADDITION IN THE CITY OF CELINA,  
COLLIN COUNTY, TEXAS

LEGEND
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
POB = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS
FFE = FINISHED FLOOR ELEVATION
— = CENTERLINE OF ROAD
— = SURVEY ABSTRACT
+++++ = CENTERLINE OF RAILROAD TRACKS

SURVEYOR
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009 www.eaglesurveying.com

ENGINEER
CLAY MOORE ENGINEERING 1903 CENTRAL DRIVE SUITE: 406 DENTON, TX 76201 817.281.0572

OWNER
95 LAND PARTNERS, LLC 15550 PRESTON ROAD FRISCO, TX 75033

JOB #: 2006.023-03  
DATE: 05/13/2021  
DRAFTER: TAR

**EAGLE SURVEYING, LLC**  
210 SOUTH ELM STREET  
SUITE: 104  
DENTON, TX 76201  
940.222.3009  
TX FIRM # 10194177

<p>CALLLED 22.842 ACRES ALPHA VILLAGE, INC., OAKWOOD VILLAGE APARTMENTS, INC. AND KAYASA HOLDINGS, LLC DOCUMENT NO. 2020042100070300 O.P.R.C.C.T.</p>	<p>CALLLED 10.007 ACRES BRIAN AND KIMBERLY SOUTHWELL DOCUMENT NO. 20170305000291660 O.P.R.C.C.T.</p>	<p>CALLLED 10.659 ACRES MARINKO LIVING TRUST DOCUMENT NO. 201702400971150 O.P.R.C.C.T.</p>	<p>CALLLED TRACT ONE 2.904 ACRES JUAN GOVEA VOL. 9962, PG. 4274 O.P.R.C.C.T.</p>	<p>CALLLED 7.455 ACRES FRISCO CONSTRUCTION SERVICES, LLC VOL. 6036, PG. 1022 O.P.R.C.C.T.</p>	<p>CALLLED 10.346 ACRES GBT CELINA 10 LLC DOCUMENT NO. 2017012300099340 O.P.R.C.C.T.</p>	<p>EDDIE LEE LANDRUM AND FAE LORENE LANDRUM VOL. 1620, PG. 720 O.P.R.C.C.T.</p>	<p>CALLLED 5.50 ACRES VISION AND STRUCTURE, LLC. SERIES 20 DOCUMENT NO. 20180418000459860 O.P.R.C.C.T.</p>	<p>CALLLED 10.471 ACRES 3G INVESTMENTS, LLC DOCUMENT NO. 20170412000466990 O.P.R.C.C.T.</p>	<p>CALLLED 6.792 ACRES GENERAL CHEMICAL, LLC DOCUMENT NO. 20120103000001350 O.P.R.C.C.T.</p>	<p>CALLLED 4.85 ACRES (4.11, 1.27 SQ. FT.) TIMOTHY THOMPSON VOL. 5017, PG. 2901 O.P.R.C.C.T.</p>
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**GENERAL NOTES**

- 1.) The subject property does partially lie within a 100-year flood plain according to Community Panel No. 480133, dated June 02, 2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
- 2.) The grid coordinates shown on this plat are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
- 3.) 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/or withholding of utilities and building permits.
- 4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 5.) The bearings shown on this plat are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
- 6.) All lots comply with the minimum size requirements of the zoning district.
- 7.) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 8.) This plat does not alter or remove existing deed restrictions, if any, on this property.
- 9.) Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- 10.) All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent.
- 11.) No overhead utilities are permitted on the subject property.
- 12.) All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
- 13.) All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.

**CERTIFICATE OF PLAT APPROVAL**

Approved

\_\_\_\_\_  
City Development Official  
City of Celina, Texas

\_\_\_\_\_  
Date

Witness by hand this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Secretary  
City of Celina, Texas

**OWNERS CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF COLLIN**

**WHEREAS** 95 LAND PARTNERS, LLC is the owner of a 58.45 acre tract of land out of the Collin County School Land Survey, Abstract Number 160, situated in the City of Celina, Collin County, Texas and being all of a called 58.464 acre tract of land conveyed to Billie Ray and Jane Huddleston by deed of record in Document Number 93-0101757 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 3/8 inch iron rod found in the West right-of-way line of the Burlington Northern Santa Fe Railroad, being at or near the center of County Road 95, also being the Northeast corner of that certain tract of land conveyed to Timothy Thompson by deed of record in Volume 5017, Page 2901 of said Official Public Records, also being the Southeast corner of said 58.464 acre tract and hereof;

