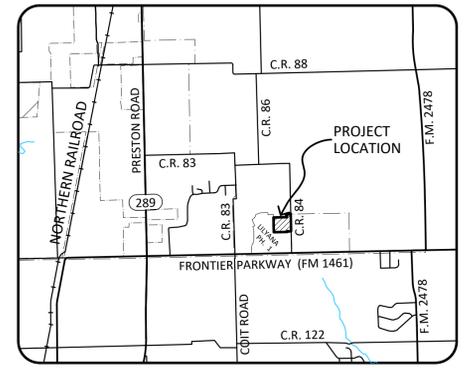


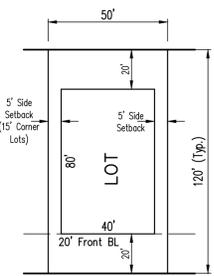
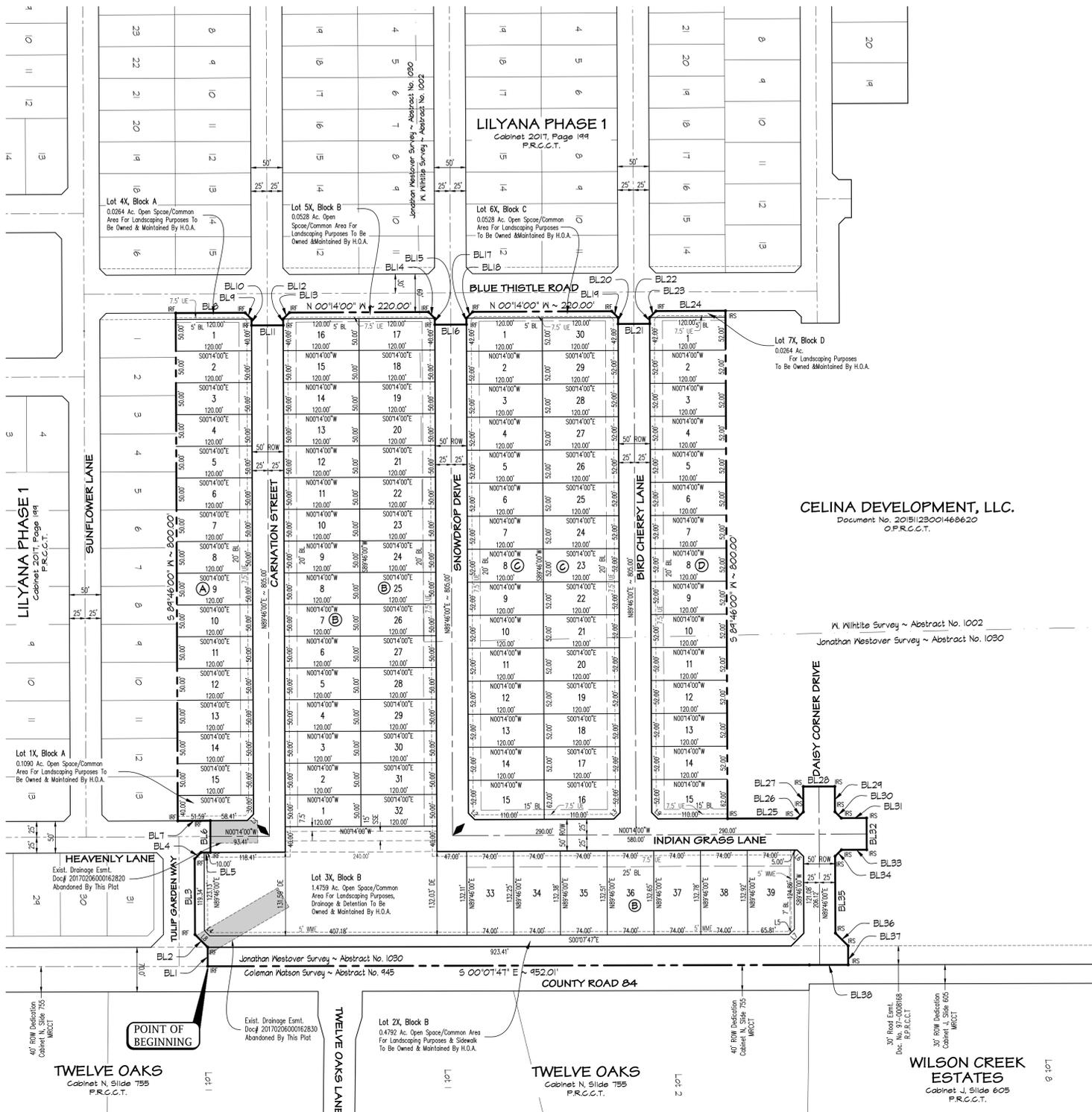
Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



