

LEGEND

CIRF CAPED IRON ROD FOUND

CMS PLASTIC CAP STAMPED "LA SURVEYING" SET

PKN OFFICIAL PUBLIC RECORDS, O.P.R.K.C.T.

BL BUILDING LINE

UE UTILITY EASEMENT

(RM) RECORD MONUMENT

GENERAL NOTES:

- BEARING DATA BEING GIVEN NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, HORSNELL PROJECTION (2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM DALLAS COORS APP (PID-D98984) AND ELLIS COORS APP (PID-D98988)
- ALL CORNERS ARE SET WITH A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING", UNLESS OTHERWISE NOTED.
- PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD ZONE DESIGNATION FROM NO. 482570155D, DATED JULY 03, 2012. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710
T.B.P. ELLS, Firm No. 10194382

OWNER/DEVELOPER:

CENTURY LAND HOLDINGS OF TEXAS, LLC

525 NORTH SAM HOUSTON PARKWAY EAST,
HOUSTON, TEXAS 77060
PHONE (832) 698-1831

REMAINDER TRACT 1
208.329 ACRES
C.C.# 2021-0224288
O.P.R.K.C.T.

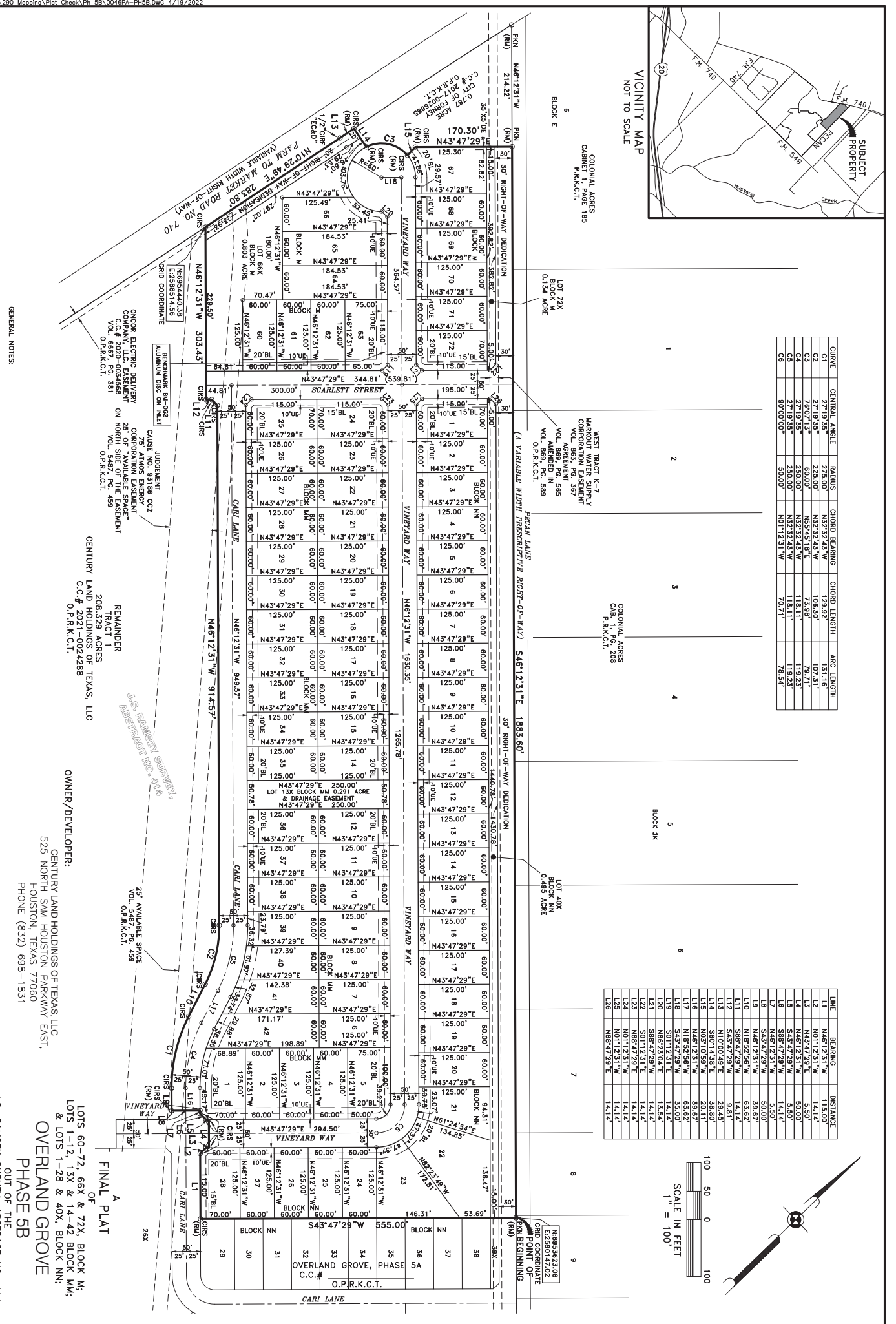
J.S. RAMSEY SURVEY, ABSTRACT NO. 414
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

