

STATE OF TEXAS
 COUNTY OF HILL

WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE HENRY ROSS SURVEY, ABSTRACT NO. 755, PARTIALLY IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, AND BEING ALL OF A CALLED 23.98 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 2306, PAGE 641, DEED RECORDS, HILL COUNTY, TEXAS (D.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE WESTERNMOST CORNER OF SAID 23.98 ACRE TRACT AND BEING THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 17.60 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 2199, PAGE 116, D.R.H.C.T., AND BEING IN THE EAST RIGHT-OF-WAY LINE OF ABBOTT AVENUE;

THENCE NORTH 61°06'36" EAST, WITH THE NORTHWEST LINE OF SAID 23.98 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 17.60 ACRE TRACT, AND GENERALLY ALONG A FENCE FOR A DISTANCE OF 1511.69 FEET TO A CONCRETE MONUMENT FOUND (BROKEN) FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 23.98 ACRE TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF SAID 17.60 ACRE TRACT, SAME BEING IN THE SOUTHWEST LINE OF COUNTY ROAD 3100;

THENCE SOUTH 10°01'40" EAST, WITH THE NORTHEAST LINE OF SAID 23.98 ACRE TRACT AND SAID SOUTHWEST LINE OF COUNTY ROAD 3100, A DISTANCE OF 74.26 FEET TO A 3/8" IRON ROD FOUND FOR AN ANGLE POINT;

THENCE SOUTH 30°44'58" EAST, WITH SAID NORTHEAST LINE OF 23.98 ACRE TRACT AND SAID SOUTHWEST LINE OF COUNTY ROAD 3100, A DISTANCE OF 200.42 FEET TO A TXDOT MONUMENT FOUND (BROKEN) IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE WITH THE SOUTHEAST LINE OF SAID 23.98 ACRE TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 AS FOLLOWS:

SOUTH 20°53'32" WEST, A DISTANCE OF 318.40 FEET TO A TXDOT MONUMENT FOUND (BROKEN);

SOUTH 06°49'20" WEST, A DISTANCE OF 46.02 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 40°27'27" WEST, A DISTANCE OF 853.07 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 52°51'58" WEST, A DISTANCE OF 455.01 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHERNMOST CORNER OF SAID 23.98 ACRE TRACT AND BEING IN SAID EAST RIGHT-OF-WAY OF ABBOTT AVENUE;

THENCE WITH THE WEST LINE OF SAID 23.98 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF ABBOTT AVENUE AS FOLLOWS:

NORTH 50°43'40" WEST, A DISTANCE OF 229.13 FEET TO A TXDOT MONUMENT FOUND FOR AN ANGLE POINT;

NORTH 21°12'43" WEST, A DISTANCE OF 10.98 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,334.00 FEET;

WITH SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 685.03 FEET AND CHORD BEARING AND DISTANCE OF NORTH 19°31'52" WEST, 664.94 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24.033 ACRES OF LAND.

AND DESIGNATED HEREIN AS THE RAY TECH ADDITION TO THE CITY OF HILLSBORO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHT-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE HILL COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48214C0405D, REVISED DECEMBER 20, 2019, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
- CONTOUR LINES WERE OBTAINED FROM U.S.G.S, REVISED NOVEMBER 03, 2021.

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 17, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

S. ERIK DUMAS, R.P.L.S. NO. 5371

OWNER

STATE OF TEXAS
 COUNTY OF HILL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC HILL COUNTY, TEXAS

LINE TABLE (MEASURED)				LINE TABLE (RECORDED)			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S10°01'40"E	74.26'		(L1)	S10°08'14"E	74.21'	
L2	S06°49'30"W	46.02'		(L2)	S07°02'08"W	46.10'	
L3	N21°12'43"W	10.98'					

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
C1	3°21'43"	11334.00'	685.03'	N19°31'52"W 664.94'

THE PLANNING AND ZONING COMMISSION OF THE CITY OF HILLSBORO ON _____, 2024, VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO THE CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

