

20.00 ACRES  
SUMMIT CENTER AT PRESTON, LLC.  
C.C.# 20130708000946590  
O.P.R.C.C.T.

0.747 ACRE  
WATER & DRAINAGE  
EASEMENT  
C.C.# 2023000035925  
O.P.R.C.C.T.

1.121 ACRES  
R.O.W. DEDICATION  
BOOK 2022, PAGE 351  
O.P.R.C.C.T.

REMAINDER 71.336 ACRES  
WJ HILLSIDE, LP  
C.C.# 20211102002247790  
O.P.R.C.C.T.

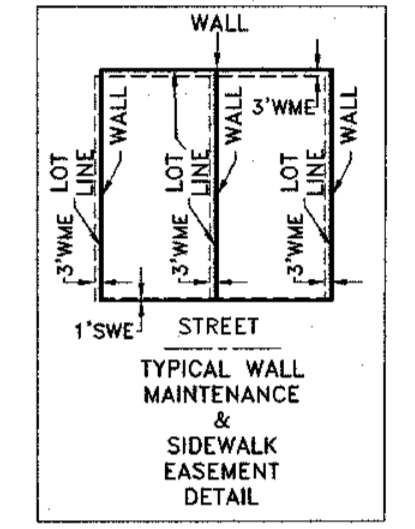
30' ELECTRIC LINE EASEMENT  
AND RIGHT-OF-WAY  
C.C.# 2002-0055907  
VOLUME 5149, PAGE 3031  
O.P.R.C.C.T.

10' TEMPORARY WORK EASEMENT  
C.C.# 20080506000549070  
O.P.R.C.C.T.

5.572 ACRES  
PAUL A. DAVIS  
C.C.# 20040615000873230  
O.P.R.C.C.T.

COUNTY ROAD NO. 90  
(A PRESCRIPTIVE RIGHT-OF-WAY)

5.84 ACRES  
TRUSTEE OF THE BLINDA COX  
MAUSEY TRUST  
C.C.# 201072724000891520  
O.P.R.C.C.T.  
DESCRIBED IN:  
VOLUME 1102, PAGE 761  
D.R.C.C.T.



- NOTES:
- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORRS ARP (PID-078882), AND DENTON CORRS ARP (PID-078986).
  - FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480850110J WITH AN EFFECTIVE DATE OF JUNE 2, 2009, AND PANEL NO. 480850120J, WITH AN EFFECTIVE DATE OF JUNE 2, 2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
  - ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT AND BUILDING SETBACK REQUIREMENTS PER HILLSIDE VILLAGE DEVELOPMENT AGREEMENT (CC# 20210805001584900 O.P.R.C.C.T.).
  - THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
  - ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE REQUIRED TO BE AN HOA "X" LOT.
  - ALL COMMON AREA/HOA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
  - NOTICE - 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.
  - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, OF THIS PROPERTY.
  - MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
  - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO THE COMMUNITY PANEL NO. 480850110J AND 480850120J, REVISED JUNE 02, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS OF DENTON OR COLLIN COUNTY, TEXAS.
  - NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.
  - FOR EACH LOT THAT HAS A RETAINING WALL BUILT WITHIN THIS PLATED AREA, A 3' WALL MAINTENANCE EASEMENT SHALL EXIST ON THE ADJOINING LOT. SEE TYPICAL WALL MAINTENANCE EASEMENT DETAIL.
  - ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	S61°49'54"E	16.50'
L2	N64°49'28"E	18.14'
L3	N5°53'43"E	31.15'
L4	S72°26'30"E	15.81'
L5	N89°07'24"E	18.00'
L6	N70°41'19"E	15.81'
L7	N89°07'24"E	59.02'
L8	N17°33'30"E	15.81'
L9	N0°52'36"W	18.00'
L10	N19°18'41"W	15.81'
L11	N0°52'36"W	61.42'
L12	N47°07'24"E	33.48'
L13	S84°52'36"E	3.43'
L14	N89°07'24"E	50.00'
L15	N89°07'24"E	55.00'
L16	S00°52'36"E	107.91'
L17	S00°52'36"E	93.61'
L18	N09°37'53"W	18.00'
L19	N39°14'17"E	19.27'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	50°04'03"	20.00'	N78°55'46"E	16.93'	17.48'
C2	21°47'12"	20.00'	S79°58'59"E	7.56'	7.61'
C3	9°00'00"	380.00'	S87°52'36"E	39.78'	39.79'
C4	9°00'00"	49.00'	S45°52'36"E	69.30'	76.97'
C5	90°14'43"	49.00'	S44°14'46"W	69.44'	77.18'
C6	2°44'12"	250.00'	S00°29'30"W	11.94'	11.94'
C7	90°00'00"	40.00'	S45°52'36"E	56.57'	62.83'
C8	90°14'43"	40.00'	S44°14'46"W	56.69'	63.00'
C9	89°45'17"	40.00'	N45°45'14"W	56.45'	62.66'
C10	90°14'43"	40.00'	S44°14'46"W	56.69'	63.00'
C11	89°45'17"	40.00'	N45°45'14"W	56.45'	62.66'
C12	90°14'43"	40.00'	N44°14'46"E	56.69'	63.00'