OVERLAND GROVE
PHASE 5B

OUT OF THE
OF
LOTS 60-72, 66X & 72X, BLOCK M,
& LOTS 1-28 & 40X, BLOCK NN,
OVERLAND GROVE

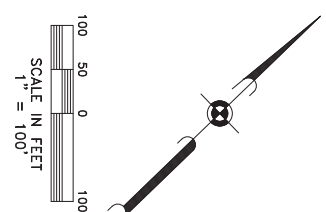
82 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
22.875 ACRES

Date: APRIL 2022 JOB NO. 0046



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	27°19'33"	225.00'	N43°29'43"W	106.50'	107.21'
C2	76°07'13"	60.00'	N45°51'18"E	73.98'	79.21'
C3	27°19'33"	290.00'	N43°29'43"W	118.11'	119.23'
C4	27°19'33"	290.00'	N43°29'43"W	118.11'	119.23'
C5	27°19'33"	290.00'	N43°29'43"W	118.11'	119.23'
C6	90°00'00"	50.00'	N01°12'31"W	70.37'	78.54'

LINE	BEARING	DISTANCE
L1	N43°47'29"E	14.14'
L2	N01°12'31"W	14.14'
L3	N43°47'29"E	5.50'
L4	N43°47'29"E	5.50'
L5	N43°47'29"E	5.50'
L6	N43°47'29"E	5.50'
L7	N43°47'29"E	5.50'
L8	N43°47'29"E	5.50'
L9	N43°47'29"E	5.50'
L10	N43°47'29"E	5.50'
L11	N43°47'29"E	5.50'
L12	N43°47'29"E	5.50'
L13	N43°47'29"E	5.50'
L14	N43°47'29"E	5.50'
L15	N43°47'29"E	5.50'
L16	N43°47'29"E	5.50'
L17	N43°47'29"E	5.50'
L18	N43°47'29"E	5.50'
L19	N43°47'29"E	5.50'
L20	N43°47'29"E	5.50'
L21	N43°47'29"E	5.50'
L22	N43°47'29"E	5.50'
L23	N43°47'29"E	5.50'
L24	N43°47'29"E	5.50'
L25	N43°47'29"E	5.50'
L26	N43°47'29"E	5.50'



LOT	BLOCK	ACRES	SQ.FT.	LOT	BLOCK	ACRES	SQ.FT.
60	M	0.172	7500	29	MM	0.172	7500
61	M	0.172	7500	30	MM	0.172	7500
62	M	0.172	7500	31	MM	0.172	7500
63	M	0.214	9325	32	MM	0.172	7500
64	M	0.254	11072	33	MM	0.172	7500
65	M	0.254	11072	34	MM	0.172	7500
66	M	0.227	9897	35	MM	0.172	7500
66X	M	0.803	34982	36	MM	0.172	7500
67	M	0.244	10528	37	MM	0.172	7500
68	M	0.172	7500	38	MM	0.172	7500
69	M	0.172	7500	39	MM	0.173	7529
70	M	0.172	7500	40	MM	0.184	8021
71	M	0.172	7500	41	MM	0.215	9363
72	M	0.200	8700	42	MM	0.256	11163
72X	M	0.134	5842	1	NN	0.200	8700
1	MM	0.223	9694	2	NN	0.172	7500
2	MM	0.172	7500	3	NN	0.172	7500
3	MM	0.172	7500	4	NN	0.172	7500
4	MM	0.172	7500	5	NN	0.172	7500
5	MM	0.212	9241	6	NN	0.172	7500
6	MM	0.172	7500	7	NN	0.172	7500
7	MM	0.172	7500	8	NN	0.172	7500
8	MM	0.172	7500	9	NN	0.172	7500
9	MM	0.172	7500	10	NN	0.172	7500
10	MM	0.172	7500	11	NN	0.172	7500
11	MM	0.172	7500	12	NN	0.172	7500
12	MM	0.172	7500	13	NN	0.172	7500
13X	MM	0.291	12695	14	NN	0.172	7500
14	MM	0.172	7500	15	NN	0.172	7500
15	MM	0.172	7500	16	NN	0.172	7500
16	MM	0.172	7500	17	NN	0.172	7500
17	MM	0.172	7500	18	NN	0.172	7500
18	MM	0.172	7500	19	NN	0.172	7500
19	MM	0.172	7500	20	NN	0.172	7500
20	MM	0.172	7500	21	NN	0.214	9336
21	MM	0.172	7500	22	NN	0.396	17239
22	MM	0.172	7500	23	NN	0.295	12855
23	MM	0.172	7500	24	NN	0.172	7500
24	MM	0.200	8700	25	NN	0.172	7500
25	MM	0.280	8700	26	NN	0.172	7500
26	MM	0.172	7500	27	NN	0.172	7500
27	MM	0.172	7500	28	NN	0.200	8700
28	MM	0.172	7500	40X	NN	0.495	21561

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FINAL PLAT
OF
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& LOTS 1-12, 13X & 14-42, BLOCK MM,
& LOTS 1-28 & 40X, BLOCK NN;
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THIS PLAT FILED IN _____

SHEET 1 OF 1