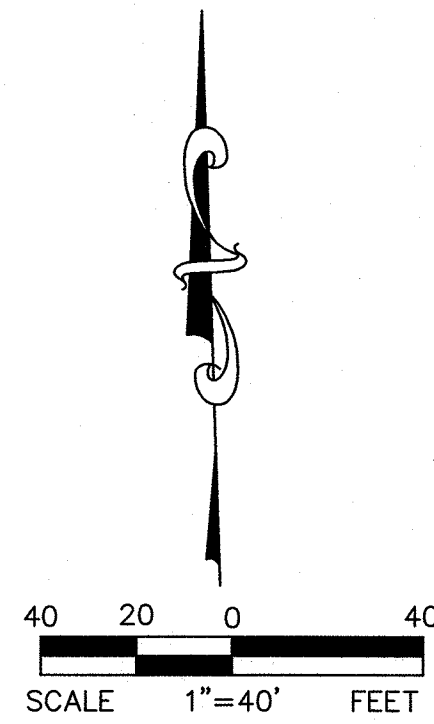


**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Founders & Preston LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designing the herein above described property as **HERITAGE PLAZA, BLOCK J, LOT 32R** an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, right-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 the 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 growth 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.



DAVID ELIASON OLESKY  
VOL. 5467, PG. 7771  
D.R.C.C.T.

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 \_\_\_\_\_, 2017.

BY: Founders & Preston LLC

Mark Nguyen, Owner

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mark Nguyen, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2017.

Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Candy Hone, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.\***

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said the State of Texas, on this day personally appeared Candy Hone, Registered Public Land Surveyor, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas

**STANDARD 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.
- 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.
- 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 Property Owners Association shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area/detention lots or easements. The Property Owners Association shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.

**NOTE:**  
\*According to Flood Insurance Rate Map (FIRM) Map No. 48085C0110J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is not in a floodplain.\*

Basis of Bearing:  
The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)

LINE	BEARING	DISTANCE
L1	N 88°45'03" E	25.38'
L2	N 01°14'57" W	20.00'
L3	N 75°53'22" W	15.70'
L4	N 88°45'03" E	24.00'
L5	S 88°45'03" W	24.00'
L6	S 01°14'57" E	13.50'
L7	N 72°29'06" W	23.50'
L8	S 17°30'54" W	24.00'
L9	S 72°29'06" E	23.50'
L10	S 17°42'32" W	4.79'
L11	S 72°29'06" E	10.00'
L12	S 17°30'54" W	12.00'
L13	N 72°29'06" W	6.00'

CURVE	RADIUS	TANGENT	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	22.30'	96°13'39"	33.59'	N 68°08'54" E	29.78'
C2	44.00'	10.77'	27°30'40"	21.13'	S 77°29'37" E	20.92'
C3	20.00'	2.70'	15°21'35"	5.36'	N 83°34'09" W	5.35'
C4	20.00'	21.23'	93°24'16"	32.60'	N 29°11'14" W	29.11'
C5	20.00'	14.33'	71°14'09"	24.87'	N 53°07'59" E	23.30'
C6	20.00'	20.00'	90°00'00"	31.42'	S 46°14'57" E	28.28'
C7	20.00'	20.00'	90°00'00"	31.42'	S 43°45'03" W	28.28'
C8	44.00'	31.52'	71°14'09"	54.71'	S 53°07'59" W	51.25'
C9	20.00'	20.00'	90°00'00"	31.42'	S 62°30'54" W	28.28'
C10	20.00'	20.00'	89°59'47"	31.41'	S 27°29'13" E	28.28'
C11	20.00'	6.67'	36°52'12"	12.87'	S 00°55'12" E	12.65'

NADIM F. NIMEH FAMILY TRUST  
INST. NO. 20110126000102120  
D.R.C.C.T.

**APPROVAL**

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 \_\_\_\_\_

LEGEND	
---	Boundary Line
- - - - -	Easement
- - - - -	25' Landscape Buffer To HOA (Abandoned by this plat)
○ CIRS	Capped Iron Rod Set Stamped "VOTEX SURVEYING"
○ IRF	Iron Rod Found
INST. NO.	Instrument Number
DOC. NO.	Document Number
ESMT.	Easement
D.R.C.C.T.	Deed Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas

**FINAL PLAT**  
**Lot 32R, Block "J"**  
**CONTAINING 1 LOT**  
**85,578 sq. ft. or 1.965 ac**  
**HERITAGE PLAZA**  
**BEING A REPLAT OF**  
**BLOCK J, LOT 32**  
**HERITAGE, PHASE 1**  
**AN ADDITION TO THE CITY OF CELINA, TEXAS**  
**AS RECORDED IN DOC. NO. 2003-010512**  
**PLAT RECORDS, COLLIN COUNTY, TEXAS**  
**IN THE**  
**COLLIN COUNTY SCHOOL LAND SURVEY,**  
**ABSTRACT NO. 170 AND**  
**CITY OF CELINA, COLLIN COUNTY, TEXAS**

OWNER:  
FOUNDERS & PRESTON LLC  
CONTACT: MARK NGUYEN  
6 SANTE FE  
ARLINGTON TEXAS 76016

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO.

