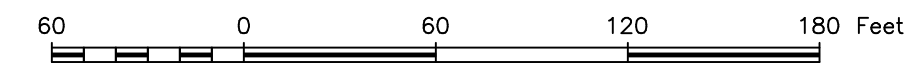
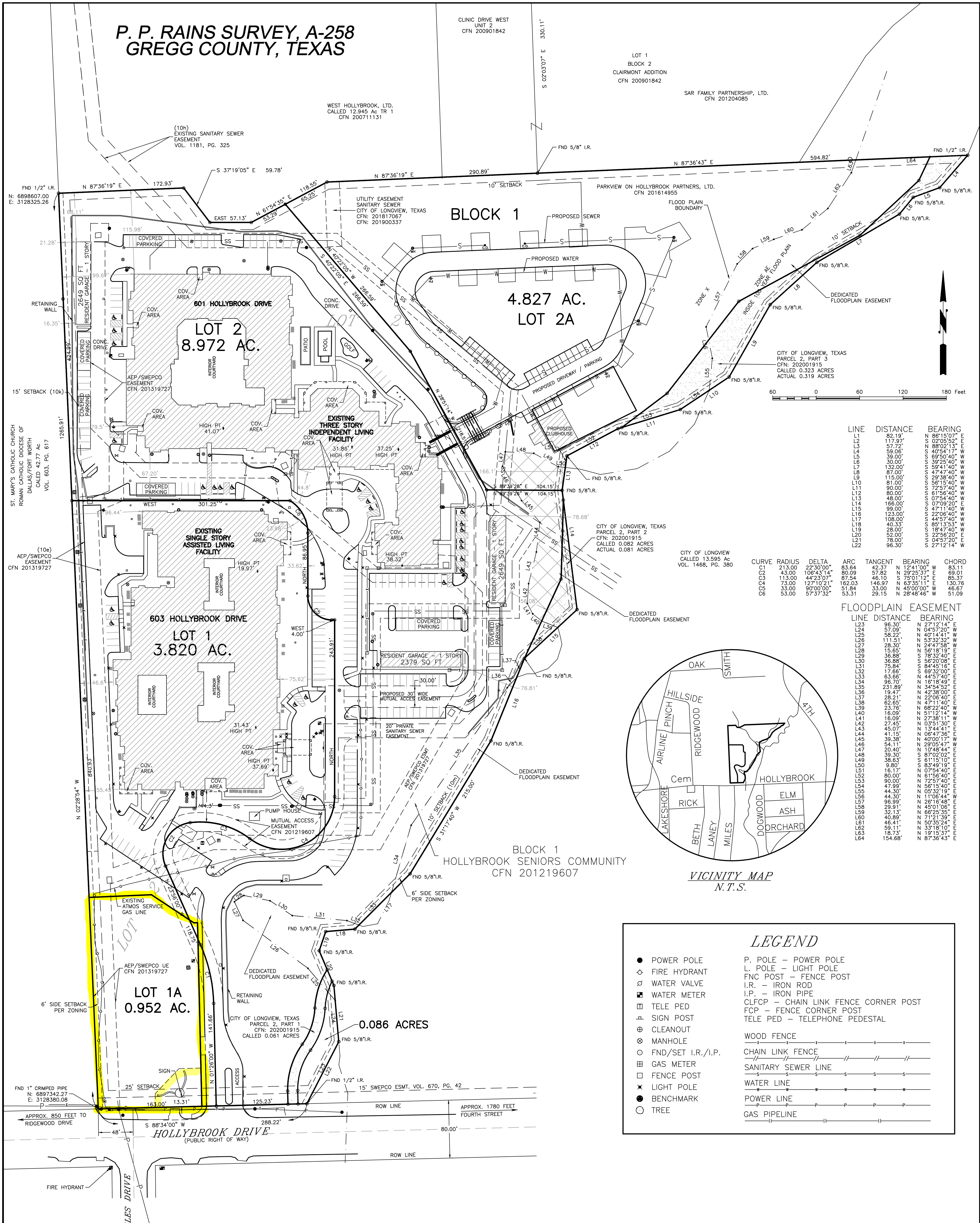


