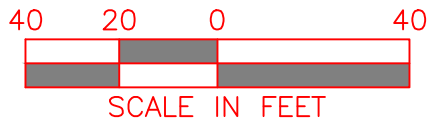


Concept

SEABORN ROAD
(CALLED A 60' RIGHT-OF-WAY)

1/2" REBAR FOUND
BEARS N70°58'51"W, 5.95'

N89°51'44"E 450



FUTURE LOT 14R3
45,626 SF
1.047 Acres

The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.

LAYOUT EXHIBIT

SEABORN CIRCLE -
EAST PONDER ESTATES

TRAVVERSE
LAND SURVEYING LLC

Surveying | Construction Staking | Platting

14200 Midway Road, Suite 130
Dallas, TX 75224 T: 469.784.9321
W: TraverseLandSurveying.com
Texas Firm No. 10194631

JOB No. TR-24-23
DATE: 2023.08.28

DRAWN BY: GLC
SCALE: 1"=40'