

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. 20150731000953760 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 northeast corner of Wellspring Estates, 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 said 112.274 acre tract;

THENCE, North 89°20'52" West, along the north line of said Wellspring Estates Phase I, for a distance of 711.22 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 670.00 feet, a central angle of 21°51'19";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 255.57 feet (Chord Bearing North 78°25'13" West 254.02 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 66°58'53" West, continuing along said north line at 11.95 feet, passing a 1/2 inch iron rod found at the northwest corner of said Wellspring Estates Phase I and continuing for a total distance of 139.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 23°11'02" East, for a distance of 178.97 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 32°23'31" East, for a distance of 255.35 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 57°16'37" West, for a distance of 138.50 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 380.00 feet, a central angle of 32°18'58";

THENCE, along said curve to the left for an arc distance of 214.33 feet (Chord Bearing North 73°26'06" West 211.50 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89°35'35" West, for a distance of 116.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°24'25" East, for a distance of 130.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89°35'35" West, for a distance of 35.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°24'25" East, for a distance of 180.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said 112.274 acre tract and being in the south line of Mustang Lakes Phase One, an addition to the City of Celina, as described in Doc. No. 2017-74 in said Plat Records;

THENCE, North 89°35'35" West, along the north line of said 112.274 acre tract and the south line of said Mustang Lake Phase One, for a distance of 678.81 feet, to a 1/2 inch iron rod found at an oil corner of said 112.274 acre tract and being a southeast corner of said Mustang Lakes Phase One;

THENCE, North 01°50'57" East, along the west line of said 112.274 acre tract and the east line of said Mustang Lakes Phase One, for a distance of 421.13 feet, to a 1/2 inch iron rod found at the most northerly northwest corner of said 112.274 acre tract and being in the south line of Mustang Lakes Phase 2B, an addition to the City of Celina, as described in Doc. No. 2017-929, in said Plat Records;

THENCE, South 89°22'09" East, departing the east line of said Mustang Lake Phase One and along the south line of said Mustang Lakes Phase 2B with the north line of said 112.274 acre tract, at 201.90 feet, to the southeast corner of said Mustang Lakes Phase 2B and continuing for a total distance of 699.83 feet, to a 1/2 inch iron rod found at the northeast corner of said 112.274 acre tract and being the northwest corner of Rolling Meadows Estates, an addition to the City of Celina, as described in Vol. N, Pg. 302, in said Plat Records;

THENCE, South 01°49'57" West, along the east line of said 112.274 acre tract and the west line of said Rolling Meadows Estates, for a distance of 879.51 feet, to a 1/2 inch iron rod found at the southwest corner of said Rolling Meadows Estates;

THENCE, South 01°40'24" West, continuing along said east line, for a distance of 109.92 feet, to the POINT OF BEGINNING and containing 30.578 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That SUNSHINE DEVELOPMENT GROUP, LTD., acting herein by and through his/her/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as WELLSRING ESTATES PHASE II, 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, or 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 of any time procuring permission from anyone.

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. The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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 1X BLOCK H as shown on the plat is called "Drainage Easement." The Drainage 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 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 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 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 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 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 _____ day of _____, 2021.

SUNSHINE DEVELOPMENT GROUP, LTD.

By: _____ Authorized Signature of Owner 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 consideration therein expressed. Given under my hand and seal of office, this _____ day of _____, 2021.

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 same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

Approved for preparation of final plat following construction of all public improvements (or appropriate surties 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 _____