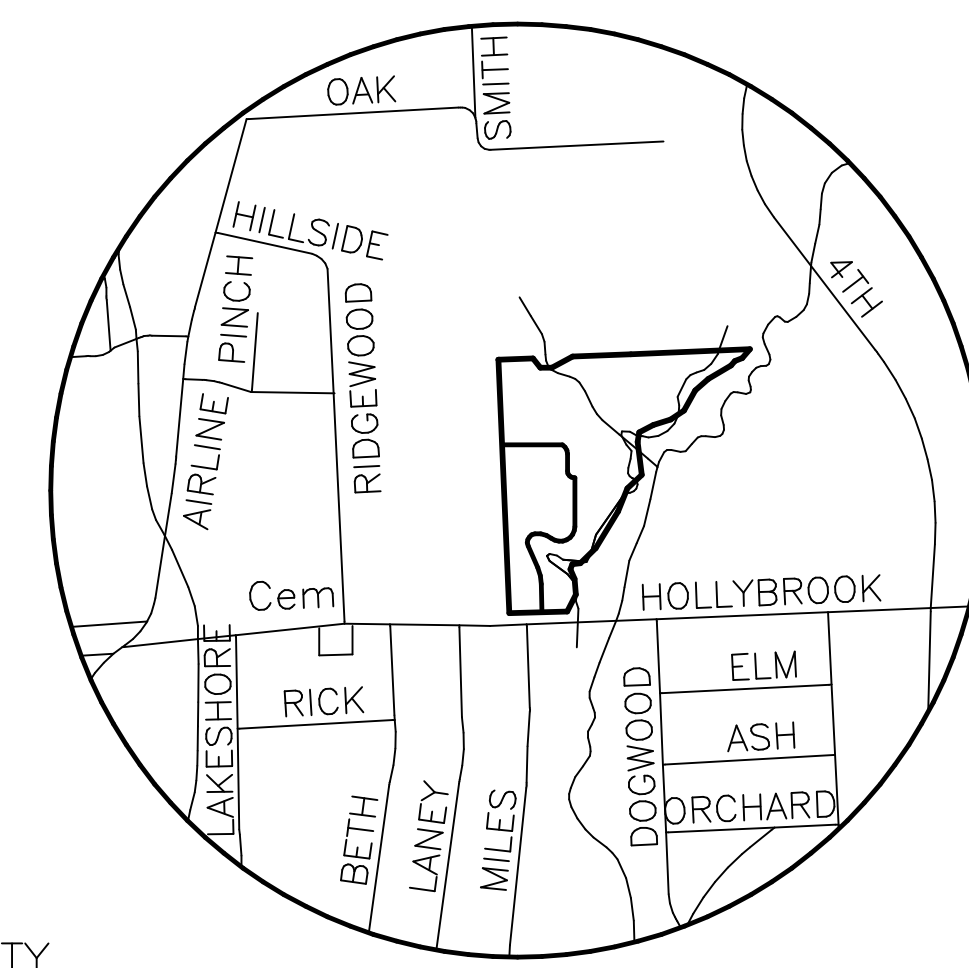
P. P. RAINS SURVEY, A-258 GREGG COUNTY, TEXAS



LINE	DISTANCE	BEARING
L1	82.19'	N 86°15'07" E
L2	117.97'	N 02°05'52" E
L3	57.72'	N 88°02'13" E
L4	39.06'	N 07°05'17" W
L5	39.00'	N 69°50'40" W
L6	30.00'	N 39°25'40" W
L7	132.00'	N 59°41'40" W
L8	87.00'	N 47°47'40" W
L9	115.00'	N 28°38'40" W
L10	81.00'	N 55°15'40" W
L11	90.00'	N 72°57'40" W
L12	80.00'	N 61°56'40" W
L13	48.00'	N 07°54'40" E
L14	166.00'	N 07°09'20" E
L15	39.00'	N 47°11'40" W
L16	123.00'	N 22°06'40" W
L17	108.00'	N 44°57'40" W
L18	40.33'	N 85°13'53" W
L19	28.00'	N 18°47'40" W
L20	52.00'	N 22°56'20" E
L21	78.00'	N 04°57'20" E
L22	96.30'	N 27°12'14" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	213.00'	22°30'00"	83.64'	42.37'	N 12°41'00" W	83.11'
C2	43.00'	106°43'14"	80.09'	57.82'	N 29°25'37" E	69.01'
C3	113.00'	44°23'07"	87.54'	46.10'	S 75°01'12" E	85.37'
C4	73.00'	127°10'21"	162.03'	148.81'	N 63°35'11" E	130.76'
C5	33.00'	90°00'00"	51.84'	33.00'	N 45°00'00" W	46.67'
C6	53.00'	57°37'32"	53.31'	29.15'	N 28°48'46" W	51.09'

LINE	DISTANCE	BEARING
L23	96.30'	N 27°12'14" E
L24	57.99'	N 04°57'20" W
L25	58.22'	N 40°14'11" W
L26	111.51'	N 33°32'32" W
L27	28.30'	N 244°7'58" W
L28	15.85'	N 56°18'19" E
L29	36.88'	N 78°32'40" W
L30	36.88'	N 56°20'08" W
L31	75.84'	N 84°43'14" W
L32	17.66'	N 69°32'00" W
L33	63.66'	N 44°57'40" W
L34	96.70'	N 18°18'49" W
L35	231.89'	N 34°54'52" W
L36	19.47'	N 42°38'00" W
L37	28.21'	N 22°06'40" W
L38	62.65'	N 47°11'40" W
L39	23.76'	N 68°22'40" W
L40	16.09'	N 51°12'14" W
L41	16.09'	N 27°38'11" W
L42	27.45'	N 03°15'30" W
L43	45.07'	N 13°44'41" W
L44	41.15'	N 06°47'36" W
L45	49.38'	N 10°48'44" W
L46	54.11'	N 29°05'47" W
L47	30.40'	N 11°06'44" W
L48	39.30'	N 87°02'02" W
L49	38.63'	N 61°15'10" W
L50	9.80'	N 83°49'14" W
L51	16.17'	N 07°54'40" W
L52	80.00'	N 61°56'40" W
L53	90.00'	N 72°57'40" W
L54	47.99'	N 58°15'40" W
L55	44.30'	N 05°32'18" W
L56	110.96'	N 11°06'44" W
L57	96.99'	N 28°16'48" W
L58	29.91'	N 45°01'06" W
L59	44.30'	N 05°32'18" W
L60	32.13'	N 66°25'35" E
L61	40.89'	N 71°21'39" W
L62	48.41'	N 50°55'24" W
L63	59.11'	N 33°18'10" W
L64	18.73'	N 19°15'37" W
L65	154.68'	N 87°36'43" W



VICINITY MAP
N.T.S.

