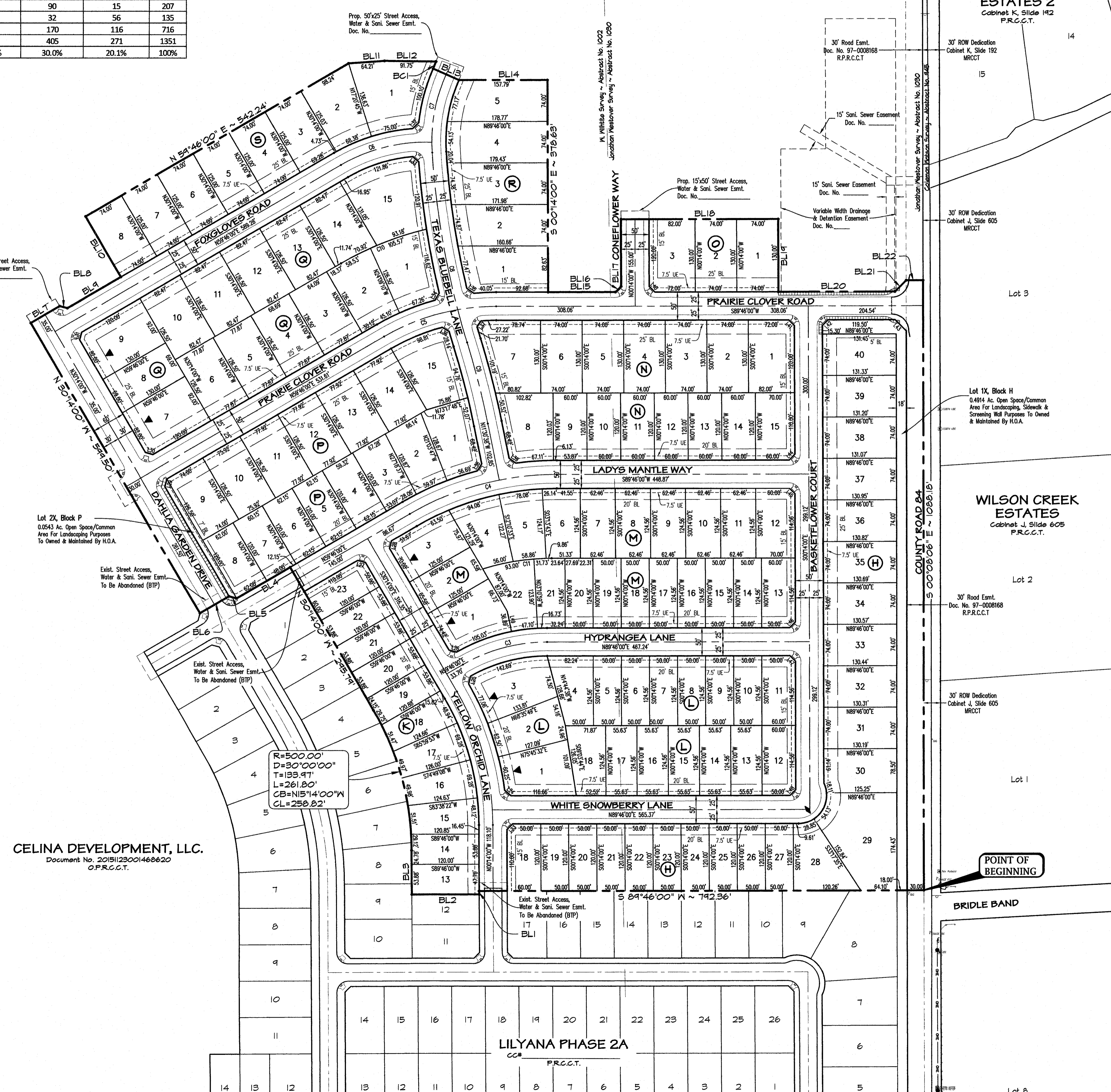


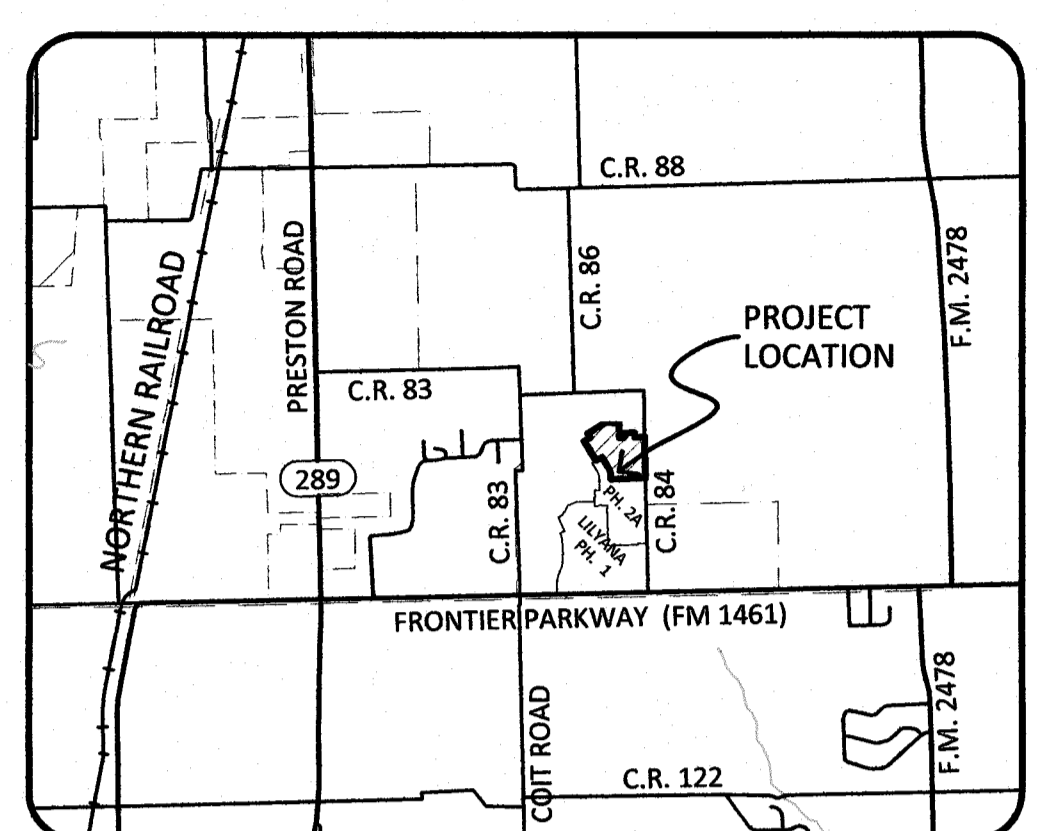
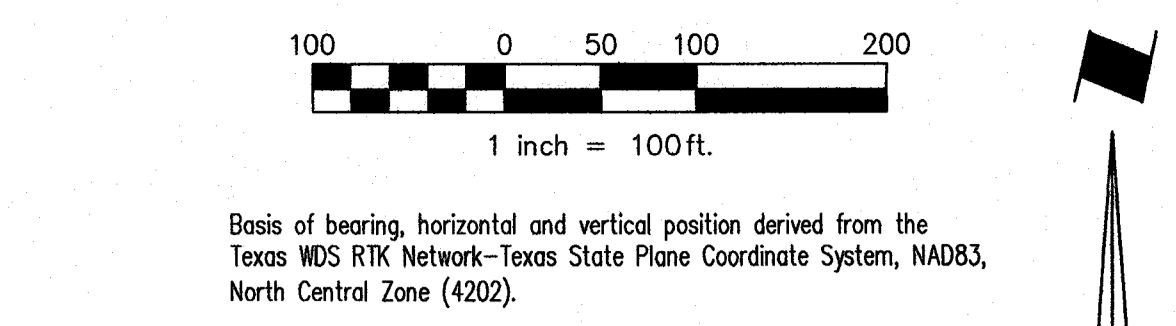
EXISTING LILYANA LOTS				
PHASE	LOT TYPE I (50') (MAX 50%)	LOT TYPE II (60') (MIN 30%)	LOT TYPE III (74') (MIN 20%)	TOTAL
PHASE 1	96	113	84	293
TOTAL	96	113	84	293
PERCENTAGE	32.7%	38.6%	28.7%	100%

PROPOSED LILYANA LOTS				
PHASE	LOT TYPE I (50') (MAX 50%)	LOT TYPE II (60') (MIN 30%)	LOT TYPE III (74') (MIN 20%)	TOTAL
EXISTING PHASES	96	113	84	293
PHASE 2A	102	90	15	207
PHASE 2B	47	32	56	135
REMAINING PHASES	430	170	116	716
TOTAL	675	405	271	1351
PERCENTAGE	49.9%	30.0%	20.1%	100%

CELINA DEVELOPMENT, LLC.
Document No. 20191123001468620
O.P.R.C.C.T.