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 _____

LINE TABLE

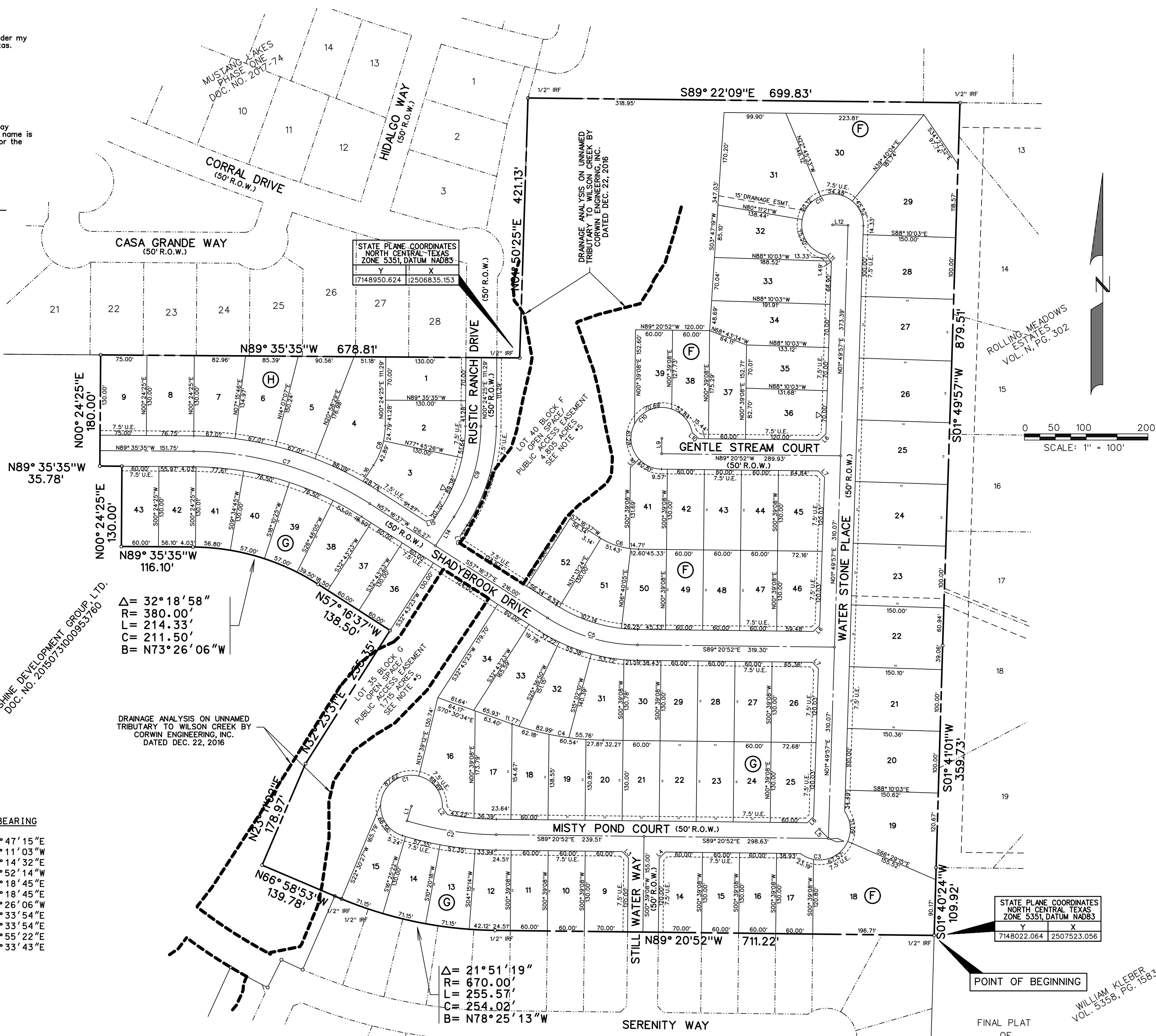
Table with columns: LINE NO., BEARING, DISTANCE. Contains 16 line entries for the plat boundaries.

CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 11 curve entries.

NOTES

- 1. 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.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 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.
4. IRF - Iron Rod Found
C.M. - Controlling Monument
j - Street Name Change
Δ - Indicates front yard
5. 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.
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. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
9. 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.
10. This plat does not alter or remove existing deed restrictions, if any, on this property.
11. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
12. No overhead utilities are permitted on the subject property.
13. The subject property does not lie within a 100-year flood plain according to Community Panel No. 48085C0140J, dated 06/02/2009, of the National Flood Insurance Rate Map for Collin County, Texas.



SUNSHINE DEVELOPMENT GROUP, LTD. DOC. NO. 20150731000953760

Δ = 32° 18' 58"
R = 380.00'
L = 214.33'
C = 211.50'
B = N73° 26' 06" W

Δ = 21° 51' 19"
R = 670.00'
L = 255.57'
C = 254.02'
B = N78° 25' 13" W

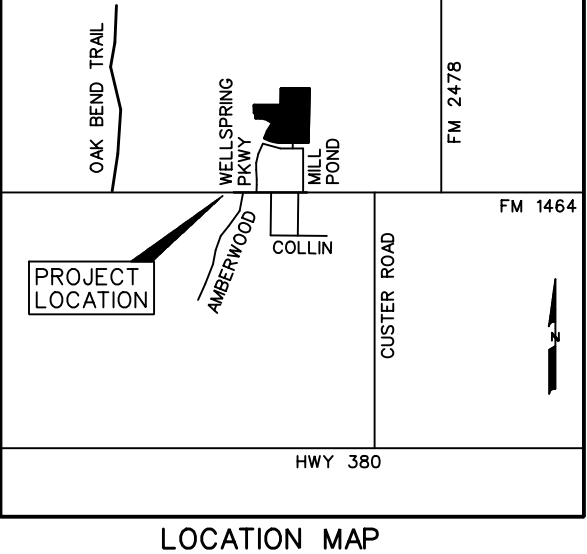
STATE PLANE COORDINATES NORTH CENTRAL-Texas ZONE 5351, DATUM NAD83. Table with columns Y, X and values 7148950.624, 12506835.153.

STATE PLANE COORDINATES NORTH CENTRAL-Texas ZONE 5351, DATUM NAD83. Table with columns Y, X and values 7148022.064, 12507523.056.

POINT OF BEGINNING

WILLIAM KLEBER VOL. 5358, PG. 15813

FINAL PLAT OF WELLSRING ESTATES PHASE II 81 TOTAL LOTS 2 TOTAL HOA LOTS 4.585 TOTAL R.O.W ACRES 30.578 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 DECEMBER 2020 SCALE: 1"=100'