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- ⊠ WATER METER
- ⊞ TELE PED
- ⊟ SIGN POST
- ⊕ CLEANOUT
- ⊗ MANHOLE
- FND/SET I.R./I.P.
- ⊞ GAS METER
- ⊞ FENCE POST
- ⊞ LIGHT POLE
- BENCHMARK
- TREE

P. POLE - POWER POLE
L. POLE - LIGHT POLE
FNC POST - FENCE POST
I.R. - IRON ROD
I.P. - IRON PIPE
CLFCP - CHAIN LINK FENCE CORNER POST
FCP - FENCE CORNER POST
TELE PED - TELEPHONE PEDESTAL

WOOD FENCE
CHAIN LINK FENCE
SANITARY SEWER LINE
WATER LINE
POWER LINE
GAS PIPELINE

OWNER'S STATEMENT
HOLLYBROOK SENIOR LIVING, LLC, BEING THE LEGAL OWNER OF THE 6.711 ACRE TRACT OF LAND SHOWN ON THIS PRE-SUBMISSION PROPOSAL, HEREBY DESIGNATE COLLINS SURVEYING & MAPPING, INC., AS MY AGENT, DULY AUTHORIZED TO ACT ON MY BEHALF IN MATTERS PERTAINING TO THE PLATTING OF THIS PROPERTY.

XXXXXXXXXXXXXXXXXXXX, OWNER
This _____ day of JANUARY, 2022.

"I, David R. Collins, Jr., of the State of Texas, do hereby certify that this plat is true and correct and represents the results of a survey made on the ground of a subdivision of a 18.616 acre tract. This Presubmission Proposal was made in accordance with the current procedures and practices established by the Texas Board of Professional Land Surveying, as authorized by the Professional Land Surveying Practices Act, as amended. Said tract is more particularly described in warranty deed recorded in Clerk's File No. 202001915, of the Official Public Records of Gregg County, Texas said tract being the residue of Lots 1 and 2, of Block 1, of Hollybrook Seniors Community, according to the plat of same recorded in Clerk's File No. 201219607, in said Official Public Records; all visible encroachments are shown herein. All of said subdivision is inside of the boundaries of the City of Longview, Texas. GIVEN UNDER MY HAND AND SEAL this the 25th day of January, 2022.

David R. Collins, Jr. RPLS No. 6488
Firm No. 10023000

GENERAL NOTES:

- NUMBER OF LOTS: 4 - TOTAL AREA 18.616 AC
- ZONING: GR (GENERAL RETAIL)
- BUILDING SETBACKS: PER ZONING ORDINANCE
- EROSION CONTROL DURING CONSTRUCTION SHALL BE PER CITY ORDINANCE
- DRAINAGE AND/OR DETENTION AS PER CITY OF LONGVIEW ORDINANCE
- SUBJECT PROPERTY LIES IN ITS ENTIRETY INSIDE THE CITY LIMITS OF LONGVIEW
- ALL SHOWN STRUCTURES TO BE REMOVED DURING CONSTRUCTION
- THE PURPOSE OF THIS PRE-SUBMISSION PROPOSAL IS TO REPEAT LOTS 1 AND 2, OF BLOCK 1, INTO 4 LOTS, TO DEDICATE A 20' WIDE SANITARY SEWER EASEMENT FOR PROPOSED PUBLIC SEWER LINE, AND DEDICATE A 30' WIDE MUTUAL ACCESS EASEMENT

CITY OF LONGVIEW CONTROL MONUMENTS
"CSM 1305A"
N = 6908063.670
E = 3129208.820
ELEV. = 396.69

"CSM 1308"
N = 6900968.324
E = 312351.301
ELEV. = 384.37

NOTE: SUBDIVIDING OR SELLING A PORTION OF ANY LOT DISPLAYED ON THIS DOCUMENT WITHOUT A PLAT APPROVED BY THE CITY OF LONGVIEW, TEXAS, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PRESUBMISSION PROPOSAL

REPLAT

HOLLYBROOK SENIORS COMMUNITY

4 LOTS, 1 BLOCK, 18.616 AC.
P.P. RAINS SURVEY, A-258
Gregg County, Texas
Collins Surveying & Mapping, Inc.
910 Judson Road
Longview, Texas 75601
(903) 234-8051

David R. Collins, Jr., R.P.L.S. No. 6488

Job Number: CE5746-21 Revision Date: