PRE-EXISTING

E. 16TH STREET

E. 16TH ST.

E. 17TH STREET

E. 18TH STREET

E. 19TH STREET

E. 20TH STREET

ALLEY

BRYAN AVENUE

CORPUS AVENUE

COTTONWOOD AVE.

DURHAM AVENUE

GOOD PRAIRIE AVENUE

HARVEST AVENUE

E. 19TH STREET

30' WIDE TEMPORARY DRE/UDE (TO BE DEDICATED BY SEPARATE INSTRUMENT)

TEMPORARY SEWER LINE EASEMENT (TO BE DEDICATED BY SEPARATE INSTRUMENT)

DRAINAGE EASEMENT (TO BE DEDICATED BY SEPARATE INSTRUMENT)

(PLAYA LAKE)
38518 SF
0.8843 Acres
DRAINAGE & STORMWATER IMPOUNDMENT EASEMENT (HEREIN DEDICATED)

(PLAYA LAKE)
131397 SF
3.017 Acres
DRAINAGE & STORMWATER IMPOUNDMENT EASEMENT (HEREIN DEDICATED)

THE OVERLOOK
LOTS 1 THROUGH 122
(P&D 2022016147)

LOTS 136-228, AMERICAN PARK ADDITION VOLUME 1831, PAGE 504

NOT PLATTED

TPE-LPL

20' GLE

10' WLE

5' WLE

9' WLE

S.01°55'00"E. 1964.42'

S.01°55'07"W. 371.89'

N.88°09'00"W.

S.88°09'00"E.

N.88°10'38"W. 1335.75'

N.01°51'00"E.

S.01°51'00"W.

N.01°51'00"E.

S.01°51'00"W.

N.88°09'00"W.

S.88°09'00"E.

N.84°26'23"W.

S.84°26'23"E.

N.84°26'23"W.

S.84°26'23"E.

N.84°48'30"E.

N.17°46'13"E.

N.20°43'38"E.

N.23°41'38"E.

N.26°39'21"E.

N.61°15'31"W.

S.61°15'31"E.

S.31°27'12"W.

N.31°27'12"E.

S.58°32'48"E.

N.58°32'48"W.

N.82°15'52"E.

N.60°41'21"E.

S.41°20'55"E.

N.31°27'12"E.

S.31°27'12"W.

N.31°27'12"E. 392.69'

628.83'

232.02'

218.74'
N.42°23'39"W.

R = 43'

R = 43'

R = 43'

R = 43'

R = 43'

1/2" IRON ROD (BENT)

SOUTH LINE OF SECTION 24
NORTH LINE OF SECTION 17

"MAG" NAIL

NORTHING: 7,243,095.64
EASTING: 900,222.12

THE SOUTHWEST CORNER OF SECTION 24, BLOCK AK BEARS N.88°10'37"W. 1300.01' FROM THIS POINT.

SECTION 24, BLOCK AK

SECTION 17, BLOCK AK

640 ACRES
RECORD OWNER: KIRKPATRICK ET AL
CCFN: 2006032608

FUTURE 55' STREET DEDICATION

25' PERSCRIPTIVE R-O-W EASEMENTS AS OCCUPIED ON THE GROUND

25' R-O-W EASEMENT, AS OCCUPIED BY PRESCRIPTIVE USE ON THE GROUND

600 BLK

700 BLK

800 BLK

900 BLK

11/22/2022

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORDING PURPOSES
11/21/22 @ 11:00 A.M.

0' 25' 50' 100' 200'

SHEET 1 OF 2

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LAND SURVEYING
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Accuracy - Efficiency - Integrity

PROPERTY OWNER: OVERLOOK LAND GROUP, LLC,