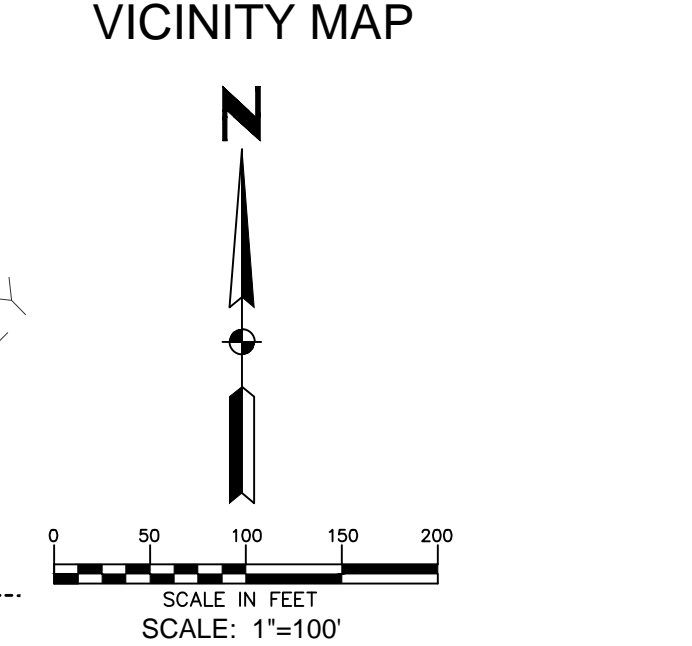
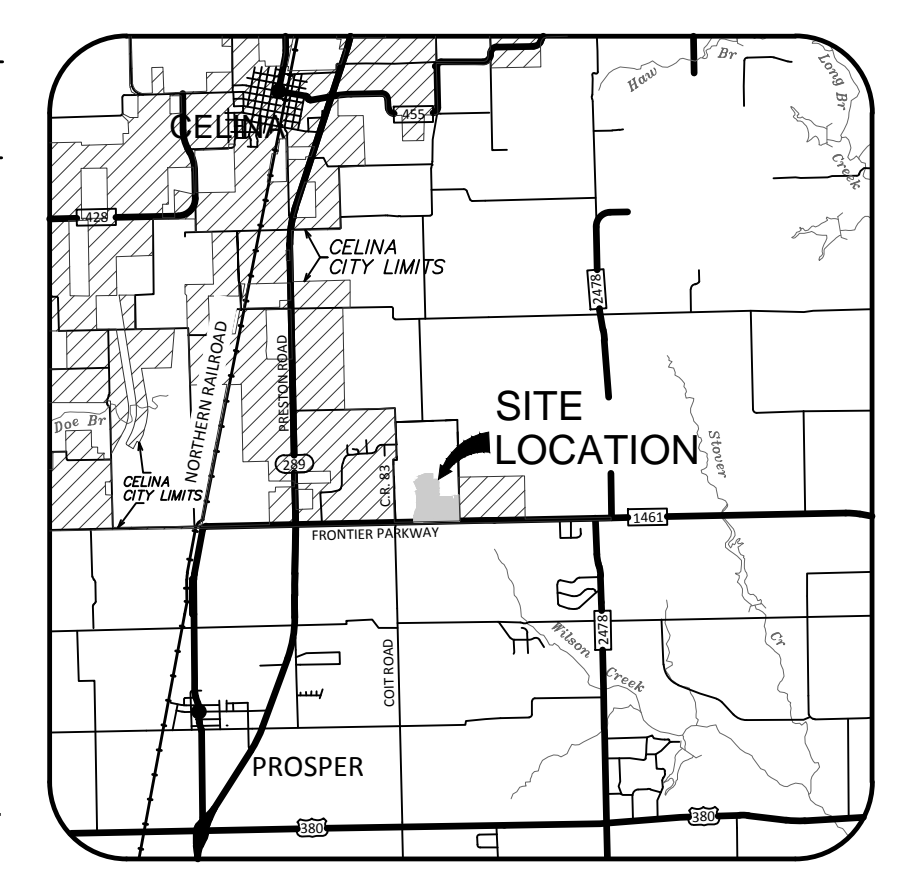