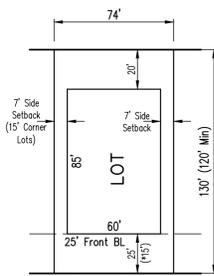
LOCATION MAP
Not To Scale

- 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.
 - No part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0120J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
 - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
 - Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD 83, North Central Zone (4204).
 - This Homeowners Association (H.O.A.) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners 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 contact 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.
 - All open space/common areas, Lot 1X & Lot 4X Block A, Lots 2X, 3X, 5X, Block B, Lot 6X, Block C, Lot 7X, Block D are to be owned and maintained by the H.O.A.
 - Sidewalks along open space/common areas are to be built by the developer. A 3rd party inspector will be required for private sidewalks.
 - The City of Celina will not exclude other utilities from dedicated water & sewer easements but reserves the right to assign the locations of other utilities in available portions of said easements. Franchise utilities shall be placed just inside the outside edge of the right-of-way (outside of sidewalks).
 - All water and sewer easements to be dedicated to the City of Celina.

CELINA DEVELOPMENT, LLC.
Document No. 20151123001468620
P.R.C.C.T.



Street R.O.W.
**Type I
Typical Lot &
Setback Line
Detail**
92 Lots
Not To Scale



Street R.O.W.
(15' w/4 Swing Garage)
**Type III
Typical Lot &
Setback Line
Detail**
7 Lots
Not To Scale

LEGEND
(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esm't.	EASEMENT
ULI	UTILITY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
SE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
LE	LANDSCAPE EDGE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
BL	STREET NAME CHANGE
BL	BLOCK DESIGNATION
BL	HOUSE FRONT ORIENTATION
Vol.	VOLUME
No.	NUMBER
FEM	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NIS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCC)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Boundary Line Table

Line #	Length	Direction
BL1	30.00'	S 89°52'13" W
BL2	28.31'	S 44°49'07" W
BL3	119.34'	S 89°46'00" W
BL4	14.14'	N 45°14'00" W
BL5	15.00'	N 00°14'00" W
BL6	50.00'	S 89°46'00" W
BL7	51.59'	S 00°14'00" E
BL8	110.00'	N 00°14'00" W
BL9	14.14'	N 44°46'00" E
BL10	10.00'	N 89°46'00" E
BL11	50.00'	N 00°14'00" W
BL12	10.00'	S 89°46'00" W
BL13	14.14'	N 45°14'00" W

Boundary Line Table

Line #	Length	Direction
BL14	14.14'	N 44°46'00" E
BL15	10.00'	S 44°49'07" W
BL16	50.00'	N 00°14'00" W
BL17	10.00'	S 89°46'00" W
BL18	14.14'	N 45°14'00" W
BL19	14.14'	N 44°46'00" E
BL20	10.00'	N 89°46'00" E
BL21	50.00'	N 00°14'00" W
BL22	10.00'	S 89°46'00" W
BL23	14.14'	N 45°14'00" W
BL24	110.00'	N 00°14'00" W
BL25	110.00'	N 00°14'00" W
BL26	14.14'	S 45°14'00" E

Boundary Line Table

Line #	Length	Direction
BL27	40.00'	S 89°46'00" W
BL28	50.00'	N 00°14'00" W
BL29	40.00'	N 89°46'00" E
BL30	14.14'	S 44°46'00" W
BL31	40.00'	N 00°14'00" W
BL32	50.00'	N 89°46'00" E
BL33	40.00'	S 00°14'00" E
BL34	14.14'	N 45°14'00" W
BL35	121.16'	S 89°46'00" W
BL36	28.31'	S 44°46'00" W
BL37	30.00'	N 89°51'54" E
BL38	61.40'	S 00°08'06" E

Lot Line Table

Line #	Length	Direction
L1	14.14'	S 45°14'00" E
L2	14.14'	S 44°46'00" W
L3	14.14'	S 45°14'00" E
L4	11.65'	S 44°49'07" W
L5	11.58'	S 45°10'53" E
L6	14.14'	N 44°46'00" E
L7	28.26'	S 45°10'53" E
L8	28.31'	S 44°49'07" W
L9	14.14'	S 44°46'00" W