**THENCE**, S88°57'09"W, along or near the center of County Road 95, along the South line of said 58.464 acre tract, being in part, the common North line of said Thompson Tract and in part, the common North line of a called 6.762 acre tract of land conveyed to General Chemical, LLC by deed of record in Document Number 20120103000001350 of said Official Public Records, a distance of 654.85 feet to a MAG nail set in the East line of a called 10.471 acre tract of land conveyed to 3G Investments, LLC by deed of record in Document Number 20170412000466990 of said Official Public Records, being in State Highway 289 Business - North Louisiana Drive, for the Southwest corner of said 58.464 acre tract and hereof;

**THENCE**, N00°37'24"W, along the West line of said 58.464 acre tract, a distance of 2646.36 feet to a MAG nail set in State Highway 289 Business - North Louisiana Drive, being in the East line of a called 10.007 acre tract of land conveyed to Brian and Kimberly Southwell by deed of record in Document Number 20070305000281660 of said Official Public Records, also being the Southwest corner of a called 22.842 acre tract of land conveyed to Aloha Village, Inc., Oakwood Village Apartments, Inc. and Kayasa Holdings, LLC by deed of record in Document Number 2020042100070300 of said Official Public Records, also being the Northwest corner of said 58.464 acre tract and hereof;

**THENCE**, leaving the East line of said 10.007 acre tract and State Highway 289 Business - North Louisiana Drive, along the South line of said 22.842 acre tract and the common North line of said 58.464 acre tract, the following three (3) courses and distances:

1. N88°55'04"E, a distance of 338.91 feet to a 5/8 inch iron rod with yellow plastic cap stamped "COX 4577" found;
2. N89°08'34"E, a distance of 724.52 feet to a 5/8 inch iron rod with yellow plastic cap stamped "COX 4577" found;
3. N88°54'18"E, a distance of 206.29 feet to a 3/8 inch iron rod found in the West right-of-way line of the Burlington Northern Santa Fe Railroad, being the Southeast corner of said 22.842 acre tract, also being the Northeast corner of said 58.464 acre tract and hereof;

**THENCE**, S12°26'41"W, along the West right-of-way line of the Burlington Northern Santa Fe Railroad, being the common East line of said 58.464 acre tract, a distance of 2719.31 feet to the **POINT OF BEGINNING** and containing an area of 58.45 Acres, or (2,545,984 Square Feet) of land, more or less.

**OWNERS DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **95 LAND PARTNERS, LLC**, acting herein by and through its duly authorized officer, \_\_\_\_\_, does hereby adopt this Final Plat designating the hereinabove described property as **95 LAND ADDITION, LOTS 1-12, BLOCK A** an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. 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 installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER: **95 LAND PARTNERS, LLC**

\_\_\_\_\_  
By: Eugene Lochman  
Title: \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF \_\_\_\_\_**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **EUGENE LOCHMAN**, 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_.

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS:

That I, **Matthew Raabe**, 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.

**PRELIMINARY**  
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

\_\_\_\_\_  
Matthew Raabe  
R.P.L.S. # 6402

**STATE OF TEXAS  
COUNTY OF DENTON**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Matthew Raabe**, 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 my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires on \_\_\_\_\_.

CITY # PLAT-21-3765  
**FINAL PLAT  
95 LAND ADDITION  
LOTS 1-12, BLOCK A**

58.45 ACRES (6.79 ACRES OF R.O.W. DEDICATION)  
OF LAND LOCATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170  
AND THE OUSLEY AND FLOYD SURVEY, ABSTRACT NO. 1053  
AN ADDITION IN THE CITY OF CELINA,  
COLLIN COUNTY, TEXAS

**SURVEYOR**

EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET  
SUITE: 104  
DENTON, TX 76201  
940.222.3009  
www.eaglesurveying.com

**ENGINEER**

CLAY MOORE ENGINEERING  
1903 CENTRAL DRIVE  
SUITE: 406  
BEDFORD, TX 76021  
817.281.0572

**OWNER**

95 LAND PARTNERS, LLC  
15550 PRESTON ROAD  
FRISCO, TX 75033

JOB #: 2006.023-03

DATE: 05/13/2021

DRAFTER: TAR



EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET  
SUITE: 104  
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TX FIRM # 10194177