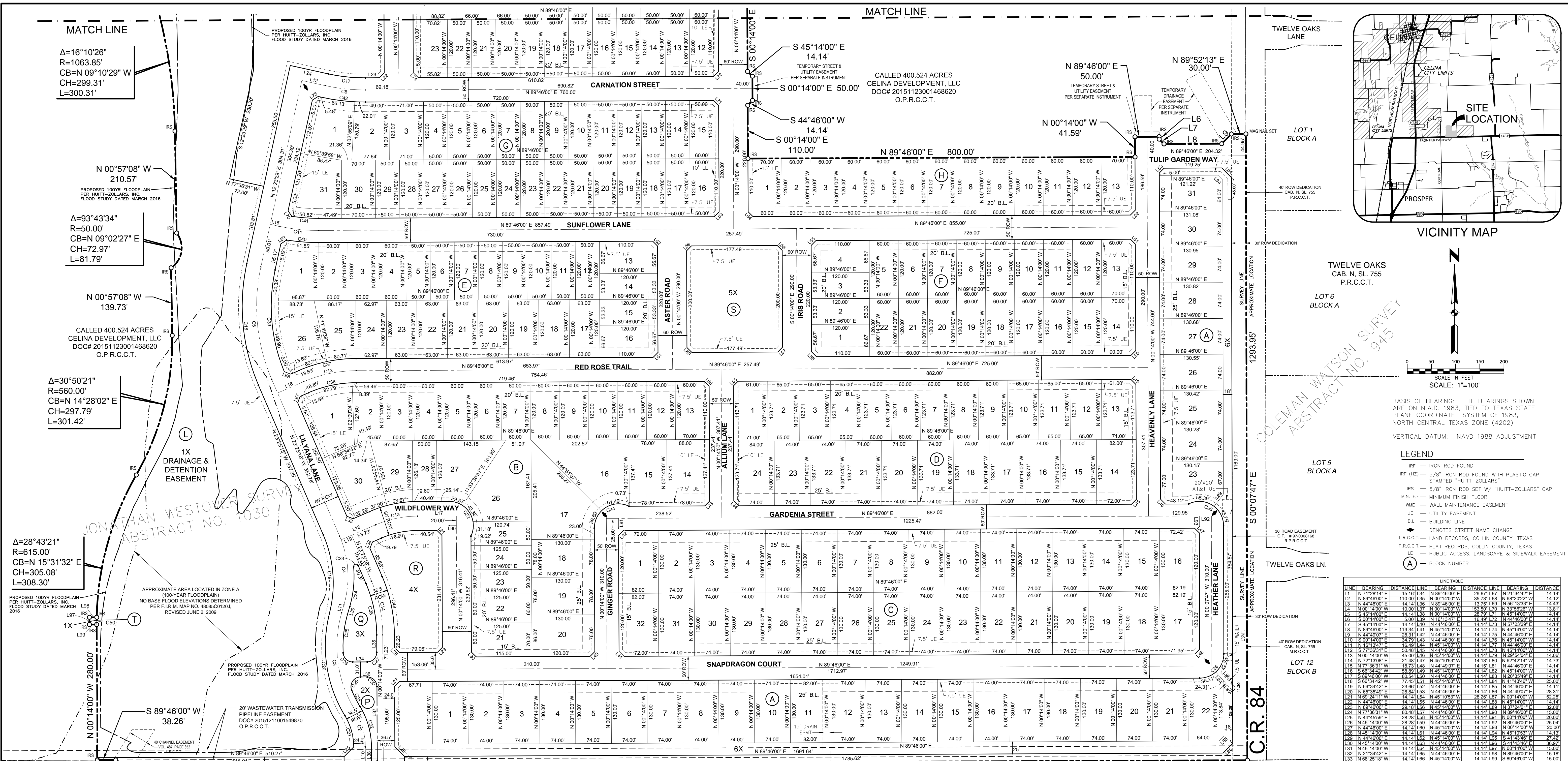


