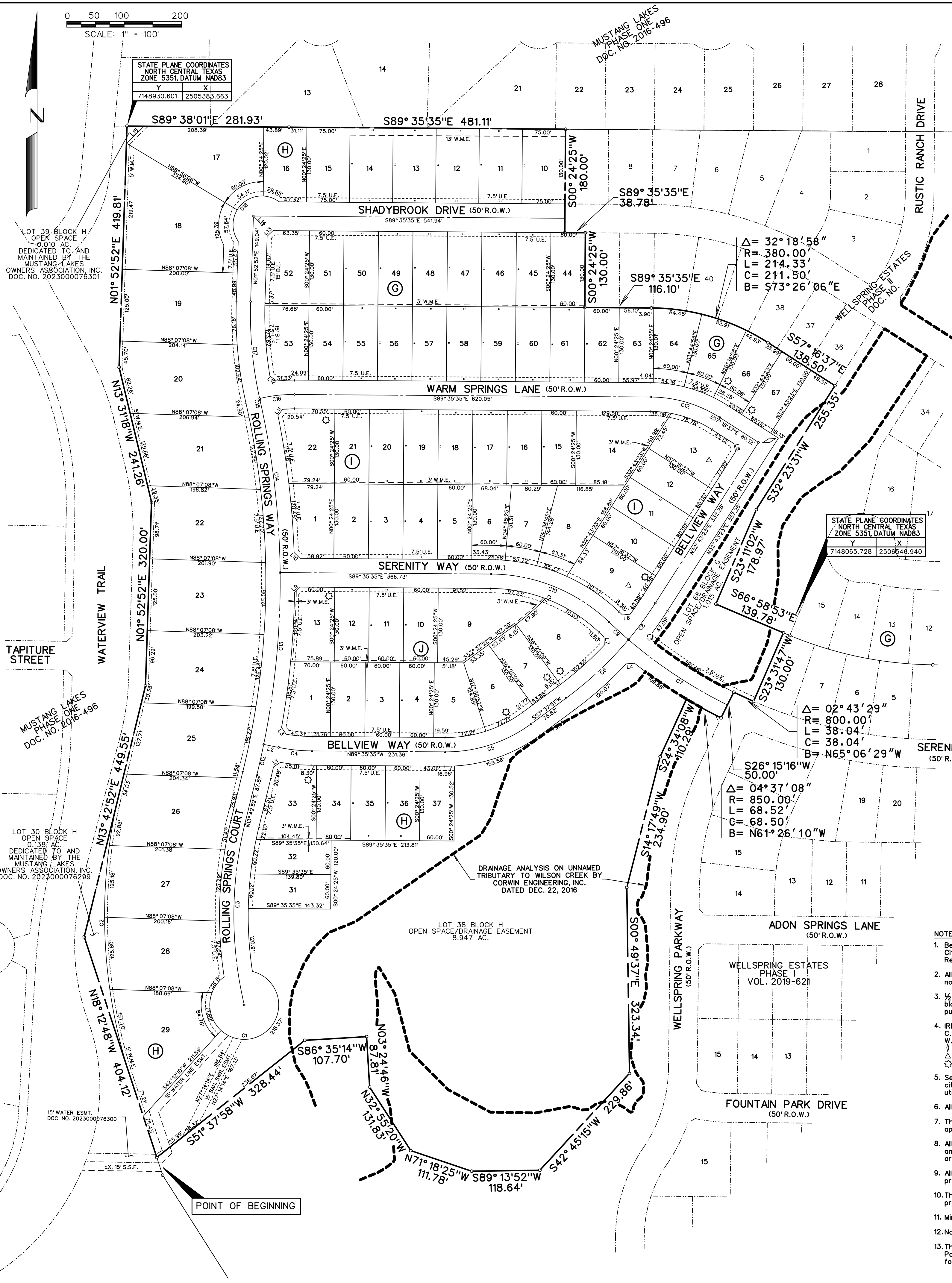


STATE PLANE COORDINATES  
NORTH CENTRAL TEXAS  
ZONE 5351 DATUM NAD83  
Y X  
7148930.601 2505648.663



**LEGAL DESCRIPTION**  
BEING, a tract of land situated in the Coleman Watson Survey, Abstract No. 945, in Collin County, Texas, being part of a 112.274 acre tract, as described in Doc. No. 2015073000953760 in the Deed Records of Collin County, Texas, and being more particularly described as follows:  
BEGINNING, at a 1/2 inch iron rod found at the most westerly northeast corner of Wellspring Estates Phase I, an addition to the City of Celina, as described in Doc. No. 2019-621 in the Plat Records of Collin County, Texas and being in the east line of Mustang Lakes Phase One, an addition to the City of Celina, as described in Doc. No. 2016-496 in said Plat Records:  
THENCE, North 18°12'48" East, along the west line of said 112.274 acre tract and being in the east line of said Mustang Lakes Phase One, for a distance of 404.12 feet, to a 1/2 inch iron rod found;  
THENCE, North 13°42'52" East, continuing along said east and west lines, for a distance of 449.55 feet, to a 1/2 inch iron rod found;  
THENCE, North 01°52'52" East, continuing along said lines, for a distance of 320.00 feet, to a 1/2 inch iron rod found;  
THENCE, North 13°31'18" East, continuing along said lines, for a distance of 241.26 feet, to a 1/2 inch iron rod found;  
THENCE, North 01°52'52" East, continuing along said lines, for a distance of 419.81 feet, to a 1/2 inch iron rod found at the northwest corner of said 112.274 acre tract and being an corner of said Mustang Lakes Phase One;  
THENCE, South 89°38'01" East, along the north line of said 112.274 acre tract and the south line of said Mustang Lakes Phase One, for a distance of 281.93 feet, to a 1/2 inch iron rod found;  
THENCE, South 89°35'35" East, continuing along said lines, for a distance of 481.11 feet, to a 1/2 inch iron rod found at the most northerly northwest corner of Wellspring Estates Phase II, an addition to the City of Celina, as described in Doc. No. in said Plat Records:  
THENCE, South 00°24'25" West, departing the south line of said Mustang Lakes Phase One and along the west line of said Wellspring Estates Phase II, for a distance of 180.00 feet, to a 1/2 inch iron rod found;  
THENCE, South 89°35'35" East, continuing along said west line, for a distance of 38.78 feet, to a 1/2 inch iron rod found;  
THENCE, South 00°24'25" West, continuing along said west line, for a distance of 130.00 feet, to a 1/2 inch iron rod found;  
THENCE, South 89°35'35" East, continuing along said west line, for a distance of 116.10 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 380.00 feet, a central angle of 32°18'58";  
THENCE, continuing along said west line and with said curve to the right for an arc distance of 214.33 feet (Chord Bearing South 73°26'06" East 211.50 feet), to a 1/2 inch iron rod found at the point of tangency;  
