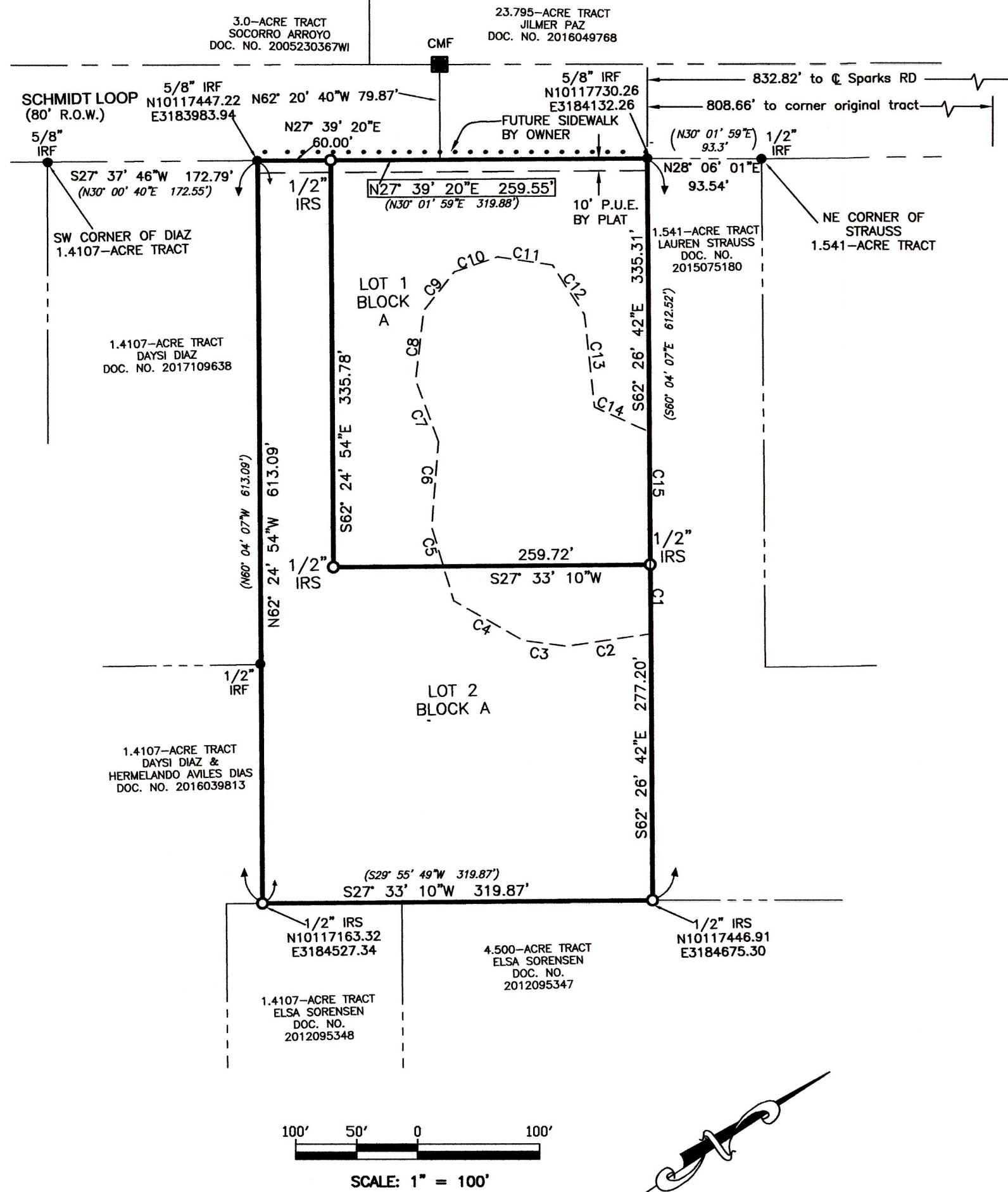


# J & R MARTINEZ SUBDIVISION

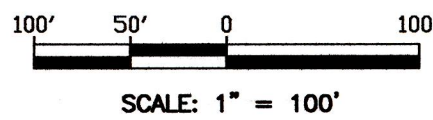
## LEGEND

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE PER RECORD
- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT FOUND
- ROW RIGHT-OF-WAY
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- CMF CONCRETE MONUMENT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... FUTURE SIDEWALK BY OWNER
- - - EASEMENT LINE