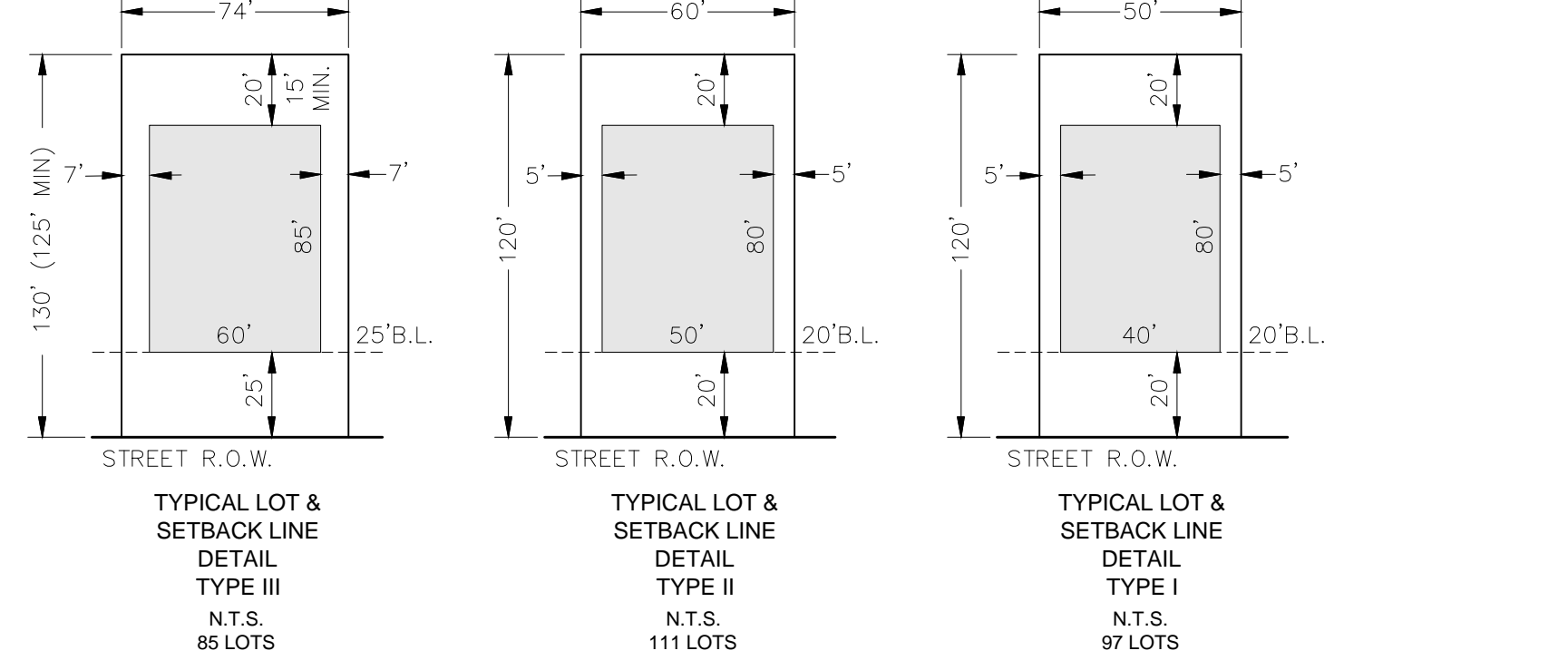
DWG: H90302791-02005 Design/Wells South (Celina, Texas) Phase 1/Final Plat/SOWELL/Well South (Celina, Texas) Phase 1/Final Plat/SOUTH-LOCATIONS MAP HILLWOOD MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS Berlin Boundary DATE: Dec 15, 2016 4:18pm XREFS: 30279101 BASE, PH1-BASE, 30279101 SOUTH-LOCATIONS MAP, HILLWOOD MASTER PLAN, 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS Berlin Boundary



