

VIRGINIA PARKWAY
(VARIABLE WIDTH PUBLIC R.O.W.)

THE RESERVE AT
WESTRIDGE PHASE 19
USE: RESIDENTIAL
VOL. 2015, PG. 266
P.R.C.C.T.
ZONING: PD

LAND USE:
RESIDENTIAL

24' FIRE LANE, ACCESS, WATER,
SANITARY SEWER & DRAINAGE
EASEMENT PROP. BY OTHERS

PROP. 10'
COSERVE GAS
EASEMENT

PROP. LOT 4
BOUNDARY LINE

S0°04'12"W 269.16'

S0°04'12"W 667.91'

S0°04'12"W 667.91'

N89°55'58"W
210.20'

14.5' WATER
EASEMENT

WATER
EASEMENT
PROP. 24' FIRE
ACCESS AND
PUBLIC UTILITY
EASEMENT

LOT 1
1.88 AC / 81,932 SF
USE: RETAIL SALES / GROCERY
PARKING RATIO: 1 SPOT / 250 SF
ZONING: C2
**LAND USE: RETAIL
SALES/GROCERY**

SEWER
EASEMENT

WATER
EASEMENT
N0°18'23"W
35.50'
S89°41'37"W
39.50'

S0°18'23"E 276.80'

WATER
EASEMENT

LOT 2
1.75 AC / 76,146 SF
USE: RETAIL/RESTAURANT
PARKING RATIO: 1 SPOT / 150 SF
ZONING: C2
**LAND USE:
RESTAURANT / RETAIL**

**LAND USE:
RESTAURANT / RETAIL**

WATER EASEMENT
DRAINAGE
EASEMENT

$\Delta=28^{\circ}14'46''$
R=100.00',
L=49.30'
CB=N75°34'14"E
CD=48.80'

$\Delta=33^{\circ}28'35''$
R=100.00',
L=58.43'
CB=N72°57'20"E
CD=57.60'

SIDEWALK
EASEMENT
L=18.26'
CB=S9°10'23"E
CD=18.19'

DRAINAGE
EASEMENT

DRAINAGE
EASEMENT

GAS
EASEMENT

N0°19'01"W 160.06'

N3°30'20"E 107.13'

N3°30'20"E 42.82'

N89°41'37"E
48.96'

WATER
EASEMENT

WATER
EASEMENT

SEWER
EASEMENT

PROP. 24' FIRE
ACCESS AND
PUBLIC
UTILITY
EASEMENT

PROP. 10'
COSERVE
GAS
EASEMENT

SIDEWALK
EASEMENT

PROP. LOT 4
BOUNDARY LINE

LOT 3
3.85 AC / 167,524 SF
USE: RESTAURANT / RETAIL
ZONING: C2

**LAND USE:
RESTAURANT / RETAIL**

WATER
EASEMENT
PROP. 10'
COSERVE
GAS
EASEMENT

PROP. 12.5'
WATER
EASEMENT

PROP. 15'
WATER
EASEMENT

PROP. 24' FIRE
ACCESS AND
PUBLIC UTILITY
EASEMENT

PROP. 12.5'
WATER
EASEMENT

REMAINING PORTION OF
CALLED PLANNING AREA 11A
D. R. HORTON-TEXAS, LTD.
VOL. 6051, PG. 0044
O.P.R.C.C.T.

S COIT ROAD

(VARIABLE WIDTH PUBLIC R.O.W.)

TBM # 351
EL = 761.410

350
.990

