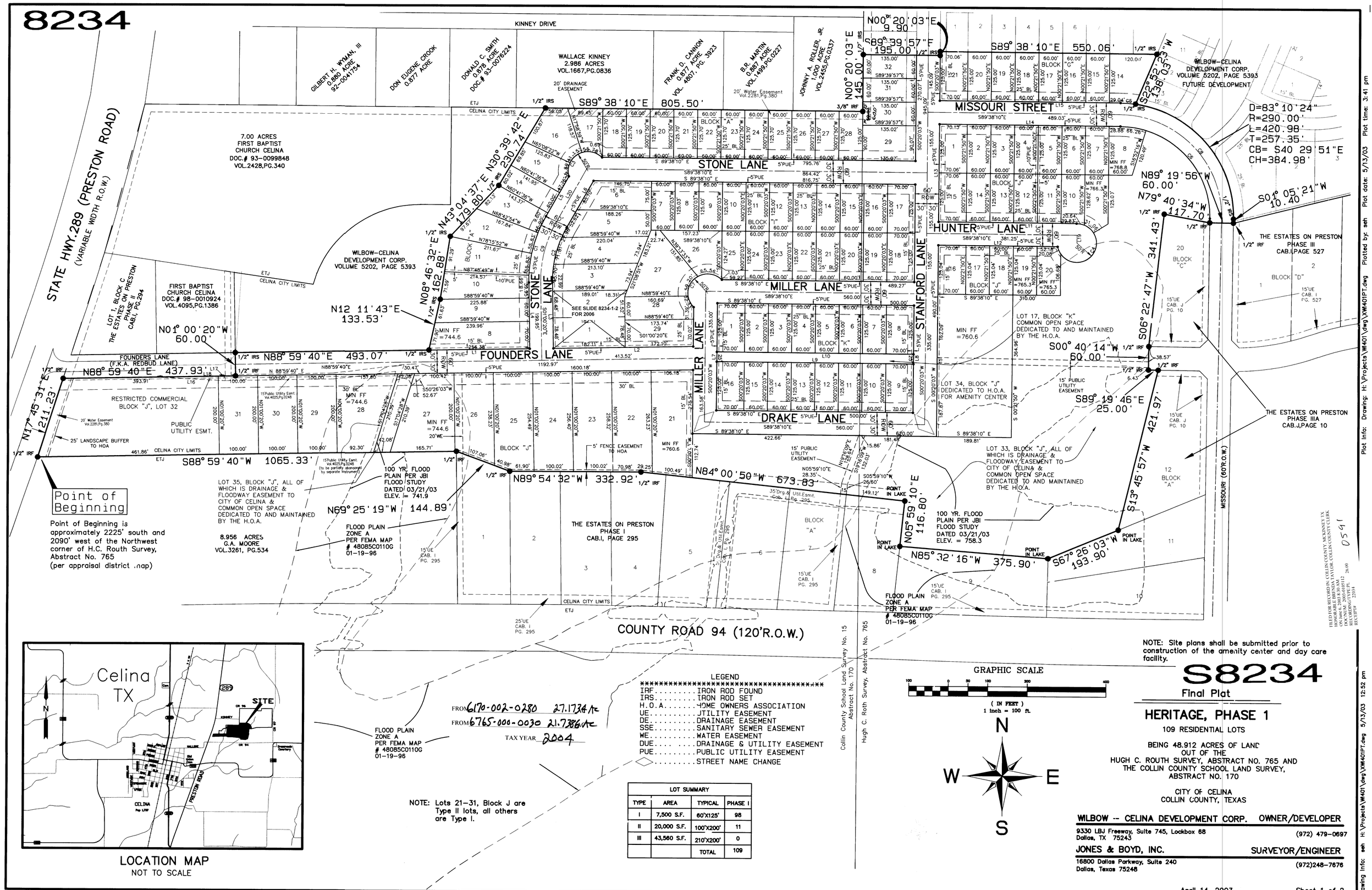
8234



LOCATION MAP
NOT TO SCALE

FROM 6170-002-0280 27.1734 AC
FROM 6765-000-0030 21.7386 AC
TAX YEAR 2004

FLOOD PLAIN ZONE A PER FEMA MAP # 48085C0110G 01-19-96

NOTE: Lots 21–31, Block J are Type II lots, all others are Type I.

LEGEND

IRF.....IRON ROD FOUND
IRS.....IRON ROD SET
H.O.A.....HOME OWNERS ASSOCIATION
UE.....UTILITY EASEMENT
DE.....DRAINAGE EASEMENT
SSE.....SANITARY SEWER EASEMENT
WE.....WATER EASEMENT
DUE.....DRAINAGE & UTILITY EASEMENT
PUE.....PUBLIC UTILITY EASEMENT
◇.....STREET NAME CHANGE

LOT SUMMARY			
TYPE	AREA	TYPICAL	PHASE I
I	7,500 S.F.	60'X125'	98
II	20,000 S.F.	100'X200'	11
III	43,560 S.F.	210'X200'	0
		TOTAL	109

Collin County School Land Survey No. 15 Abstract No. 170

Hugh C. Roth Survey, Abstract No. 765

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

N
W E
S

NOTE: Site plans shall be submitted prior to construction of the amenity center and day care facility.

S8234

Final Plat

HERITAGE, PHASE 1

109 RESIDENTIAL LOTS

BEING 48.912 ACRES OF LAND
OUT OF THE
HUGH C. ROUTH SURVEY, ABSTRACT NO. 765 AND
THE COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 170

CITY OF CELINA
COLLIN COUNTY, TEXAS

WILBOW -- CELINA DEVELOPMENT CORP. OWNER/DEVELOPER
9330 LBJ Freeway, Suite 745, Lockbox 68
Dallas, TX 75243 (972) 479-0697

JONES & BOYD, INC. SURVEYOR/ENGINEER
16800 Dallas Parkway, Suite 240
Dallas, Texas 75248 (972)248-7676

April 14, 2003

Sheet 1 of 2

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Drawing Info: seh H:\Projects\WH401\dwg\XWH401FT.dwg 5/13/03 12:52 pm