STATE OF TEXAS, COUNTY OF COLLIN  
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON: 04/05/2024 02:10 PM  
PLAT BOOK: 2024 PAGE: 349 - 349  
NUMBER OF PAGES: 2 AMOUNT: \$100.50  
IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE,  
COUNTY CLERK, COLLIN COUNTY, TEXAS

BY: DEPUTY

A  
**FINAL PLAT**  
OF  
**HILLSIDE VILLAGE,**  
**PHASE 1B**

**LOTS 1-33, 1X, BLOCK F;  
OUT OF THE  
COLLIN COUNTY SCHOOL  
LAND SURVEY NO. 14,  
ABSTRACT NO. 167  
IN THE  
CITY OF CELINA, COLLIN COUNTY, TEXAS**

**4.507 ACRES  
33 RESIDENTIAL LOTS  
1 HOA/OPEN SPACE LOT**

SHEET 1 OF 2



OWNER:  
WJ HILLSIDE LP  
600 N. PEARL STREET, SUITE 2350  
DALLAS, TEXAS 75201  
PHONE: (214) 880-8619

**LJA Surveying, Inc.**  
6060 North Central Expressway Suite 400  
Dallas, Texas 75206  
Phone 469.621.0710  
T.B.P.E.L.S. Firm No. 10194382  
Date: APRIL 2024 JOB NO. 0058

S:\MKT-LAND\0039\200 SURVEY\380 Mapping\PLAT CHECK\PHASE 1B\0039\PHASE-1B18.dwg 4/4/2024

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS WJ HILLSIDE, LP IS THE SOLE OWNER OF A 4.507 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY # 14, ABSTRACT NO. 167, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 71.336 ACRE TRACT OF LAND, CONVEYED TO WJ HILLSIDE, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021102024790, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 4.507 ACRE TRACT, WITH BEARING BASES BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF9882), AND DENTON CORS ARP (PID-DF9886), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 71.336 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 77.894 ACRE TRACT OF LAND CONVEYED TO VERA LUCILLE JINNS, AS RECORDED IN VOLUME 1102, PAGE 752, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF A 5.84 ACRE TRACT OF LAND CONVEYED TO THE TRUSTEE OF THE BELINDA COX MATUSEK SPECIAL TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20120724000691520, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND IN VOLUME 1102, PAGE 761, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN E. GLENDENNING PARKWAY, (A PRESCRIPTIVE RIGHT-OF-WAY);
THENCE, SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 71.336 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 77.894 ACRE TRACT, WITH SAID E. GLENDENNING PARKWAY, A DISTANCE OF 174.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 3/8" IRON ROD FOUND (BEING FOR THE COMMON SOUTHWEST CORNER OF SAID 71.336 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 20.09 ACRE TRACT OF LAND CONVEYED TO SUMMIT CENTER AT PRESTON, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019070900049596, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, A DISTANCE OF 76.31 FEET;
THENCE, OVER AND ACROSS SAID 71.336 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 21 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 218.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92 DEGREES 04 MINUTES 13 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 87.89 FEET;
ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 88.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 61 DEGREES 49 MINUTES 34 SECONDS EAST, A DISTANCE OF 18.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 64 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 18.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 63 DEGREES 53 MINUTES 45 SECONDS EAST, A DISTANCE OF 31.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92 DEGREES 04 MINUTES 09 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 78 DEGREES 55 MINUTES 46 SECONDS EAST, A DISTANCE OF 18.93 FEET;
ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 17.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES 23 SECONDS, A RADIUS OF 526.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 63 DEGREES 27 MINUTES 24 SECONDS EAST, A DISTANCE OF 136.60 FEET;
ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 135.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 80 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 843.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 72 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 15.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 09 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 18.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 70 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 15.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 89 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 59.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 47 MINUTES 12 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 79 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 7.56 FEET;
ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 7.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 111 DEGREES 47 MINUTES 12 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 55 DEGREES 01 MINUTE 01 SECOND EAST, A DISTANCE OF 82.80 FEET;
ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 87.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 291.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 17 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 15.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 18.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 19 DEGREES 18 MINUTES 41 SECONDS WEST, A DISTANCE OF 15.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 61.42 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 47 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 33.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 64 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 3.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92 DEGREES 04 MINUTES 09 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 57 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 39.79 FEET;
ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 39.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 89 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SAID HILLSIDE VILLAGE, PHASE 1A, SAID POINT BEING ON THE EAST LINE OF SAID 71.336 ACRE TRACT, SAID POINT BEING WITHIN KC ROBINSON LANE, (A PRESCRIPTIVE RIGHT-OF-WAY);
THENCE, SOUTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG SAID COMMON LINE AND WITH SAID KC ROBINSON LANE, A DISTANCE OF 380.11 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 4.507 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT WJ HILLSIDE, LP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HILLSIDE VILLAGE, PHASE 1B, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKING SPACES, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES AND FACILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED, FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS, 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 INSTALLED, IF APPROVED BY THE CITY OF CELINA, AT NO POINT SHALL ANY OVERHEAD UTILITIES BE INSTALLED ON THE SUBJECT PROPERTY, THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