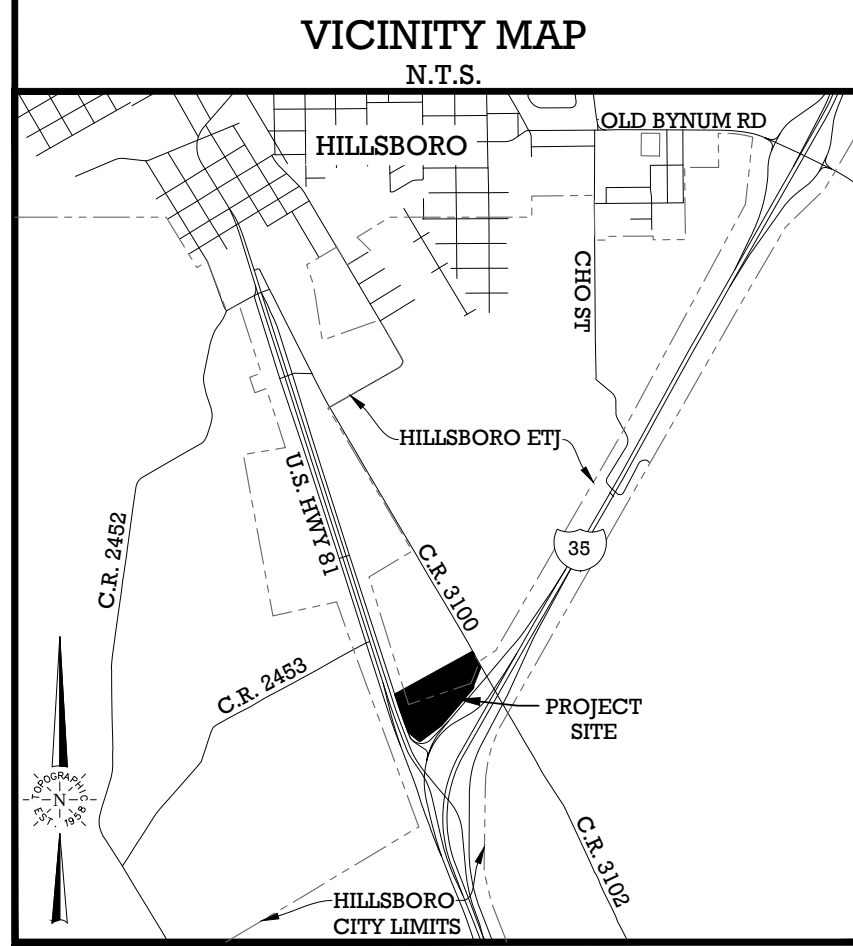
THE CITY COUNCIL OF HILLSBORO ON _____, 2024, VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO THE CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

BY: _____
 CHAIRMAN

ATTEST: _____
 SECRETARY

BY: _____
 MAYOR

ATTEST: _____
 CITY SECRETARY



LEGEND	ABBREVIATIONS	SURVEYOR	OWNER	PRELIMINARY PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT BUILDING SETBACK LINE OVERHEAD ELECTRIC ASPHALT PAVEMENT BARBED WIRE FENCE CONTOUR LINE CONCRETE MONUMENT FOUND (AS NOTED) 5/8" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" STORM DRAIN MANHOLE LIGHT POLE UTILITY POLE GUY WIRE TELEPHONE PEDESTAL UNDER GROUND CABLE MARKER SIGN MAIL BOX 	<p>O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS</p> <p>D.R.H.C.T. = DEED RECORDS, HILL COUNTY, TEXAS</p> <p>P.R.H.C.T. = PLAT RECORDS, HILL COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>CRF = CAPPED IRON ROD FOUND</p> <p>IRF = IRON ROD FOUND</p>	<p>481 WINSBOTT ROAD, SU. 200 - BENAROCK, TEXAS 79126 TELEPHONE: 817-244-0124 FAX: 817-244-7254 TEXAS FIRM REGISTRATION NO. 1062004 WWW.TOPOGRAFIC.COM</p>	<p>24 HILLSBORO, LLC. 5235 E. SOUTHERN AVE. D 106/176 MESA, ARIZONA 85206</p>	<p>LOTS 1-5, BLOCK 1 RAY TECH ADDITION AN ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS</p> <p>FILE: PP_24_HILLSBORO_20241001</p> <p>DRAFT: BWM</p> <p>DATE: 10/01/2024</p> <p>CHECK: SED</p> <p>SHEET 1 of 1</p>