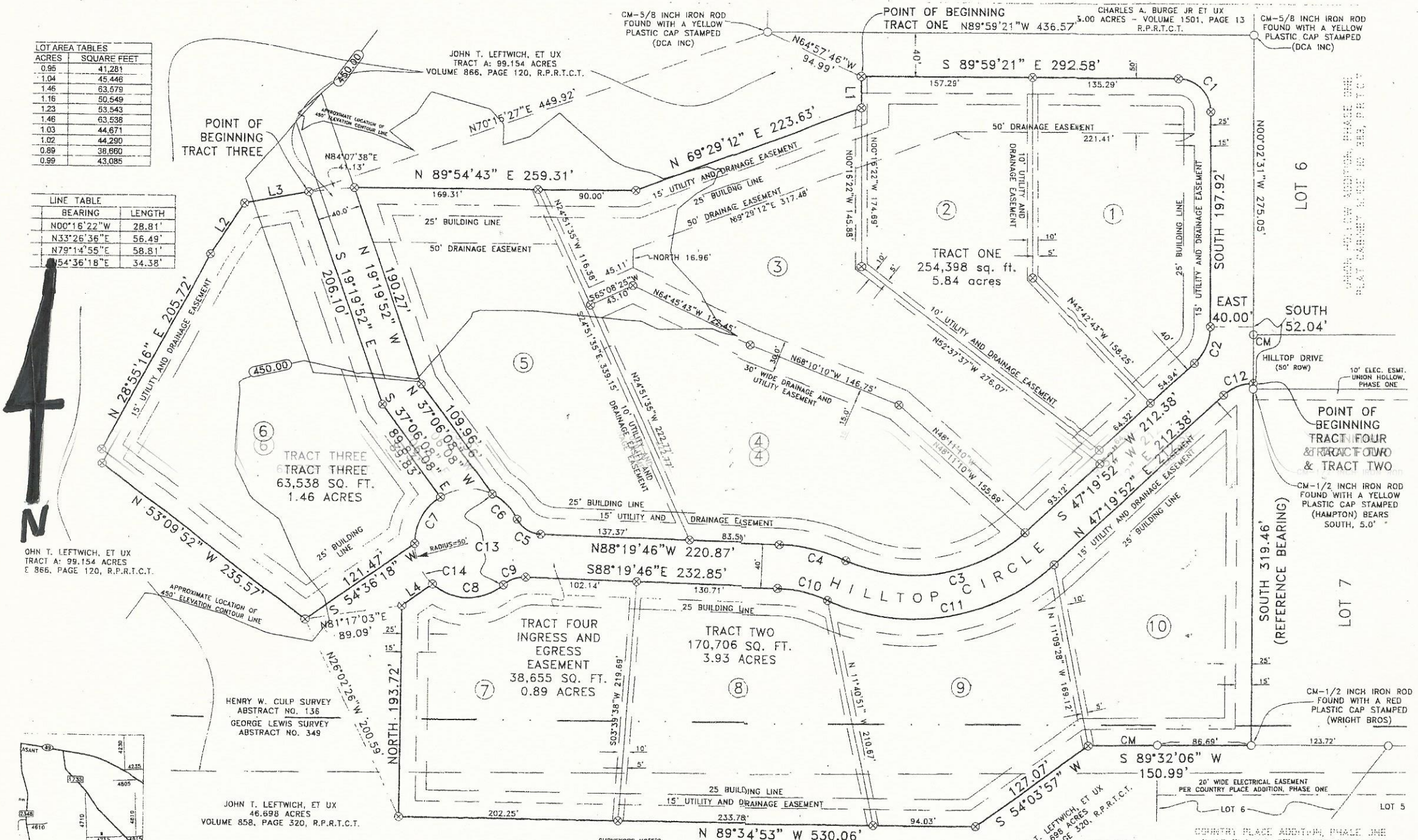


UNION HOLLOW

Phase II

ACRES	SQUARE FEET
0.95	41,281
1.04	45,446
1.46	63,579
1.16	50,549
1.23	53,543
1.46	63,538
1.03	44,671
1.02	44,290
0.89	38,660
0.99	43,085

BEARING	LENGTH
N00°16'22"W	28.81'
N33°26'36"E	56.49'
N79°14'55"E	58.81'
N54°36'18"E	34.38'



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'21"	30.00'	47.12'	S44°59'40"E	42.42'
C2	47°19'52"	45.50'	37.59'	S23°39'56"W	36.53'
C3	67°03'26"	150.00'	176.56'	S80°51'50"W	165.71'
C4	22°43'20"	160.00'	63.45'	N76°58'07"W	63.04'
C5	61°02'47"	25.49'	27.16'	N57°42'52"W	25.89'
C6	37°46'49"	50.00'	32.97'	N46°10'08"W	32.38'
C7	58°27'20"	50.00'	51.01'	S28°26'54"W	48.83'
C8	82°03'21"	50.00'	71.61'	S89°50'01"E	65.64'
C9	42°31'56"	30.00'	22.27'	N70°24'16"E	21.78'
C10	22°43'19"	120.00'	47.58'	S76°58'07"E	47.28'
C11	67°03'25"	180.00'	222.37'	N80°51'50"E	209.89'
C12	43°25'58"	40.00'	30.32'	N68°33'12"E	29.60'
C13	28°33'13"	50.00'	24.74'	N10°55'47"E	61.85'
C14	48°01'35"	50.00'	41.91'	N24°47'33"W	40.69'

SURVEYOR'S NOTE:
 1) THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE UNION HOLLOW ADDITION, PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT FILE NO. 378, PLAT RECORDS, TITUS COUNTY, TEXAS.
 2) ALL INTERIOR AND EXTERIOR LOT CORNERS ARE MARKED WITH A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED (DCA INC), EXCEPT AS SHOWN.
 3) LOT SETBACK REQUIREMENTS:
 25' FRONT SETBACK LINE
 5' INTERIOR SIDE SETBACK LINE
 25' REAR SETBACK LINE
 4) THERE IS A 5' WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL INTERIOR SIDE LOT LINES HEREON, UNLESS OTHERWISE SHOWN ON PLAT.
 5) NO PUBLIC ROADS WILL BE DEDICATED PER THIS PLAT.
 6) 40' WIDE ACCESS EASEMENT TO BE DEDICATED PER THIS PLAT.
 7) WATER WILL BE SUPPLIED BY TRI-WATER SUPPLY CORP., IF PUBLIC WATER SUPPLY IS NOT AVAILABLE THEN DIFFERENT LOT SIZES WILL BE REQUIRED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

LEGEND

CM CONTROLLING MONUMENT

○ 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED (HAMPTON)

⊗ 5/8" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED (DCA INC)

DOUG CONNALLY & ASSOC., INC.
 458 HILLCREST DRIVE
 SULPHUR SPRINGS, TEXAS 75482
 PHONE: (903) 438-1200
 FAX: (903) 438-1266
www.dougssurveying.com

FILED
 1:30 PM
 Jan 27 2004
 Sherry Mars
 Titus County Clerk

FINAL PLAT

UNION HOLLOW PHASE TWO

HENRY W. CULP SURVEY, ABSTRACT NO. 136
 GEORGE LEWIS SURVEY, ABSTRACT NO. 349

JOHN AND DONNA LEFTWICH