EXISTING LILYANA LOTS				
PHASE	LOT TYPE I (50')	LOT TYPE II (60')	LOT TYPE III (74')	TOTAL
PHASE 1	96	113	84	293
TOTAL	96	113	84	293
PERCENTAGE	32.7%	38.6%	28.7%	100%

PROPOSED LILYANA LOTS				
PHASE	LOT TYPE I (50')	LOT TYPE II (60')	LOT TYPE III (74')	TOTAL
EXISTING PHASES	96	113	84	293
PHASE 2A-1	92	7	99	99
REMAINING PHASES	487	293	179	959
TOTAL	675	406	270	1351
PERCENTAGE	50.0%	30.0%	20.0%	100%

FINAL PLAT
LILYANA PHASE 2A-1
99 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
TOTALING 21.347 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY ~ ABSTRACT NO. 1030
W. WILHITE SURVEY ~ ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
CELINA DEVELOPMENT, LLC
Victory Park
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214) 777-4396
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

Drawn: 03/09/2018 09:51:55 AM
 Plotted: 03/09/2018 09:51:55 AM
 Printed by: Patrick Cowden, 3/9/2018 9:51:55 AM

Drawn by: J. Roberts, RLS Date: 3/9/2018 8:28 AM
Checked by: J. Roberts, RLS Date: 3/9/2018 8:37:08 AM
Drawn by: J. Roberts, RLS Date: 3/9/2018 8:37:08 AM
Checked by: J. Roberts, RLS Date: 3/9/2018 8:37:08 AM

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	A	6,000	0.138
2	A	6,000	0.138
3	A	6,000	0.138
4	A	6,000	0.138
5	A	6,000	0.138
6	A	6,000	0.138
7	A	6,000	0.138
8	A	6,000	0.138
9	A	6,000	0.138
10	A	6,000	0.138
11	A	6,000	0.138
12	A	6,000	0.138
13	A	6,000	0.138
14	A	6,000	0.138
15	A	6,000	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	B	6,000	0.138
2	B	6,000	0.138
3	B	6,000	0.138
4	B	6,000	0.138
5	B	6,000	0.138
6	B	6,000	0.138
7	B	6,000	0.138
8	B	6,000	0.138
9	B	6,000	0.138
10	B	6,000	0.138
11	B	6,000	0.138
12	B	6,000	0.138
13	B	6,000	0.138
14	B	6,000	0.138
15	B	6,000	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	D	6,240	0.143
2	D	6,240	0.143
3	D	6,240	0.143
4	D	6,240	0.143
5	D	6,240	0.143
6	D	6,240	0.143
7	D	6,240	0.143
8	D	6,240	0.143
9	D	6,240	0.143
10	D	6,240	0.143
11	D	6,240	0.143
12	D	6,240	0.143
13	D	6,240	0.143
14	D	6,240	0.143
15	D	7,390	0.170

Open Space Area Table			
Lot #	Block #	Square Feet	Acres
1X	X	4,750	0.109
2X	X	20,875	0.479
3X	X	64,292	1.476
4X	X	1,150	0.026
5X	X	2,300	0.053
6X	X	2,300	0.053
7X	X	1,150	0.026

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	C	6,240	0.143
2	C	6,240	0.143
3	C	6,240	0.143
4	C	6,240	0.143
5	C	6,240	0.143
6	C	6,240	0.143
7	C	6,240	0.143
8	C	6,240	0.143
9	C	6,240	0.143
10	C	6,240	0.143
11	C	6,240	0.143
12	C	6,240	0.143
13	C	6,240	0.143
14	C	6,240	0.143
15	C	7,390	0.170
16	C	7,390	0.170
17	C	6,240	0.143
18	C	6,240	0.143
19	C	6,240	0.143
20	C	6,240	0.143
21	C	6,240	0.143
22	C	6,240	0.143
23	C	6,240	0.143
24	C	6,240	0.143
25	C	6,240	0.143
26	C	6,240	0.143
27	C	6,240	0.143
28	C	6,240	0.143
29	C	6,240	0.143
30	C	6,240	0.143

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	D	6,240	0.143
2	D	6,240	0.143
3	D	6,240	0.143
4	D	6,240	0.143
5	D	6,240	0.143
6	D	6,240	0.143
7	D	6,240	0.143
8	D	6,240	0.143
9	D	6,240	0.143
10	D	6,240	0.143
11	D	6,240	0.143
12	D	6,240	0.143
13	D	6,240	0.143
14	D	6,240	0.143
15	D	7,390	0.170