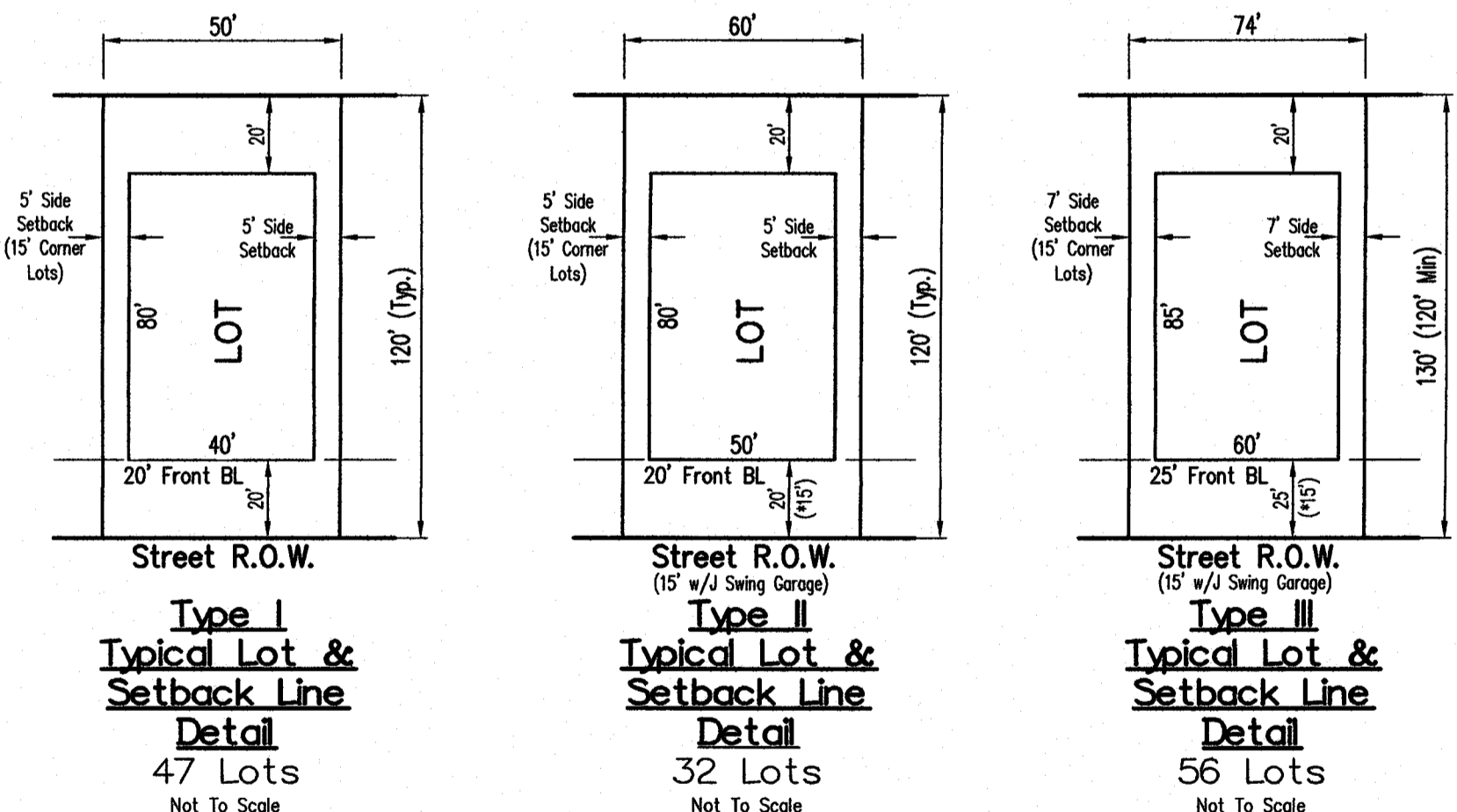


LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRP	IRON ROD FOUND
CRP	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UNI	UTILITY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
LDEP	LANDSCAPE EASEMENT
STE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
LE	LANDSCAPE EDGE EASEMENT
HRE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
⊙	BLOCK DESIGNATION
▶	HOUSE FRONT ORIENTATION
C&L	CABINET
Vol	VOLUME
Pp	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(DPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



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 "SPIARSEN" 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).
 - All open space/common areas, Lot 3X Block H, 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.



CONSTRUCTION PLAT
LILYANA PHASE 2B

135 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
TOTALING 36.728 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
HILLWOOD COMMUNITIES
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