SITE
SR 1264
BROWN RD
COOL SPRINGS RD
SR 1265
US 421 N

VICINITY MAP (NTS)

Course	Bearing	Distance
L1	S 79°38'35" E	30.00'
L2	S 79°35'27" W	41.32'
L3	S 79°41'15" W	54.50'
L4	S 79°49'06" W	54.01'
L5	S 80°08'28" W	55.17'
L6	S 80°02'46" W	72.40'
L7	N 08°46'50" E	56.09'
L8	N 08°50'36" E	58.94'
L9	N 08°57'21" E	55.29'
L10	N 08°52'25" E	56.05'
L11	N 08°53'09" E	41.46'
L12	N 09°12'22" E	57.56'
L13	N 08°40'33" E	21.37'

PLAT NORTH
(REF: M.B.2022, PG.119)

N

LEGEND

NTS	NOT TO SCALE
EIP	EXISTING IRON PIPE
PP	POWER POLE
W/M	WATER METER
TB	TELEPHONE BOX
IPS	IRON PIPE SET
CP&L	TRANSFORMER
CATV	CABLE TV BOX
L. POLE	LIGHT POLE
OHPL	OVERHEAD POWER LINE
F.E.S.	FLARED END SECTION (PIPE)
RCP	REINFORCED CONC. PIPE
B.O.C.	BACK OF CURB
F.H.	FIRE HYDRANT
C\O	SEWER CLEAN OUT
EIS	EXISTING IRON STAKE
M.H.	MANHOLE
ECM	EXISTING CONCRETE MONUMENT
P.K.	PARKER KALON NAIL
X	COMPUTE POINT ONLY

N 81°01'16"E 193.23'
161.74'
31.48'

COOL SPRINGS ROAD
(60' PUBLIC R/W – SR 1265)

124.5'

②

PROPOSED DRIVE

80.0'
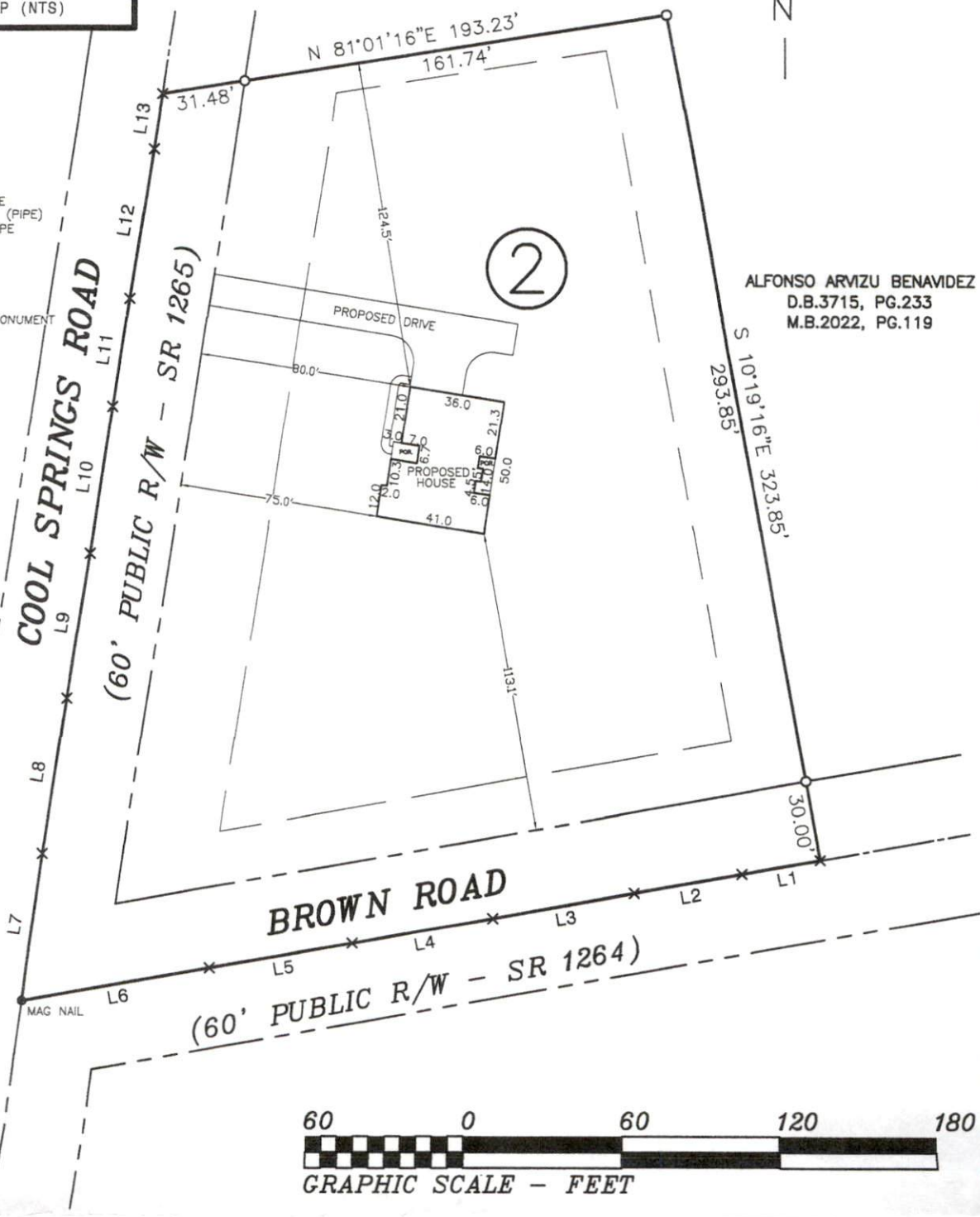
ALFONSO ARVIZU BENAVIDEZ
D.B.3715, PG.233
M.B.2022, PG.119

S 10°19'16"E 323.85'
293.85'

36.0
21.3
6.0
PROPOSED HOUSE
POR
50.0
75.0'
12.0
41.0

113.1'

30.00'

BROWN ROAD
(60' PUBLIC R/W – SR 1264)

L1 L2 L3 L4 L5 L6

MAG NAIL

L7

60	0	60	120	180

GRAPHIC SCALE – FEET
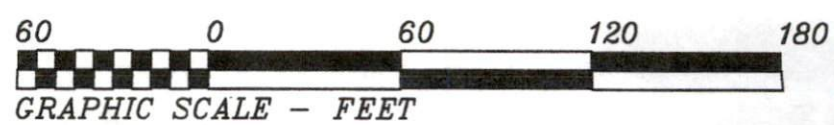
NOTE: SHOWN IS LOT 2 OF
ALFONSO ARVIZU BENAVIDEZ S/D.
REF: MB. 2022, PG.119
AREA = 1.877 ACRES GROSS
1.452 ACRES NET
660 COOL SPRINGS ROAD

NOTES:
(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO
ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS
FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE
EXISTENCE OR NON-EXISTENCE OF ANY UNDER
GROUND UTILITIES THAT MAY OR MAY NOT BE
PRESENT ON THIS SITE.

THIS IS TO CERTIFY THAT THIS MAP WAS

PRELIMINARY PLOT PLAN FOR: