N 36° 32' W, 58.9'

N 21° 25' E 1308.9'

1298.18'

339.40'

RECREATION AREA

0 50 100 150

SCALE IN FEET

N 41° 42' W 208.48' 200.9'

F.M. 1113

449.0'

N 46° 04' W 137.43'

137.43

Triumph Properties Inc.

Deed Book 2010 Page 8 2.068 Acres more or less

Gulf Texland Prop. Corp.

FUTURE SHOPPING VILLAGE

207.92

200.6' Galveston Freeway Frontage Road

154.6' Almeda Genoa Drive

119.27

250.00'

60.00'

70.07'

50.00'

53.29'

1073.21'

S 21° 25' W 1075.7'

5' BUFFER ZONE

819.68'

℄ STREET "A" LOCUST DRIVE

895.10'

70.00'

232.47'

296.94'

FUTURE DEVELOPMENT

Cedar Grove DR ord: 6-17-75

820.94'

℄ STREET "B" CEDAR DRIVE

885.10'

OFFICE & RECREATION AREA

OAK Ridge DRIVE ord: 6-17-75

773.59'

℄ STREET "C" OAK DRIVE

N 21° 25' E 803.58'

378.39'

211.02'

83.44'

85.92'

249.42'

1343.5'

S 68° 35' E

994.60'

683.0'

N 68° 35' W 683.14'

℄ STREET "D" CRYSTAL DRIVE

524.5'

S 23° 02' W

514.56'

CURVE DATA

CURVE NO.		INSIDE	CENTERLINE	OUTSIDE
1	Δ	26° 53' 00"	26° 53' 00"	26° 53' 00"
	R	30.00'	50.00'	70.00'
	T	7.17'	11.95'	16.73'
	L	14.08'	23.46'	32.84'
2	Δ	63° 07' 00"	63° 07' 00"	63° 07' 00"
	R	30.00'	50.00'	70.00'
	T	18.43'	30.71'	42.99'
	L	33.05'	55.08'	77.11'
3	Δ	90° 00' 00"	90° 00' 00"	90° 00' 00"
	R	30.00'	50.00'	70.00'
	T	30.00'	50.00'	70.00'
	L	47.12'	78.54'	109.96'
4	Δ	79° 14' 00"	79° 14' 00"	79° 14' 00"
	R	30.00'	50.00'	70.00'
	T	24.83'	41.39'	57.94'
	L	41.49'	69.14'	96.80'
5	Δ	88° 23' 00"	88° 23' 00"	88° 23' 00"
	R	30.00'	50.00'	70.00'
	T	29.17'	48.61'	68.05'
	L	46.28'	77.13'	107.98'
6	Δ	91° 37' 00"	91° 37' 00"	91° 37' 00"
	R	30.00'	50.00'	70.00'
	T	30.86'	51.43'	72.00'
	L	47.97'	79.95'	111.93'
7	Δ	28° 23' 00"	28° 23' 00"	28° 23' 00"
	R	30.00'	50.00'	70.00'
	T	7.59'	12.64'	17.70'
	L	14.86'	24.77'	34.68'
8	Δ	61° 37' 00"	61° 37' 00"	61° 37' 00"
	R	30.00'	50.00'	70.00'
	T	17.89'	29.82'	41.74'
	L	32.26'	53.77'	75.28'

DEVELOPMENT DATA

TOTAL ACREAGE FOR DEVELOPMENT	32.52 Ac.
FUTURE SHOPPING CENTER	1.09 Ac.
OPEN SPACE (OFFICE, RECREATION, ENTRANCE PLAZA, BUFFER ZONE)	10.35 Ac.
STREET RIGHT-OF-WAY	4.86 Ac.
MOBILE HOME SITE ACREAGE	16.22 Ac.
TOTAL NUMBER MOBILE HOME SITES	183

182 spaces

Filed for Record ?

Approval of this first Section of Cedar Valley Estates by City Council Approved By Development as shown. for Water & Sewer Details to follow. John Carlton City Mgr. 11-4-69 See minutes of Reg. Council Meeting for Record

FINAL PLAT

CEDAR ~~VALLEY~~ GROVES ESTATES

A PLANNED MOBILE HOME COMMUNITY

SCHRICKEL, ROLLINS AND ASSOCIATES

Land Planners Engineers

DRAWN M.W.	SCALE 1" = 60'
CHECKED E.L.K.	DATE OCT., 1969
APPROVED A.W.R.	

PL – 0116