**NOTE:**  
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.

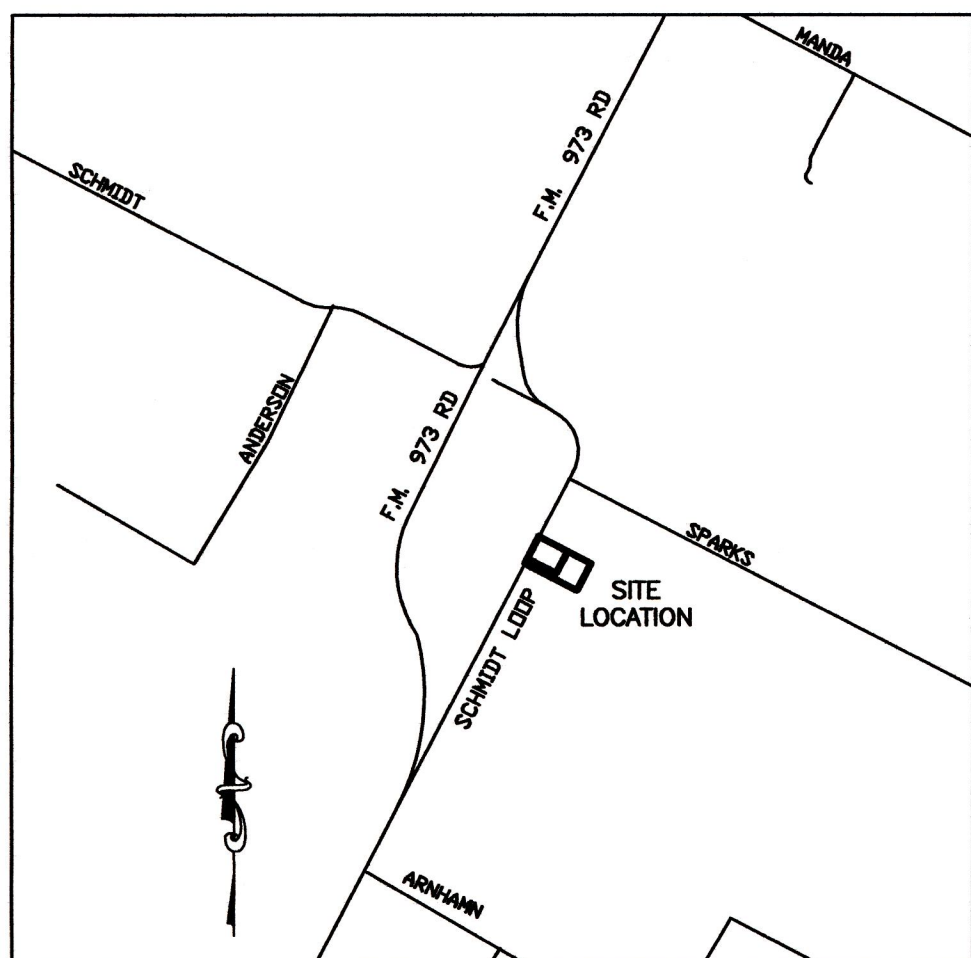


	LOT SIZE		LAND USE
LOT No.	SQ.FT.	ACRES	
LOT 1	87,119	2.000	S.F. RESIDENTIAL
LOT 2	108,794	2.498	S.F. RESIDENTIAL
TOTAL	195,914	4.498	-



### CRITICAL ENVIRONMENTAL FEATURE SETBACK LINE TABLE

Line	Bearing	Distance
C1	S62° 26' 42"E	57.20'
C2	S19° 33' 09"W	69.65'
C3	S35° 35' 31"W	36.39'
C4	S58° 03' 58"W	65.22'
C5	N78° 33' 23"W	63.50'
C6	N57° 36' 40"W	71.00'
C7	N82° 18' 45"W	53.75'
C8	N55° 29' 33"W	57.80'
C9	N23° 44' 35"W	40.91'
C10	N9° 00' 28"E	37.46'
C11	N36° 34' 56"E	45.21'
C12	N85° 25' 13"E	48.57'
C13	S68° 11' 54"E	77.03'
C14	N52° 18' 33"E	49.33'
C15	S62° 26' 42"E	109.30'



**LOCATION MAP**  
1"=2000

SHEET 3 OF 3  
PLAT PREPARATION DATE: 11-01-2021

I.T.G. ENGINEERS PROJECT NO: P20.08.05.01

**ITG** I T Gonzalez  
Engineers

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