



LINE	LENGTH	BEARING
L35	203.69'	S33°43'35\"W
L36	304.05'	S57°38'50\"E
L37	178.88'	S01°33'29\"W
L38	17.89'	N87°25'24\"W
L39	118.94'	N34°56'34\"W
L40	46.47'	N55°48'30\"E
L41	25.63'	N43°19'10\"E
L42	21.78'	N88°43'51\"E
L43	120.59'	N00°05'12\"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	55.77'	80.36'	39°45'59\"	29.06'	54.66'	N67°04'51\"W
C2	701.63'	1961.02'	20°29'59\"	354.61'	697.89'	N57°11'24\"W
C3	124.81'	159.00'	44°58'31\"	65.82'	121.63'	N39°11'35\"W
C4	755.87'	401.00'	107°59'59\"	551.93'	648.83'	N70°42'20\"W
C5	455.79'	2168.94'	12°02'25\"	228.74'	454.95'	N49°20'51\"E
C6	591.85'	1868.55'	18°08'53\"	298.43'	589.38'	S63°36'31\"E
C7	365.09'	155.00'	134°57'17\"	373.79'	286.36'	S58°09'54\"E
C8	147.99'	108.12'	78°25'32\"	88.22'	136.71'	S86°25'53\"E
C9	399.95'	155.00'	147°50'34\"	537.77'	297.87'	N55°03'02\"E
C10	423.22'	447.00'	54°14'52\"	228.98'	407.59'	N27°02'24\"E

PROPOSED
64,438 ACRES
 (2,806,822 SQ. FT.)

EAST SOUTHCROSS BLVD.
 (VARIABLE WIDTH R.O.W.)

POB

N89°57'47\"W 1985.89'

S89°54'50\"E 1745.04'

S1°41'08\"W 320.07'

S47°45'43\"W 346.03'

S3°31'18\"E 316.54'

CELCO SURVEYING
 REG. #: 10193975
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 www.celcosurveying.com

SURVEY PLAT

18018 OVERLOOK LOOP,
 SUITE 105, PMB #239
 SAN ANTONIO, TEXAS 78259

CATEGORY 1A CERTIFICATION:
 THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.
 G.P. NO.: ATD-986-60398623011844 BUYER: CHARITY STEPHENS
 TITLE CO.: XXXXXX TITLE INSURANCE CO. LENDER: N/A
 PLAN NO.: 2023-7476
 SURVEY DATE: SEPTEMBER 26, 2023

SITE ADDRESS: ## STREET NAME, CITY NAME, TEXAS
LEGAL DESCRIPTION:
 BEING A 0.836 ACRE TRACT OF LAND SITUATED IN THE 1, MORENO SURVEY, ABSTRACT NO. 26, IN MCLENNAN COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 0.93 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO DUJUAN PATYON AND DAREN COLLIER, AND RECORDED IN DOCUMENT NO. 2009017329, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

