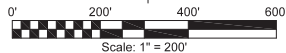


LEGEND

●	CALCULATED POINT
○	SET 1/8" IRON ROD W/CAP "TPS 100834-00"
●	FOUND SURVEY MONUMENT (DESCRIBED)
I.R.	IRON ROD
C.I.R.F.	CAPPED IRON ROD FOUND
VOL. / PG.	VOLUME / PAGE
P.R.N.C.T.	PLAT RECORDS OF NAVARRO COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NAVARRO COUNTY, TEXAS
C.F. NO.	CLERK'S FILE NUMBER
R.O.W.	RIGHT-OF-WAY
P.D.E.	PRIVATE DRIVE EASEMENT
N.T.S.	NOT TO SCALE
FND	FOUND
FNC	FENCE
ESMT.	EASEMENT
---	APPROXIMATE SURVEY LINE
- - -	EASEMENT



*SEE SHEET 2 FOR LINE, CURVE TABLE
& GENERAL NOTES.

ELDORADO RANCH ADDT.
LOT 114
VOL. 2, PG. 45
P.R.N.C.T.

JARVIS-PARIS-MURPHY CO., INC.
CALLED 104.88 ACRES
"FIRST TRACT"
VOL. 858, PG.865
D.R.N.C.T.

ELDORADO RANCH ADDT.
LOT 116
VOL. 2, PG. 45
P.R.N.C.T.

CORY TROMPLER
CALLED 134.49 ACRES
FND 1/8" I.R.
C.F. NO. 2013-003223
D.R.N.C.T.

ELDORADO RANCH ADDT.
LOT 115
VOL. 2, PG. 45
P.R.N.C.T.

C.M. NEWTON, III
CALLED 101.8 ACRES
"FIRST TRACT"
VOL. 1038, PG. 380
D.R.N.C.T.

JOHN E. NITE SURVEY
ABSTRACT NO. 610

(60' P.D.E) SUN LAND CIRCLE

(60' P.D.E) SUN LAND CIRCLE

COUNTY ROAD 4170
(30' P.O.W. VOL. 2, PG. 49)

N.T.S.
R.O.W. ESMT.
DETAIL A

N.T.S.
DETAIL D

FINAL PLAT OF THE SUN LAND ADDITION

BEING A REPLAT OF PART OF LOT 113, ELDORADO RANCH ADDITION
(VOL. 2, PAGE 45) OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS
A SUBDIVISION OF 100.3 ACRES SITUATED IN THE JOHN E. NITE SURVEY,
ABSTRACT NO. 610, NAVARRO COUNTY, TEXAS.

LOTS 1-90 & LOT X
TOTAL OF 91 LOTS
03/06/2023

OWNER/DEVELOPER
LAND BARON, INC
CHRIS@TEXASLANDBARON.COM
6060 N. CENTRAL EXPRESSWAY
5th FLOOR
DALLAS, TX 75206



TEXAS PROFESSIONAL
SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

35738-FINAL_PLAT.dwg

SHEET 1 OF 2

JAMES L. HOLMES SURVEY
ABSTRACT NO. 346