

LEGAL DESCRIPTION
WELLSpring DEVELOPMENT GROUP, LTD. is the owner of a tract of land situated in the Coleman Waterway...

THENCE North 85°48'57" East, along the north line of said F.M. 1461 and the south line of said 192.74 acre tract, for a distance of 232.66 feet, to a 1/2 inch iron rod found at the southeast corner of said 192.74 acre tract, being in the north line of F.M. 1461 (V.I.S.M. R.O.M.I.)...

OWNER'S ACKNOWLEDGMENT AND DESIGNATION
STATE OF TEXAS
COUNTY OF COLLIER

Notary Public in and for the State of Texas
My Commission Expires On 12-9-2014

Notary Public in and for the State of Texas
My Commission Expires On 12-9-2014

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My Commission Expires On 12-9-2014

- NOTES
1. Bearing on referenced to an 182.74 acre tract, as recorded in Dec No. 20077-10000-930-10 in the Deed Records of Collin County, Texas...

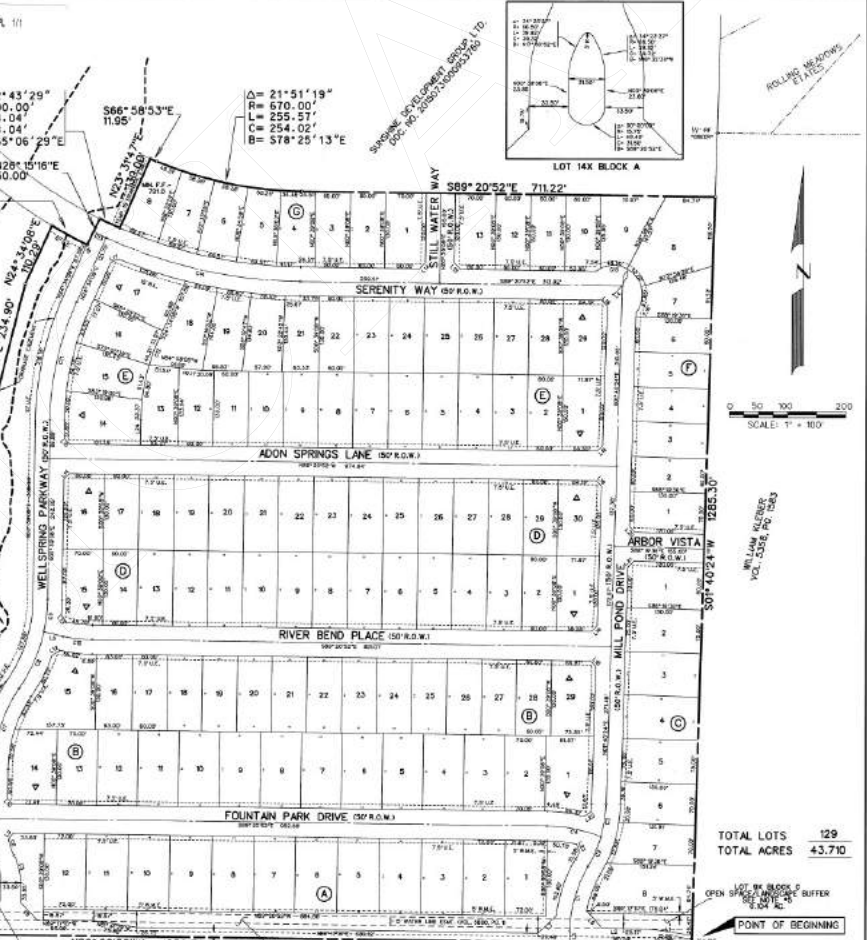
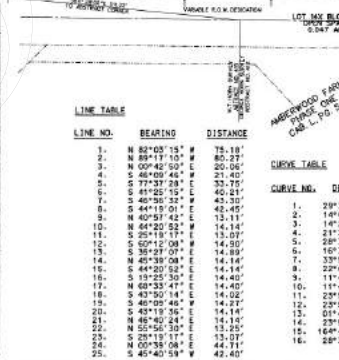


Table with 4 columns: Block, Lot, Area, and other data. Includes a 'LINE TABLE' with columns for Line No., Bearing, and Distance.



WELLSpring Estates Phase I
129 TOTAL LOTS
8.24 TOTAL HOA LOTS
8.24 TOTAL R.O.W. DEDICATION
43.70 ACRES
OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
IN THE
COLLIN COUNTY, TEXAS

PREPARED BY CORWIN ENGINEERING, INC.
TPCE FIRM #5951
200 W BELMONT SUITE E
ALLEN, TEXAS 75013
972-396-1209
SEPTEMBER 2019 SCALE: 1"=100'

**Kenneth L. Maun**  
**Tax Assessor/Collector**  
**Collin County**



P.O. Box 8046

McKinney, TX 75070

Ph: 972-547-5020

Metro: 972-424-1460 ext. 5020

TAX CERTIFICATE FOR ACCOUNT : R694500403701

AD NUMBER: 2720486

GF NUMBER:

CERTIFICATE NO : 40760813

**COLLECTING AGENCY**

Collin County  
P.O. Box 8046  
McKinney TX 75070

DATE : 9/12/2019

FEE : \$10.00

**PROPERTY DESCRIPTION**

ABS A0945 COLEMAN WATSON SURVEY  
(SHEET 4) TRACT 37101.034 ACRES

0003155 E FRONTIER PKWY  
101.034 ACRES

**PROPERTY OWNER**

SUNSHINE DEVELOPMENT GROUP LTD

4575 CLAIRE CHENNAULT ST  
ADDISON TX 75001

**REQUESTED BY**

CITY OF CELINA

142 N OHIO DR  
CELINA TX 75009

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES							
LAND MKT VALUE:	\$3,083,430.00	IMPROVEMENT :	\$0.00				
AG LAND VALUE:	\$4,494,120.00	DEF HOMESTEAD:	\$0.00				
APPRAISED VALUE:	\$7,577,550.00	LIMITED VALUE:	\$0.00				
EXEMPTIONS:	Ag 1D1						
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	CELINA CITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	COLLIN COLLEGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Collin County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	PROSPER ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 9/2019 : \$ 0.00

ISSUED TO : CITY OF CELINA  
ACCOUNT NUMBER: R694500403701

CERTIFIED BY :



Collin County Property Tax Off

UNOFFICIAL

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/16/2019 12:20:09 PM  
\$31.00 TBARNETT  
20190916010003940



2019-621

*Stacey Kemp*