THENCE, South 57°19'37" East, continuing along said west line, for a distance of 138.50 feet, to a 1/2 inch iron rod found;  
THENCE, South 32°23'31" West, continuing along said west line, for a distance of 255.35 feet, to a 1/2 inch iron rod found;  
THENCE, South 23°11'02" West, continuing along said west line, for a distance of 178.97 feet, to a 1/2 inch iron rod found;  
THENCE, South 66°58'53" East, continuing along said west line, for a distance of 139.78 feet, to a 1/2 inch iron rod found;  
THENCE, South 32°31'47" West, continuing along said west line, for a distance of 130.00 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 800.00 feet, a central angle of 02°43'29";  
THENCE, continuing along said west line and with said curve to the right for an arc distance of 38.04 feet (Chord Bearing North 65°06'29" West 38.04 feet), to a 1/2 inch iron rod found;  
THENCE, South 26°15'16" West, continuing along said west line, for a distance of 50.00 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 850.00 feet, a central angle of 04°37'08";  
THENCE, continuing along said west line and with said curve to the right for an arc distance of 68.52 feet (Chord Bearing North 61°26'10" West 68.50 feet), to a 1/2 inch iron rod found;  
THENCE, South 24°34'08" West, continuing along said west line, for a distance of 110.29 feet, to a 1/2 inch iron rod found;  
THENCE, South 14°17'49" West, continuing along said west line, for a distance of 234.90 feet, to a 1/2 inch iron rod found;  
THENCE, South 00°49'37" East, continuing along said west line, for a distance of 323.34 feet, to a 1/2 inch iron rod found;  
THENCE, South 42°45'15" West, continuing along said west line, for a distance of 229.86 feet, to a 1/2 inch iron rod found;  
THENCE, South 89°13'52" West, continuing along said west line, for a distance of 118.64 feet, to a 1/2 inch iron rod found;  
THENCE, North 71°18'25" West, continuing along said west line, for a distance of 111.78 feet, to a 1/2 inch iron rod found;  
THENCE, North 32°55'20" West, continuing along said west line, for a distance of 131.83 feet, to a 1/2 inch iron rod found;  
THENCE, North 03°24'46" West, continuing along said west line, for a distance of 87.81 feet, to a 1/2 inch iron rod found;  
THENCE, South 86°35'14" West, continuing along said west line, for a distance of 107.70 feet, to a 1/2 inch iron rod found;  
THENCE, South 51°37'58" West, continuing along said west line, for a distance of 328.44 feet, to the POINT OF BEGINNING and containing 37.985 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS THAT SUNSHINE DEVELOPMENT GROUP, LTD., acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the hereinabove described property as WELLSRING ESTATES PHASE III in 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.

SUNSHINE DEVELOPMENT GROUP, LTD.