LEGEND table with symbols for IRF (Iron Rod Found), RHZ (Iron Rod Found with Plastic Cap Stamped 'HUITZ-ZOLLARS'), IRS (Iron Rod Set w/ 'HUITZ-ZOLLARS' CAP), MIN. F.F. (Minimum Finish Floor), WME (Wall Maintenance Easement), UE (Utility Easement), BLDG (Building Line), DOTS (Street Name Change), L.R.C.C.T. (Land Records, Collin County, Texas), P.L.R.C.C.T. (Plat Records, Collin County, Texas), LE (Public Access, Landscape & Sidewalk Easement), and A (Block Number).

LINE TABLE with columns: LINE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE. Lists 133 line segments with their respective bearings and distances.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, CH, BEARING, CH LENGTH, ARC LENGTH, CURVE, DELTA, RADIUS, CH, BEARING, CH LENGTH, ARC LENGTH. Lists 25 curves with their geometric data.



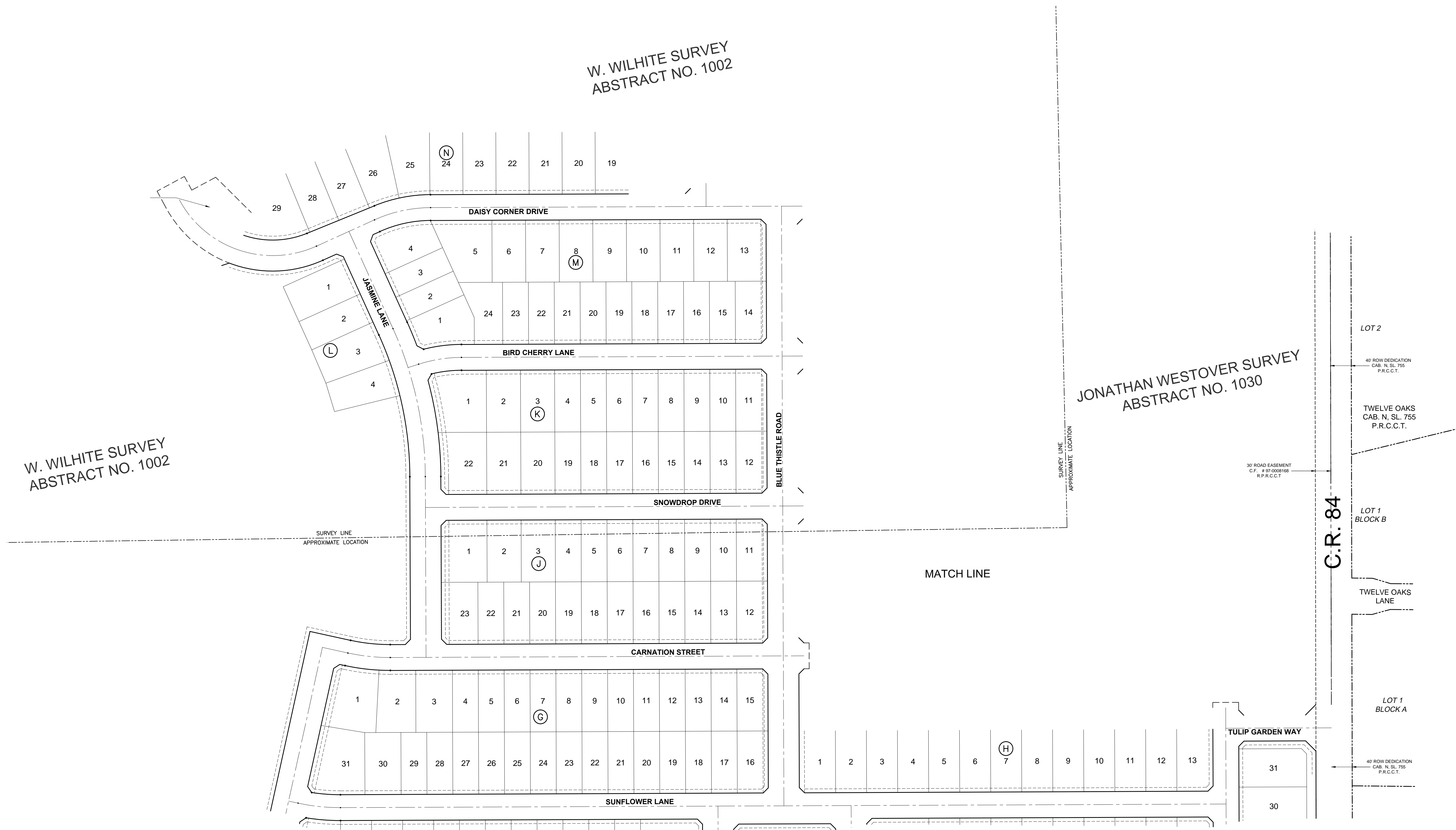
SOUTHEAST CORNER OF JONATHAN WESTOVER SURVEY ABSTRACT NO. 1030

FINAL PLAT LILYANA PHASE I CONTAINING 293 RESIDENTIAL LOTS, 7 OPEN SPACES, 1 AMENITY CENTER LOT TOTALING 95.68 ACRES SITUATED IN THE JONATHAN WESTOVER SURVEY, ABST. No. 1030 & W. WILHITE SURVEY, ABST. No. 1002 COLLIN COUNTY, TEXAS DECEMBER 2016 DEVELOPER HILLWOOD COMMUNITIES VICTORY PARK 3090 OLIVE STREET, SUITE 300, DALLAS, TEXAS 75219 Phone (214) 777-4396 Fax (972) 201-2959 PREPARED BY: HUITZ-ZOLLARS, INC. 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757

W. WILHITE SURVEY  
ABSTRACT NO. 1002

JONATHAN WESTOVER SURVEY  
ABSTRACT NO. 1030

W. WILHITE SURVEY  
ABSTRACT NO. 1002





DWG: h:\proj\8302791\_02\05 Design\Wells South (Celina, Texas)\Phase 1\Final Plat\SOWELL-CONST FINAL PLAT.dwg USER: epalidmez  
DATE: Dec 15, 2016 4:17pm XREFS: 30279101 BASE PH1-BASE 30279102 CONSL-PLT-BD WELLS SOUTH-LOCATION MAP HILLWOOD\_MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS Berlin Boundary

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

**WHEREAS**, Wells South Development Phase I, LLC is the owner of a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas, and being a portion of a tract of land described in instrument to Wells South Development Phase I, LLC as recorded under Document No. 20151123001468620 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a "PK" nail found at the southeast corner of said Wells South Development Phase I tract, and the intersection of the north line of F.M. 1461/Frontier Parkway (a 90 foot wide right of