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS Founders & Preston LLC is the owner of a 1.965 acre tract of land situated in the The Collin County School Land Survey, Abstract Number 170, in the County of Collin, Texas as conveyed by deed in Instrument Number 20160811001049770, Deed Records, Collin County, Texas (D.R.C.C.T.), and being all of Lot 32, Block J of Heritage, Phase One, an addition to the City of Celina, Texas as recorded in Document Number 2003-0105112, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the southwest corner of said Lot 32, Block J, said point being in the east right-of-way line of State Highway No. 289 (Preston Road) (a variable width right-of-way);

THENCE North 17 degrees 30 minutes 54 seconds East, along the east right-of-way line of said State Highway 289, same being the west line of said Lot 32, Block J, a distance of 211.23 feet to a 1/2-inch iron rod with cap stamped "Votex Surveying", set for corner, said corner being the intersection of Founders Lane (a 60 foot wide right-of-way), between the east line of said State Highway 289, and the south line of said Founders Lane;

THENCE North 88 degrees 45 minutes 03 seconds East, departing said right-of-way line of State Highway 289, along the north line of said Lot 32, Block J, same being the south line of said Founders Lane, a distance of 393.91 feet to a 1/2-inch iron rod found for corner, said corner being the northeast corner of said Lot 32, Block J, said corner being the northwest corner of Lot 31, Block J of said Heritage, Phase One;

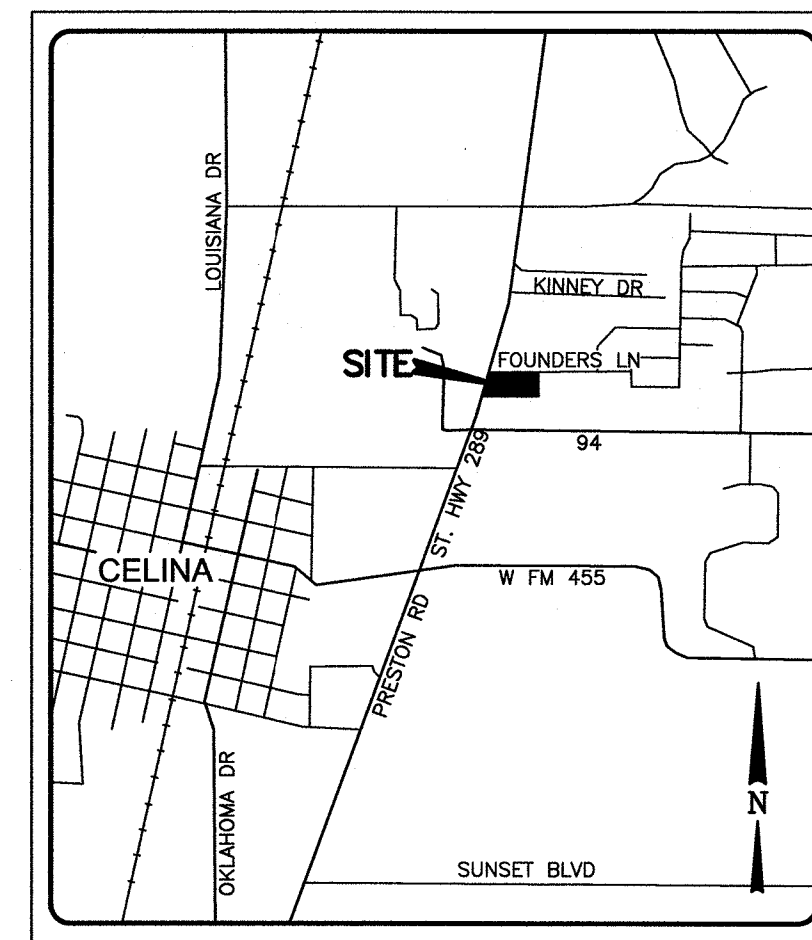
THENCE South 01 degrees 14 minutes 57 seconds East, departing south line of said Founders Lane, along the common line between said Lot 32, Block J, and said Lot 31, Block J, a distance of 200.00 feet to a 1/2-inch iron rod found for corner, said corner being the southeast corner of Lot 32, Block J, said corner being the southwest corner said Lot 31, Block J, same being in the north line of a tract of land conveyed by deed to Nadim F. Nimeh Family Trust, as recorded in Instrument Number 20110126000102120, (D.R.C.C.T.);

THENCE South 88 degrees 45 minutes 03 seconds West, along the north line of said Nadim F. Nimeh Family Trust tract, same being the south line of said Lot 32, Block J, a distance of 461.86 feet to the POINT OF BEGINNING and containing 85,578 square feet or 1.965 acres of land more or less.

Property Location Statement:  
This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor \_\_\_\_\_ Date of Approval \_\_\_\_\_  
Attest: \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_



THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 170  
ABSTRACT NO. 170