

**LEGEND**

- CHANGED IRON ROD FOUND
- ACCESS EASEMENT
- LANDSCAPE EASEMENT/SIDEWALK EASEMENT
- UTILITY EASEMENT
- WATERING EASEMENT
- WALL MAINTENANCE EASEMENT
- WHE WHE
- WATER EASEMENT
- BUILDING LINE COLLIN COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAY RECORDS, COLLIN COUNTY, TEXAS
- RECORD WORKMAN
- STREET NAME CHANGE

**NOTES**

1. SHADINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS.
2. FLOOR ZONE DISPOSITION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480301010001750, EFFECTIVE DATE OF JUNE 2, 2009. SUBJECT TRACT LIES WITHIN ZONE 2 (X) BEING AS YARDS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
3. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
4. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REVENUE AND FINANCE DEPARTMENT FOR MORE INFORMATION.

**5. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND OTHER UTILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/PLAT. THE HOA/PLAT AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE RESERVED TO BE AN "AS BUILT" LOT.**

**6. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND OTHER UTILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/PLAT. THE HOA/PLAT AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE RESERVED TO BE AN "AS BUILT" LOT.**

**7. NOTICE - SETTING A PORTION OF THE ASPHALT DRIVE AND SIDEWALKS TO BE WITHIN THE CITY'S RIGHT-OF-WAY AND IS SUBJECT TO THE CITY'S PLANNING AND PUBLIC WORKS DEPARTMENT FOR PERMITS.**

**8. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, OF THE PROPERTY.**

**9. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.**

**10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE FLOOD ZONE OF DENTON OR COLLIN COUNTY, TEXAS.**

**11. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.**

**12. FOR EACH LOT THAT HAS A RETAINING WALL WITHIN THE PLATTED AREA, THE PLATTED LOT SET TYPICAL WALL MAINTENANCE EASEMENT DETAIL SHALL APPLY TO THE SUBJECT LOT. SEE TYPICAL WALL MAINTENANCE EASEMENT DETAIL FOR MORE INFORMATION.**

