

0 25' 50'

GRAPHIC SCALE IN FEET

1" = 50'

EXHIBIT "A"
PAGE 3 OF 3

A PLAT OF A SURVEY
OF PARCEL 103 FOR
FARM TO MARKET HIGHWAY 455
A 2,637 SQ. FT (0.0605 AC.)
TRACT OF LAND IN THE
REUBEN BEBEE SURVEY
ABSTRACT NO. 29
CITY OF SANGER
DENTON COUNTY TEXAS
NOVEMBER 11, 2016

CIRS - 1/2" IRON
ROD WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET

P.O.C.
CIRS

REUBEN BEBEE SURVEY
ABSTRACT NO. 29

OWNER:
RONALD B. BEARD &
CHERRY BEARD,
VOL. 844, PG. 7,
D.R.D.C.T.

2,637 SQ. FT.

NEW RIGHT OF
WAY LINE

STA. 254+84.71
58.00' L

LOT 1, BLOCK A
INDIAN COUNTRY
CAB. Y, PG. 293,
P.R.D.C.T.

DEDICATED R.O.W.
CAB. Y, PG. 293,
P.R.D.C.T.

P.O.B.
CIRS

N=7,183,821.60
E=2,374,141.64
STA. 252+79.64
57.54' L

1/2" CIRF
(ILLEGIBLE)
(CM)

N85°01'43"E 203.30'

N88°22'16"W 203.87'

(VARIABLE WIDTH R.O.W.)

FARM TO MARKET
HIGHWAY NO. 455
(VOL. 332, PG. 1-9, P.R.D.C.T.)

EXISTING RIGHT
OF WAY LINE

1/2" CIRF
"RPLS 4158" (CM)

3/8" IRF

DENNIS LEE ARRINGTON
& PEGGY SUE ARRINGTON
D.C.I. NO. 04-46312,
O.P.R.D.C.T.

1/4" IRF

2ND STREET

3RD STREET

EXISTING ROADWAY
INTERNAL BOUNDARY LINE
EXISTING R.O.W. LINE
NEW R.O.W. LINE
EXISTING EASEMENT LINE
NEW EASEMENT LINE
PROPERTY LINE
SURVEY LINE

LINE TABLE

NO.	DIRECTION	DIST.
L1	S03°03'29"E	24.70'
L2	N03°01'57"W	1.25'

O = 5/8 INCH IRON ROD SET WITH A PINK PLASTIC CAP STAMPED
"TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT"

(CM) = CONTROLLING MONUMENT

BD = TXDOT 4 INCH BRONZE DISK SET IN CONCRETE; TXDOT
TYPE II RIGHT OF WAY MARKER

P.O.R. = POINT OF REFERENCE

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

** THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR
DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT
TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A LOCAL
COORDINATE SYSTEM BASED ON NAD83(2011), TEXAS NORTH CENTRAL
ZONE 4202, SCALED FROM GRID TO SURFACE AT 0.0. USING A COMBINED
SCALE FACTOR OF 1.0001506300, DERIVED FROM GPS RTK OBSERVATIONS
USING THE TEXAS DEPARTMENT OF TRANSPORTATION VRS NETWORK.

THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT
BE USED FOR ANY OTHER PURPOSE

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE
DESCRIBED IN THE CONTROL SHEET, DATED DECEMBER 2016, OF THE
TXDOT RIGHT OF WAY MAPPING PROJECT CONTROL SECTION-JOB:
0816-02-031.



ERIC S. SPOONER, P.L.S. No. 5922
SPOONER & ASSOCIATES, INC.
TBPLS FIRM NO. 10054900

DATE

11-11-16