

TOTAL AREA	=	122.77 AC
FLOODPLAIN AREA	=	8.75 AC
LOT AREA	=	105.47 AC
ROADWAY AREA	=	8.55 AC

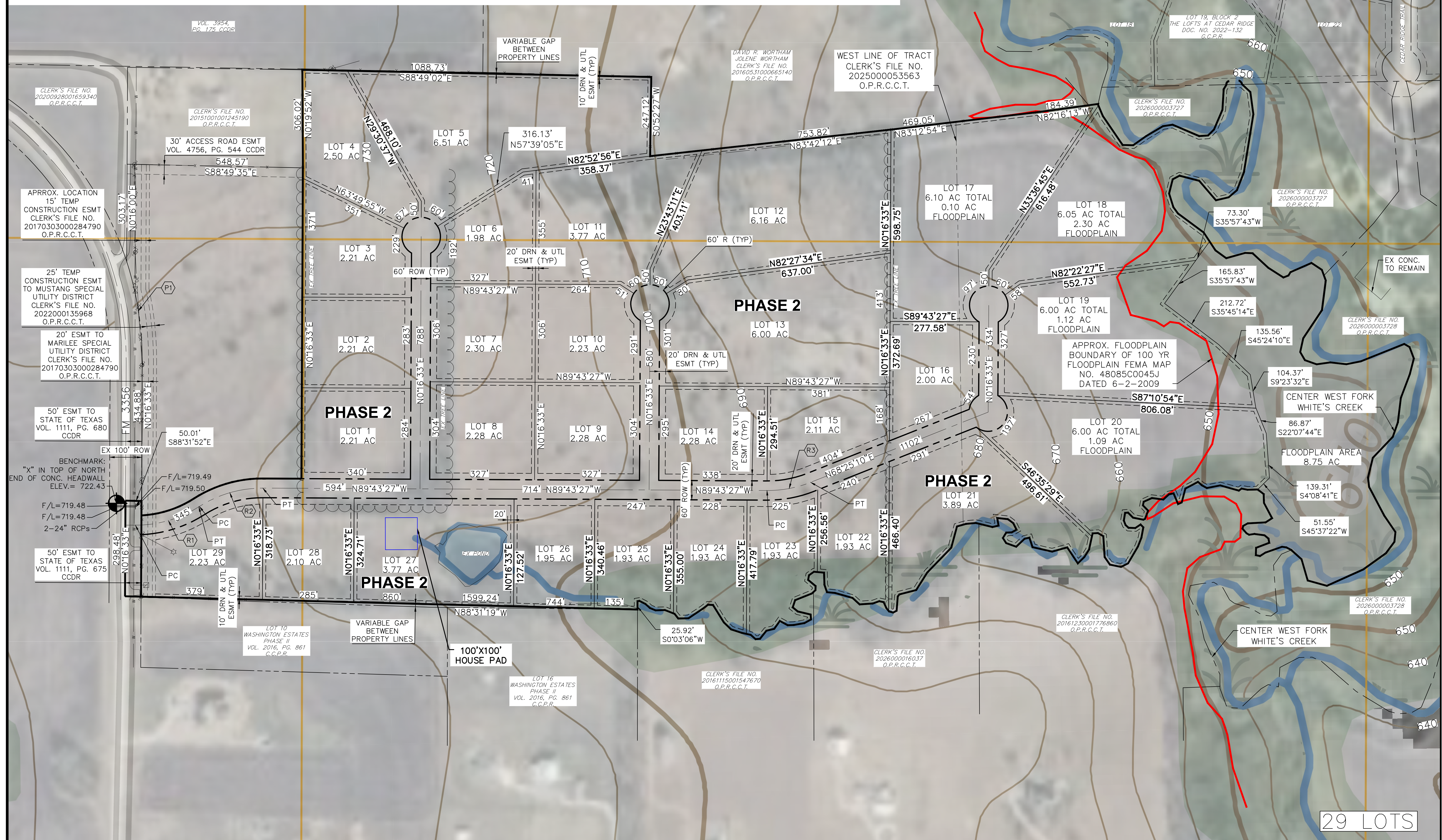
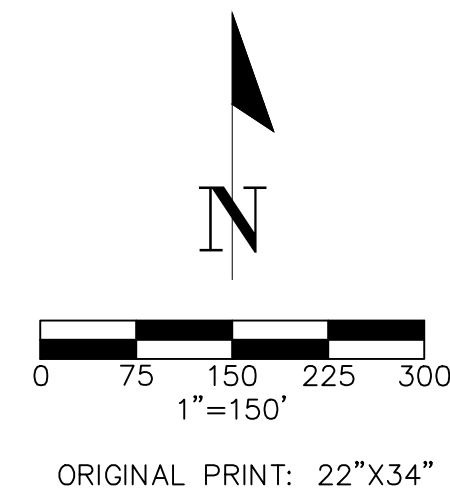
1. BOUNDARY SURVEY BY BRUCE GEER
RECEIVED 7/10/2026
2. REFERENCE BEARING FOR INTERNAL
LAYOUT IS N00°16'33"E. BEGIN THE
EAST LINE OF FM 3356. LOTS ARE
TYPICALLY PARALLEL &
PERPENDICULAR.

PROPERTY BOUNDARY CURVE DATA			
NO.	Δ	RADIUS	LENGTH
(P1)	18°08'59"	1004.93'	318.34'

ROAD C/L CURVE DATA			
NO.	Δ	RADIUS	LENGTH
(R1)	32°49'26"	365.00'	209.10'
(R2)	32°49'26"	365.00'	209.10'
(R3)	21°51'23"	365.00'	139.24'

CAUTION!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. TOMDEN ENGINEERING, LLP, IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



TOMDEN ENGINEERING, L.L.P.
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THE CLIFFS OF CEDAR RIDGE PHASE 2

Van Alstyne ETJ, Grayson County, Texas

FINAL LOT LAYOUT

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
08/14/2026

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: CSW
DATE: 08/14/2026

SHEET