**13. ALL STAIRS SET WITH A 5/8" RISE AND WITH YELLOW PLASTIC CAP STAIRS (SEE DRAWING). STAIRS OTHERWISE NOTED.**

**14. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.**

**15. SANITARY SEWER & 50" WATER LINE EASEMENT**

**16. RIGHT-OF-WAY EASEMENT**

**17. 15' SANITARY SEWER & 50" WATER LINE EASEMENT**

**18. TEMPORARY CONSTRUCTION EASEMENT**

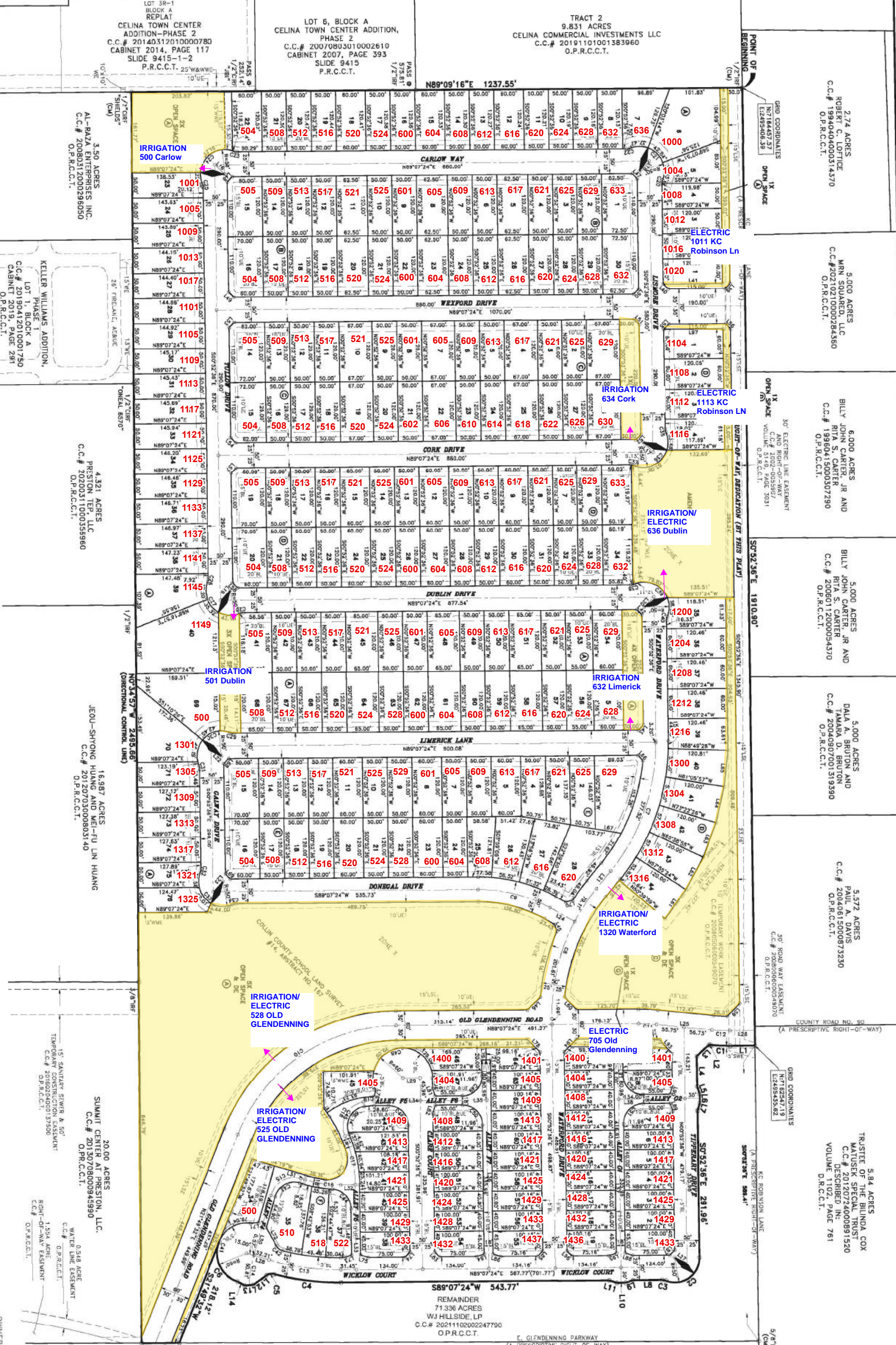
**19. RIGHT-OF-WAY EASEMENT**

**20. OFFICIAL RECORDS, COLLIN COUNTY, TEXAS**

**OWNER/DEVELOPER:**  
WJ HILLISIDE LP  
600 N. PEARL STREET, SUITE 650  
DALLAS, TEXAS 75201  
PHONE

**LJA Surveying, Inc.**  
6060 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
Phone 469.671.0710  
T.B.P.E.L.S. Firm No. 10194382

**DATE:** JUNE 2022  
**JOB NO.:** 0058



**FINAL PLAT A**

**HILLSIDE VILLAGE, PHASE 1A**

**OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167 IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS**

**66.828 ACRES**

**256 RESIDENTIAL LOTS**

**11 OPEN SPACE/HOA LOTS**

**SHEET 1 OF 2**

**77.694 ACRES**  
VERA LUCILLE JINKS  
VOLUME 1102, PAGE 752  
D.R.C.C.T.

**TRACT 2**  
9.831 ACRES  
CELINA COMMERCIAL INVESTMENTS LLC  
C.C.# 20191101001383960  
O.P.R.C.C.T.

**LOT 6, BLOCK A**  
CELINA TOWN CENTER ADDITION-PHASE 2  
C.C.# 20070803010002610  
CABINET 2007, PAGE 393  
SLIDE 9415  
P.R.C.C.T.

**LOT 3R-1**  
BLOCK A  
REPLAT  
CELINA TOWN CENTER ADDITION-PHASE 2  
C.C.# 20140312010000780  
CABINET 2014, PAGE 117  
SLIDE 9415-1-2  
P.R.C.C.T.

**3.50 ACRES**  
AL-RAZA ENTERPRISES INC.  
C.C.# 20080312000295050  
O.P.R.C.C.T.

**5.000 ACRES**  
MRN SQUARED, LLC  
C.C.# 20210210000264530  
O.P.R.C.C.T.

**6.000 ACRES**  
BILLY JOHN CARTER, JR AND RITA S. CARTER  
C.C.# 199604150000507290  
O.P.R.C.C.T.

**5.000 ACRES**  
BILLY JOHN CARTER, JR AND RITA S. CARTER  
C.C.# 20060112000054370  
O.P.R.C.C.T.

**5.000 ACRES**  
DALIA A. BRITTON AND TAMARA D. BRITTON  
C.C.# 20040907001519390  
O.P.R.C.C.T.

**5.572 ACRES**  
PAUL A. RAY  
C.C.# 20040615000073230  
O.P.R.C.C.T.

**5.94 ACRES**  
TRUSTEE OF THE BLINDA COX MATUSEK SPECIAL TRUST  
C.C.# 20120724000091520  
DESCRIBED IN VOLUME 1102, PAGE 761  
D.R.C.C.T.

**5.81 ACRES**  
REMAINDER  
71.336 ACRES  
WJ HILLISIDE LP  
C.C.# 20211102002247790  
O.P.R.C.C.T.

**5.76 ACRES**  
E. GLENDENNING PARKWAY  
(A PRESCRIPTIVE RIGHT-OF-WAY)

**5.76 ACRES**  
KC ROBNSON LANE  
(A PRESCRIPTIVE RIGHT-OF-WAY)

**5.76 ACRES**  
COUNTY ROAD NO. 50  
(A PRESCRIPTIVE RIGHT-OF-WAY)