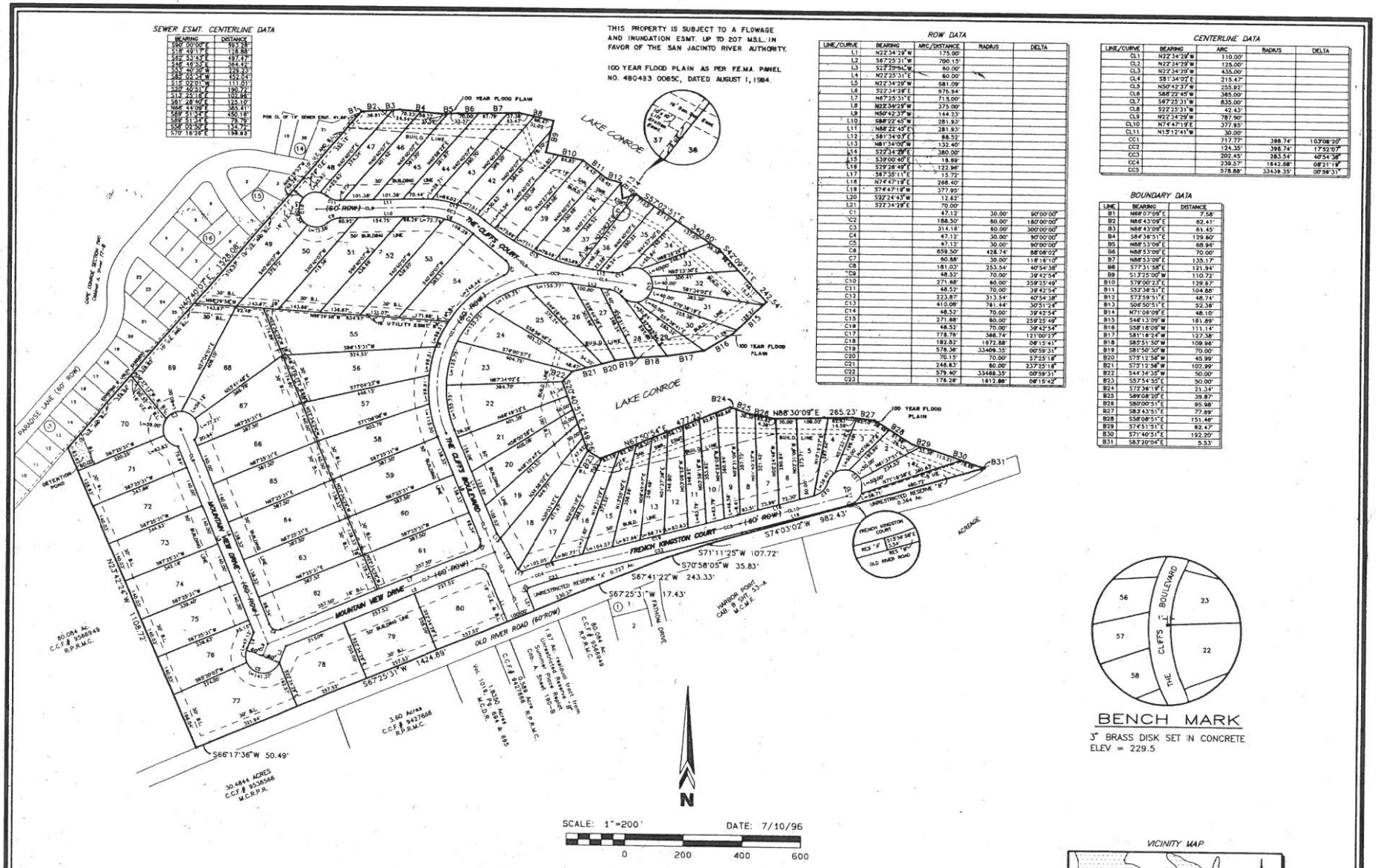

SEWER ESMT. CENTERLINE DATA		
	BEARING	DISTANCE
	S90° 00'00"E	593.28'
	S18° 49'11"E	118.88'
	S62° 23'43"E	497.47'
	S46° 48'05"E	364.42'
	S53° 40'00"W	488.63'
	S82° 02'19"W	452.04'
	S12° 02'01"W	111.01'
	S20° 40'51"E	130.72'
	S13° 25'16"E	102.95'
	S81° 48'40"E	123.10'
	N68° 44'09"E	385.41'
	S89° 51'32"E	450.18'
	S89° 51'32"E	79.70'
	S58° 02'50"E	134.77'
	S70° 19'28"E	139.83'

