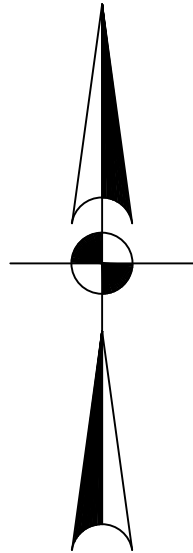


Horizontal Datum	NAD83 (NA2011) EPOCH 2010.00 (DISPLAYED IN STATE PLANE SURFACE)
Vertical Datum	NAVD88
Geoid	GEOID 12A
SURFACE ADJUSTMENT FACTOR	(TEXAS STATE PLANE SOUTH CENTRAL, US SURVEY FEET)
Grid to Surface multiply coordinates by:	1.00017
Surface to Grid multiply coordinates by:	0.9998300288950878

LIDAR FLOWN: 08-25-2023
IMAGERY FLOWN: 08-25-2023
CONVENTIONAL TOPO COMPLETED: 08-28-2023

Date: Apr 10, 2024, 1:06pm User ID: oalvarado
File: N:\CIVIL\12492-03\12492-03 CT.dwg



174.71 ACRES (TRACT 1)
RITTMANN FAMILY TRUST
DOC. #2005060373

N00°51'55" W 4282.29'

204.706 ACRES
LENNAR HOMES OF TEXAS, L.P.
DOC. No. 20230000495 O.P.R.C.C.

204.706 ACRES
(7,006 SQ. FT. MORE OR LESS)

1.17 ACRES
FEDERALES ELECTRIC
COOPERATIVE INC.
DOC. # 201106018229 O.P.R.C.C.

U.S. HIGHWAY 281
(VARIABLE WIDTH PUBLIC R.O.W.)

CONTROL# 2
SIRCTV
N: 13889265.71
E: 2155019.54
ELEV: 1260.67

R=3,982.22'
Delta=17°15'23"
CB=S02°54'20"E
CD=1,194.83'
L=1199.36'

CONTROL# 3
SIRCTV
N: 13888061.03
E: 2155189.89
ELEV: 1226.14

R=3,619.72'
Delta=12°05'40"
CB=S05°29'11"E
CD=762.66'
L=764.07'

CONTROL# 5
SIRCTV
N: 13887610.59
E: 2155235.61
ELEV: 1212.78

REMAINING PORTION 6.00 ACRES
FEDERALES ELECTRIC
COOPERATIVE INC.
VOL. 024, PG. 196 D.R.C.C.

REMAINING PORTION 43.11 ACRES (TRACT TWO)
JANICE MARE CELENCKI AND STANLEY EDWARD CELENCKI
VOL. 610, PG. 413 D.R.C.C.

R.O.W. MONUMENT (TYPE I)
1/2" I.R.
R.O.W. MONUMENT (TYPE I)
1/2" I.R.
FD. 5/8" I.R.
FD. I.R.(SHERWOOD...
FD. I.R.(RPLS4233)

1/2" I.R.

1/2" I.R.

1/2" I.R.

1/2" I.R.

1/2" I.R.

1/2" I.R.