

TOWNSEND DRIVE

N 01°20'58" E

208.57'

PARK PLACE BOULEVARD

(59' RIGHT-OF-WAY)  
Cab. J, Slide 345-347

N:7025065.19  
E:2596538.57

N 85°33'40" E

160.38'

POINT OF BEGINNING

COLUMBIA EXTRUSIONS CORPORATION  
VOL. 3812, PG. 248

N 85°57'49" E  
18.81'

1  
0.394 AC.  
17171 SF

N 41°18'37" E  
17.51'

2  
0.261 Acres  
11383 Sq. Ft.

S 01°20'58" W

S 01°20'58" W

63'

69.48'

75'

190.86'

170.81'

A=93.31

A=68.32

DALLAS GARLAND AND NEW ORLEANS RAILROAD  
(DGNO RAILROAD)  
(100' ROW)

N:7024856.69  
E:2596533.65

LOT 2  
Inst. No.  
20190000015075

4  
0.196 Acres  
8518 Sq. Feet

OLD LOT LINE

S 04°28'08" E

147.85'

Δ=7°54'07"  
R=2919.72  
A=402.67  
CB=S 70°02'03" W

BLOCK E  
E

147.85'

A=63.92

3  
0.251 Acres  
10952 Sq. Feet

41.74'

A=19.15

29.5'

Δ=18°23'54"  
R=470.50  
A=151.08  
CB=S 85°14'23" E

59|0'

10' UTILITY ESMT.

10' BUILDING LINE

10' UTILITY ESMT.

A=62.42

A=69.77

N:7025079.60  
E:2596878.70

DRAINAGE EASEMENT  
Inst. No.  
20190000015075

S 01°16'34" W  
38.50'

S 04°28'08" E

65.85'

SECTION 828  
Q100=247 CFS  
100-YR 539.68

SECTION 839  
Q100=247 CFS  
100-YR 539.88

5  
0.184 Acres  
8012 Sq. Feet

SECTION 989.9  
Q100=247 CFS  
100-YR 539.87

MIN. FF  
541.87

A=95.98

10' EROSION HAZARD SETBACK

S 35°50'56" E  
58.03'

BLOCK HOA DRAINAGE UTILITIES (MAINT.)

100 YEAR FLOOD PLAIN AND FLOODWAY EASEMENT PER BOYD HYDROLOGY, LLC STUDY, BH JOB# BH271, DATED APRIL 2018

CENTERLINE OF 100 YEAR FLOOD PLAIN AND FLOODWAY EASEMENT PER BOYD HYDROLOGY, LLC STUDY, BH JOB# BH271, DATED APRIL 2018