ROW DATA				
LINE/CURVE	BEARING	ARC/DISTANCE	RADIUS	DELTA
L1	N22°34'29"W	175.00'		
L2	S67°25'31"W	700.15'		
L3	S22°29'54"W	80.00'		
L4	N22°25'31"E	60.00'		
L5	N22°34'29"W	681.09'		
L6	S22°34'29"E	675.94'		
L7	N67°25'31"E	713.00'		
L8	N22°34'29"W	375.00'		
L9	N50°42'29"W	144.23'		
L10	S88°22'45"W	281.93'		
L11	N88°22'45"E	281.93'		
L12	S81°34'07"E	88.52'		
L13	N81°34'07"W	132.40'		
L14	S22°34'29"E	380.00'		
L15	S39°00'40"E	18.59'		
L16	S29°28'49"E	122.96'		
L17	S87°35'11"E	15.72'		
L18	N74°47'19"E	268.40'		
L19	S74°47'19"W	377.95'		
L20	S22°24'43"W	12.62'		
L21	S22°34'29"E	70.00'		
C1		47.12'	30.00'	90°00'00"
C2		188.50'	60.00'	180°00'00"
C3		314.18'	60.00'	300°00'00"
C4		47.12'	30.00'	90°00'00"
C5		47.12'	30.00'	90°00'00"
C6		659.50'	428.74'	88°08'02"
C7		80.88'	30.00'	118°18'10"
C8		181.03'	253.54'	40°54'38"
C9		48.52'	70.00'	39°42'54"
C10		271.68'	60.00'	259°25'49"
C11		48.52'	70.00'	39°42'54"
C12		223.87'	313.54'	40°54'38"
C13		410.09'	761.44'	30°51'24"
C14		48.52'	70.00'	39°42'54"
C15		271.68'	60.00'	259°25'49"
C18		48.52'	70.00'	39°42'54"
C17		778.76'	368.74'	121°00'27"
C18		182.82'	1872.88'	06°15'41"
C19		578.36'	33408.35'	00°59'31"
C20		70.15'	70.00'	57°25'18"
C21		248.83'	60.00'	237°25'18"
C22		579.40'	33488.35'	00°59'31"
C23		178.28'	1812.88'	08°15'42"

CENTERLINE DATA				
LINE/CURVE	BEARING	ARC	RADIUS	DELTA
CL1	N22°34'29"W	110.00'		
CL2	N22°34'29"W	125.00'		
CL3	N22°34'29"W	435.00'		
CL4	S81°34'02"E	215.47'		
CL5	N50°42'37"W	255.93'		
CL6	S88°22'45"W	385.00'		
CL7	S67°25'31"W	830.00'		
CL8	S22°25'31"W	42.43'		
CL9	N22°34'29"W	787.90'		
CL10	N74°47'19"E	377.85'		
CL11	N15°12'41"W	30.00'		
CC1		717.77'	398.74'	103°08'20"
CC2		124.35'	398.74'	17°52'07"
CC3		202.45'	283.54'	40°54'38"
CC4		239.57'	1642.88'	08°21'19"
CC5		578.88'	33439.35'	00°58'31"

BOUNDARY DATA		
LINE	BEARING	DISTANCE
B1	N68°07'09"E	7.58'
B2	N88°43'09"E	82.41'
B3	N88°43'09"E	61.45'
B4	S84°36'51"E	129.80'
B5	N88°53'09"E	68.96'
B6	N88°53'09"E	70.00'
B7	N88°53'09"E	135.17'
B8	S77°31'58"E	121.94'
B9	S13°25'00"W	110.72'
B10	S79°00'23"E	129.67'
B11	S52°38'51"E	104.88'
B12	S73°59'51"E	48.74'
B13	S04°50'51"E	52.38'
B14	N71°06'09"E	48.10'
B15	S46°13'09"W	181.89'
B16	S58°18'09"W	111.14'
B17	S81°18'24"W	127.38'
B18	S85°51'50"W	108.96'
B19	S81°50'30"W	70.00'
B20	S75°12'56"W	45.96'
B21	S75°12'56"W	102.99'
B22	S44°34'38"W	50.00'
B23	S57°54'55"E	50.00'
B24	S72°36'19"E	21.36'
B25	S89°08'20"E	39.87'
B26	S80°00'51"E	95.98'
B27	S83°43'51"E	77.89'
B28	S58°08'51"E	151.48'
B29	S74°51'51"E	82.47'
B30	S71°40'51"E	192.20'
B31	S83°20'04"E	5.53'

THE CLIFFS AT SOUTH SHORE

1 BLOCK * 80 RESIDENTIAL LOTS * 2 RESERVES

A SUBDIVISION OF 76.477 ACRES OF LAND
IN THE WILLIAM ATKINS SURVEY, A-3
MONTGOMERY COUNTY, TEXAS

A REPLAT OF RESERVE "A", SUMMER PLACE REPLAT
PREVIOUSLY RECORDED IN CAB. A, SHT. 190-B M.C.M.R.
CONVERTING AN UNRESTRICTED RESERVE INTO RESIDENTIAL LOTS

NOTES:

1. THERE IS A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
2. THERE IS A TEN-FOOT (10') UTILITY EASEMENT LYING FIVE-FOOT (5') EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
3. THERE IS A FIVE-FOOT (5') BUILDING LINE ON EITHER SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
4. ALL STREETS ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
5. ALL STREETS ARE 60' RIGHT-OF-WAYS.
6. UNRESTRICTED RESERVES "A" & "B" NOT FOR COMMERCIAL OR RESIDENTIAL USE.

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

OWNER: VIRGIN DEVELOPMENT IV, Ltd.
ROUTE 8, BOX 145
MONTGOMERY, TEXAS 77356

File # 9662280 Cab. I Sheet 94