way) as described to the State of Texas in Volume 484, Page 275 of the Land Records of Collin County Texas (L.R.C.C.T.), and the west line of a 40 foot wide 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 of Collin County (P.R.C.C.T.), from which the southeast corner of said Jonathan Westover Survey bears South 00 degrees 07 minutes 47 seconds East, a distance of 45.00 feet;

**THENCE**, South 89 degrees 46 minutes 00 seconds West, along the south line of said Wells South Development Phase I tract, and along the north right of way line of said F.M. 1461/Frontier Parkway, a distance of 2,338.62 feet to a 5/8 inch iron rod found with plastic cap stamped "KHA";

**THENCE**, North 00 degrees 14 minutes 00 seconds West, continuing along the south line of said Wells South Development Phase I tract, and along the north right of way line of said F.M. 1461/Frontier Parkway, a distance of 10.00 feet to a 5/8 inch iron rod found with plastic cap stamped "KHA";

**THENCE**, South 89 degrees 46 minutes 00 seconds West, continuing along the south line of said Wells South Development Phase I tract, and along the north right of way line of said F.M. 1461/Frontier Parkway, a distance of 38.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 00 degrees 14 minutes 00 seconds West, departing the south line of said Wells South Development Phase I tract, and the north right of way line of said F.M. 1461/Frontier Parkway a distance of 280.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 89 degrees 46 minutes 00 seconds West, a distance of 15.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 00 degrees 14 minutes 00 seconds West, a distance of 15.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East, a distance of 15.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars"; and being the beginning of a non-tangent curve to the left having a central angle of 28 degrees 43 minutes 21 seconds, a radius of 615.00 feet, a chord bearing of North 15 degrees 31 minutes 32 seconds East, a chord distance of 305.08 feet;

**THENCE**, along said curve to the left an arc distance of 301.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" and being the beginning of a reverse curve to the left having a central angle of 30 degrees 50 minutes 21 seconds, a radius of 560.00 feet, a chord bearing of North 14 degrees 28 minutes 02 seconds East, a chord distance of 297.79 feet;