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	D	6,240	0.143
2	D	6,240	0.143
3	D	6,240	0.143
4	D	6,240	0.143
5	D	6,240	0.143
6	D	6,240	0.143
7	D	6,240	0.143
8	D	6,240	0.143
9	D	6,240	0.143
10	D	6,240	0.143
11	D	6,240	0.143
12	D	6,240	0.143
13	D	6,240	0.143
14	D	6,240	0.143
15	D	7,390	0.170

Open Space Area Table			
Lot #	Block #	Square Feet	Acres
1X	X	4,750	0.109
2X	X	20,875	0.479
3X	X	64,292	1.476
4X	X	1,150	0.026
5X	X	2,300	0.053
6X	X	2,300	0.053
7X	X	1,150	0.026

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Celina Development LLC is the Owner of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas, the subject tract being a portion of a tract conveyed to Celina Development, LLC according to the deed recorded in Document No. 20151123001468620 of the Official Public Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod on the east line of said Celina Development LLC tract, and the west line of 40 foot right-of-way dedication for County Road No. 84 as shown on the final plat of Twelve Oaks, an addition to the City of Celina, Texas as recorded in Cabinet N, Slide 755 of the Plat Records, Collin County, Texas also being the northeast corner of Liliyana Phase 1, an addition to City of Celina, Texas as recorded in Cabinet 2017, Page 199, Plat Records, Collin County, Texas;

THENCE along the northerly line of said Liliyana Phase 1, the following:

S 89°52'13" W, 30.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 44°49'07" W, 28.31 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 119.34 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 15.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 00°14'00" E, 51.59 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 800.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 110.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 44°46'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 89°46'00" E, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 220.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 44°46'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 89°46'00" E, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 220.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 44°46'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 89°46'00" E, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 10.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 00°89'46" W, 800.00 feet to a 5/8" iron rod with plastic cap stamped "SPIARSENG" set;
N 00°14'00" W, 110.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 45°14'00" E, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 89°46'00" E, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 44°46'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 00°14'00" W, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 89°46'00" E, 50.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 00°14'00" E, 40.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 45°14'00" W, 14.14 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 89°46'00" W, 121.16 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
S 44°48'57" W, 28.31 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;
N 89°51'54" E, 30.00 feet to a 5/8" iron rod with plastic cap stamped "Huitt-Zollars" found;

THENCE S 00°08'06" E, 61.40 feet to a point on the east line said Celina Development LLC tract and the west line of 30 foot right-of-way dedication for said County Road No. 84 as shown on the final plat of Wilson Creek Estates, an addition to the City of Celina, Texas as recorded in Cabinet J, Slide 605 of the Plat Records, Collin County, Texas;

THENCE S 00°07'47" E, 952.01 feet continuing along said east line of Celina Development LLC, tract and said Twelve Oaks, to the POINT OF BEGINNING with the subject tract containing 929,889 square feet or 21.347 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Celina Development, LLC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LILYANA PHASE 2A-1, 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, 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 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 at any time procuring permission from anyone.

Open Spaces 1X thru 7X described in Liliyana Phase 2A-1, an addition to the city of Celina, Texas are hereby dedicated, in fee simple to the Home Owners Association (H.O.A.) for Liliyana Phase 2A-1 forever.

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 _____, 2018.

CELINA DEVELOPMENT, LLC

By: Elaine Ford
Senior Vice President

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Elaine Ford, 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 and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren K. Brown, of Spiars Engineering, Inc., 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.

Darren K Brown, RPLS 5252



NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Darren K Brown, Registered Public Land Surveyor 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 and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

DRAINAGE AND DETENTION EASEMENT

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 3X, Block B, as shown on the plat is called 'Drainage and Detention Easement.' the Drainage and Detention 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 and Detention 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 and Detention 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 and Detention 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 and Detention 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 and Detention 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.

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties 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: _____
Date

City Secretary Date

PROPERTY LOCATION STATEMENT

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: _____
Date

City Secretary Date

FINAL PLAT
LILYANA PHASE 2A-1
99 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
TOTALING 21.347 ACRES
OUT OF THE
JONATHAN WESTOVER SURVEY ~ ABSTARCT NO. 1030
W. WILHITE SURVEY ~ ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
CELINA DEVELOPMENT, LLC
Victory Park
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Telephone (214) 777-4396
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

SHEET 2 OF 2