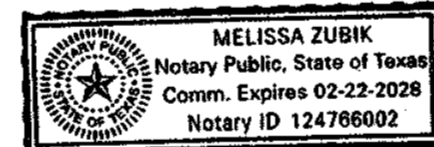
WITNESS, MY HAND, THIS 4th DAY OF April, A.D. 2024.

OWNER: WJ HILLSIDE, LP, A TEXAS LIMITED PARTNERSHIP

BY: WJ HILLSIDE GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
NAME: Christopher Jackson
TITLE: Vice President

STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED [NAME], KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS [NAME], AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4th DAY OF April, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
TYPE OR PRINT NOTARY'S NAME
MY COMMISSION EXPIRES: 2-22-2028



SURVEYORS CERTIFICATE

I, CHRIS MATTEO, OF LJA SURVEYING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8501



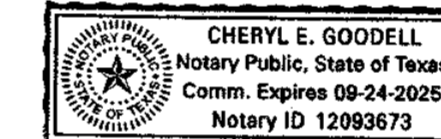
THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF April, 2024.

CHERYL E. GODDELL
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9-24-25

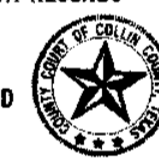


CERTIFICATE OF PLAT APPROVAL

APPROVED
Karish White
CITY DEVELOPMENT OFFICIAL
CITY OF CELINA, TEXAS
DATE: 4-4-24
WITNESS BY HAND THIS 4th DAY OF April, 2024
Alicia Harris
CITY SECRETARY, Interim
CITY OF CELINA, TEXAS



STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 04/05/2024 02:10 PM
PLAT BOOK: 2024 PAGE: 848 - 849
NUMBER OF PAGES: 2 AMOUNT: \$100.50
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE
COUNTY CLERK, COLLIN COUNTY, TEXAS



BY: [Signature] DEPUTY
Date: 4/4/24

A
FINAL PLAT
OF
HILLSIDE VILLAGE,
PHASE 1B
LOTS 1-33, 1X, BLOCK F;
OUT OF THE
COLLIN COUNTY SCHOOL
LAND SURVEY NO. 14,
ABSTRACT NO. 167
IN THE
CITY OF CELINA, COLLIN COUNTY, TEXAS

4.507 ACRES
33 RESIDENTIAL LOTS
1 HOA/OPEN SPACE LOT

SHEET 2 OF 2



OWNER:
WJ HILLSIDE LP
600 N. PEARL STREET, SUITE 2350
DALLAS, TEXAS 75201
PHONE: (214) 880-8619

LJA Surveying, Inc.
6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

Date: APRIL 2024 JOB NO. 0058