By: \_\_\_\_\_  
Authorized Signature of Owner

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 \_\_\_\_\_, Owner, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Celina, Texas.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed some for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS

**CERTIFICATE OF PLAT APPROVAL**

Approval \_\_\_\_\_

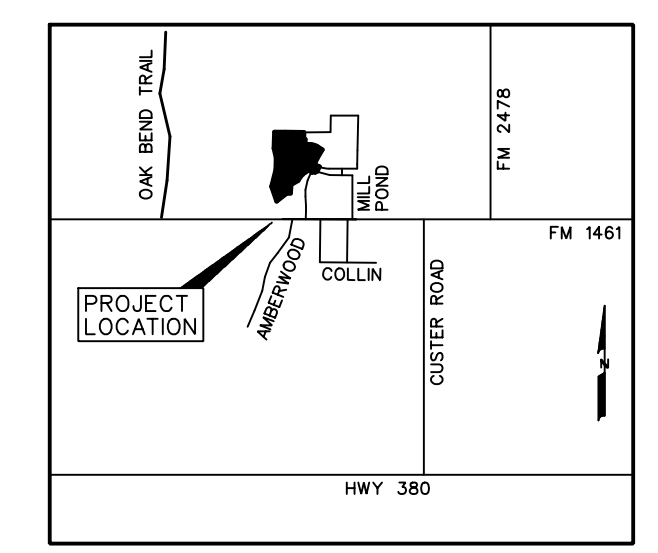
City Development Official \_\_\_\_\_ Date \_\_\_\_\_  
City of Celina, Texas

Witness by hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	S 56°40'47" W	14.36'
2.	N 78°28'39" W	26.75'
3.	N 34°23'07" W	14.21'
4.	N 85°36'30" E	14.65'
5.	S 07°04'03" E	14.30'
6.	N 84°55'44" E	13.47'
7.	S 02°17'00" E	14.13'
8.	S 12°16'37" E	14.14'
9.	N 45°25'01" E	14.20'
10.	S 45°39'59" E	14.41'
11.	S 36°11'47" W	13.50'
12.	S 53°35'14" E	14.50'
13.	N 46°08'39" E	14.33'
14.	S 43°51'21" E	20.95'
15.	N 46°07'26" E	42.46'



FINAL PLAT  
OF  
**WELLSRING ESTATES  
PHASE III**  
86 TOTAL LOTS  
4 TOTAL HOA/OPEN SPACE LOTS  
5,495 TOTAL R.O.W ACRES  
37.985 ACRES  
OUT OF THE  
COLEMAN WATSON SURVEY, ABSTRACT NO. 945  
IN THE  
COLLIN COUNTY, TEXAS

OWNER/APPLICANT  
SUNSHINE DEVELOPMENT GROUP, LTD.  
2104 OLD COUNTY DRIVE  
ALLEN, TEXAS 75013

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPE FIRM #5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

SEPTEMBER 2023 SCALE: 1"=100'

**NOTES**

- Bearing are referenced to Wellspring Estates Phase I, an addition to the City of Celina, as recorded in Doc. No. 2019-621, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- IRF - Iron Rod Found  
C.M. - Controlling Monument  
W.M.E. - Wall Maintenance Easement  
S - Street Name Change  
Δ - Indicates front yard  
⊙ - Indicates driveway restricted location
- 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.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 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.
- All common area/HOA lots or floodplains may contain a public trail and shall provide an access easement for the public to use the trail.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- No overhead utilities are permitted on the subject property.
- The subject property does not lie within a 100-year flood plain according to Community Panel No. 48085-014-01, dated 08/02/2009, of the National Flood Insurance Rate Map for Collin County, Texas.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	49°11'30"	60.00'	325.37'	50.04'	N79°01'35"E
2.	31°55'40"	900.00'	501.52'	495.06'	N02°14'58"W
3.	27°00'14"	675.00'	318.13'	315.20'	N00°12'45"E
4.	11°06'56"	300.00'	58.20'	58.11'	N84°02'07"W
5.	36°46'34"	250.00'	160.47'	157.73'	S72°01'08"W
6.	13°39'51"	625.00'	149.05'	148.70'	N46°47'56"E
7.	14°22'24"	825.00'	206.96'	206.42'	N56°33'32"W
8.	07°14'37"	625.00'	79.02'	78.96'	N36°20'42"E
9.	03°10'10"	825.00'	45.64'	45.63'	N47°47'15"W
10.	43°23'25"	300.00'	227.19'	221.80'	N67°53'53"W
11.	09°01'36"	470.00'	74.05'	73.97'	N49°07'03"E
12.	02°11'31"	1425.0'	54.52'	54.51'	N12°37'07"E
13.	12°06'01"	1425.0'	300.95'	300.39'	N05°28'20"E
14.	12°10'33"	1425.0'	302.83'	302.26'	N06°39'57"W
15.	00°13'34"	625.00'	2.66'	2.66'	N12°38'27"W
16.	14°01'12"	250.00'	61.17'	61.02'	S83°23'49"W
17.	14°24'32"	675.00'	169.75'	169.30'	N05°19'24"W
18.	162°15'56"	50.00'	141.60'	98.80'	N46°08'39"E