**THENCE**, North 00 degrees 57 minutes 08 seconds West a distance of 139.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 93 degrees 43 minutes 34 seconds, a radius of 50.00 feet, a chord bearing of North 09 degrees 02 minutes 27 seconds East, a chord distance of 72.97 feet;

**THENCE**, along said curve to the left an arc distance of 81.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 00 degrees 57 minutes 08 seconds West a distance of 210.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 10 minutes 26 seconds, a radius of 1,063.85 feet, a chord bearing of North 09 degrees 10 minutes 29 seconds West, a chord distance of 299.31 feet;

**THENCE**, along said curve to the left an arc distance of 300.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 66 degrees 51 minutes 54 seconds East a distance of 120.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 21 degrees 51 minutes 54 seconds East a distance of 7.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 23 degrees 08 minutes 06 seconds West a distance of 388.97 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 36 degrees 07 minutes 04 seconds, a radius of 330.00 feet, a chord bearing of North 48 degrees 48 minutes 22 seconds East, a chord distance of 204.60 feet;

**THENCE**, along said curve to the left an arc distance of 208.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 30 degrees 44 minutes 50 seconds East a distance of 1.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 71 degrees 28 minutes 14 seconds East a distance of 15.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 20 degrees 58 minutes 28 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 17 minutes 13 seconds, a radius of 175.00 feet, a chord bearing of South 70 degrees 10 minutes 08 seconds East, a chord distance of 6.98 feet;

**THENCE**, along said curve to the left an arc distance of 6.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 18 degrees 41 minutes 16 seconds East a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 84 degrees 46 minutes 23 seconds East a distance of 26.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 78 degrees 31 minutes 41 seconds East a distance of 16.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 67 degrees 46 minutes 00 seconds East a distance of 181.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 77 degrees 51 minutes 01 seconds East a distance of 44.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 88 degrees 53 minutes 40 seconds East a distance of 50.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East a distance of 400.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 44 degrees 46 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 00 degrees 14 minutes 00 seconds West a distance of 10.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East a distance of 145.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 220.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 220.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 220.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East a distance of 800.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 00 degrees 14 minutes 00 seconds West a distance of 41.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 00 degrees 14 minutes 00 seconds East a distance of 5.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 46 minutes 00 seconds East a distance of 119.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 44 degrees 49 minutes 07 seconds East a distance of 28.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

**THENCE**, North 89 degrees 52 minutes 13 seconds East, a distance of 30.00 feet to a Mag Nail set in the east line of said Celina Development tract, and the west line of said 40 foot right of way dedication for County Road No. 84;

**THENCE**, South 00 degrees 07 minutes 47 seconds East, along the east line of said Wells South Development Phase I tract and the west line of said 40 foot right of way dedication, a distance of 1,293.95 feet the **POINT OF BEGINNING** and **CONTAINING** 95.68 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wells South Development Phase I, 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 I, 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 6X described in LILYANA PHASE I, an addition to the City of Celina, Texas are hereby dedicated, in fee simple to the Home Owners Association (H.O.A.) for LILYANA PHASE I 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 \_\_\_\_\_, 2016.

By:

Authorized Signature of \_\_\_\_\_, Owner

Title

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

Eric J. Yahoudy, Registered Professional Land Surveyor  
Texas Registration No. 4862

Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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 hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_

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:

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

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the 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:	
City Secretary _____	Date _____

FINAL PLAT  
**LILYANA  
PHASE I**  
CONTAINING  
293 RESIDENTIAL LOTS, 7 OPEN SPACES,  
1 AMENITY CENTER LOT  
TOTALING 95.68 ACRES  
SITUATED IN THE  
JONATHAN WESTOVER SURVEY, ABST. No. 1030  
& W. WILHITE SURVEY, ABST. No. 1002  
**COLLIN COUNTY, TEXAS**

DECEMBER 2016  
DEVELOPER  
**HILLWOOD COMMUNITIES**

VICTORY PARK  
3090 OLIVE STREET, SUITE 300, Dallas, Texas 75219  
Phone (214) 777-4396 Fax (972) 201-2959

PREPARED BY:

**HUIT-ZOLLARS**  
Huit-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757

SHEET 3 OF 3

CITY PROJECT NUMBER: P-201511-01 PROJECT NUMBER: R302791.02