

20.00 ACRES
SUMMIT CENTER AT PRESTON, LLC.
C.C.# 2013070800945990
O.P.R.C.C.T.

0.548 ACRE
WATER LINE EASEMENT
C.C.# O.P.R.C.C.T.

1.554 ACRE
RIGHT-OF-WAY EASEMENT
C.C.# O.P.R.C.C.T.

NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD'83)
- FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0110J WITH AN EFFECTIVE DATE OF JUNE 2, 2008, AND PANEL NO. 48085C0120J 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.
- 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 AREAS/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. 48085C0110J AND 48085C0120J, 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 PLATTED 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°49'57"E	16.51'
L2	N84°49'28"E	18.14'
L3	N53°53'49"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	33.46'
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	N00°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'	17.46'
C2	21°47'12"	20.00'	S79°58'59"E	7.56'	7.61'
C3	6°00'00"	380.00'	S87°52'36"E	39.78'	39.79'
C4	90°00'00"	49.00'	S45°52'36"E	69.30'	76.87'
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'

**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**

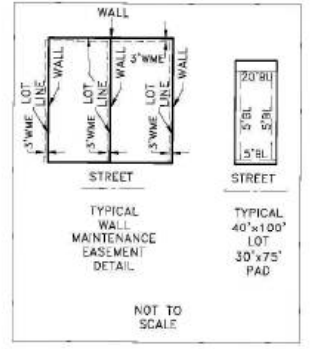
**4.507 ACRES
33 RESIDENTIAL LOTS
1 HOA/OPEN SPACE LOT**

SHEET 1 OF 2

OWNER/DEVELOPER:
WJ HILLSIDE LP
600 N. PEARL STREET, SUITE 650
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



NOT TO SCALE

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

3X OPEN SPACE

10' TEMPORARY WORK EASEMENT
C.C.# 2008050600349070
O.P.R.C.C.T.

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

5.84 ACRES
TRUSTEE OF THE BLINDA COX
MATESEK SPECIAL TRUST
C.C.# 20120724000891520
DESCRIBED IN:
VOLUME 1102, PAGE 761
D.R.C.C.T.

POINT OF BEGINNING

5/8" IRON ROD

KC ROBINSON LANE
(A PRESCRIPTIVE RIGHT-OF-WAY)

30' ROAD WAY EASEMENT
C.C.# 2008050600349070
O.P.R.C.C.T.

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

GRID COORDINATES
N:7162547.19
E:2495435.62

15' LSE

10' UE

10' UE

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