

10' General Util. Esmt. Cab. F, Pg. 374

FM 3040



N 40°22'27" E ~ 17.84'

N 85°21'36" E ~ 47.63'

25' Bldg. Line Doc. No. 2012-249

Traffic signal box

N 88°02'55"

POINT OF BEGINNING

1/2" CIRF "JPH"

40' Mutual Access Esmt. Doc. No. 2012-249 (affected by Doc. No. 2012-130423)

10' Private San. Sewer Esmt. Doc. No. 2012-249 (affected by Doc. No. 2012-130425)

Remainder of Electric Transmission Line Esmt. Comm. Public Svc. Co. Vol. 1066, Pg. 79 (approx. location)

Drainage Esmt. State of Texas Vol. 2833, Pg. 280

Exist. Surface Drng. Remain ?

Lot 4R2, Block A Texas Instruments Addition (Replat) Doc. No. 2012-249 PRDCT 6.579 Ac. (286,566 Sq. Ft.)

Lot 4R1, Block A Texas Instruments Addition (Replat) Doc. No. 2012-249 PRDCT

N 01°06'32" W ~ 299.87'

10' Drainage Esmt. Doc. No. 2012-249 (affected by Doc. No. 2012-130426)

20' San. Sewer Esmt. Doc. No. 2012-17952

"Bridge" Access Drng./Utilities Revised To Underground Here Only?

West Parking - 77 Spaces (89 Potential)

Exist. Trees ? remain?

Baseball Field

Exist. Trees remain

1/2" CIRF "JPH"

S 89°06'55" W ~ 209.53'

S 74°58'37" W ~ 118.05'

60' Access Esmt. Doc. No. 2012-17950

? Grove Rd?

Exist. Surface? Drng. Remain

R=470.00'
D=14°08'18"
L=115.98'
CB=S 82°02'46" W
CD=115.68'

Meadow Glen Dr.

Parking Study - Lot 4R2

T.I.