LAND USE SUMMARY

TRACT AREA :			328.93 ACRES
LAND USE:		NUMBER OF LOTS	ACREAGE
SINGLE FAMILY	:	29	: 320.70 ACRES
R.O.W. AREA	:	–	: 8.23 ACRES
TOTAL	:	29	: 328.93 ACRES

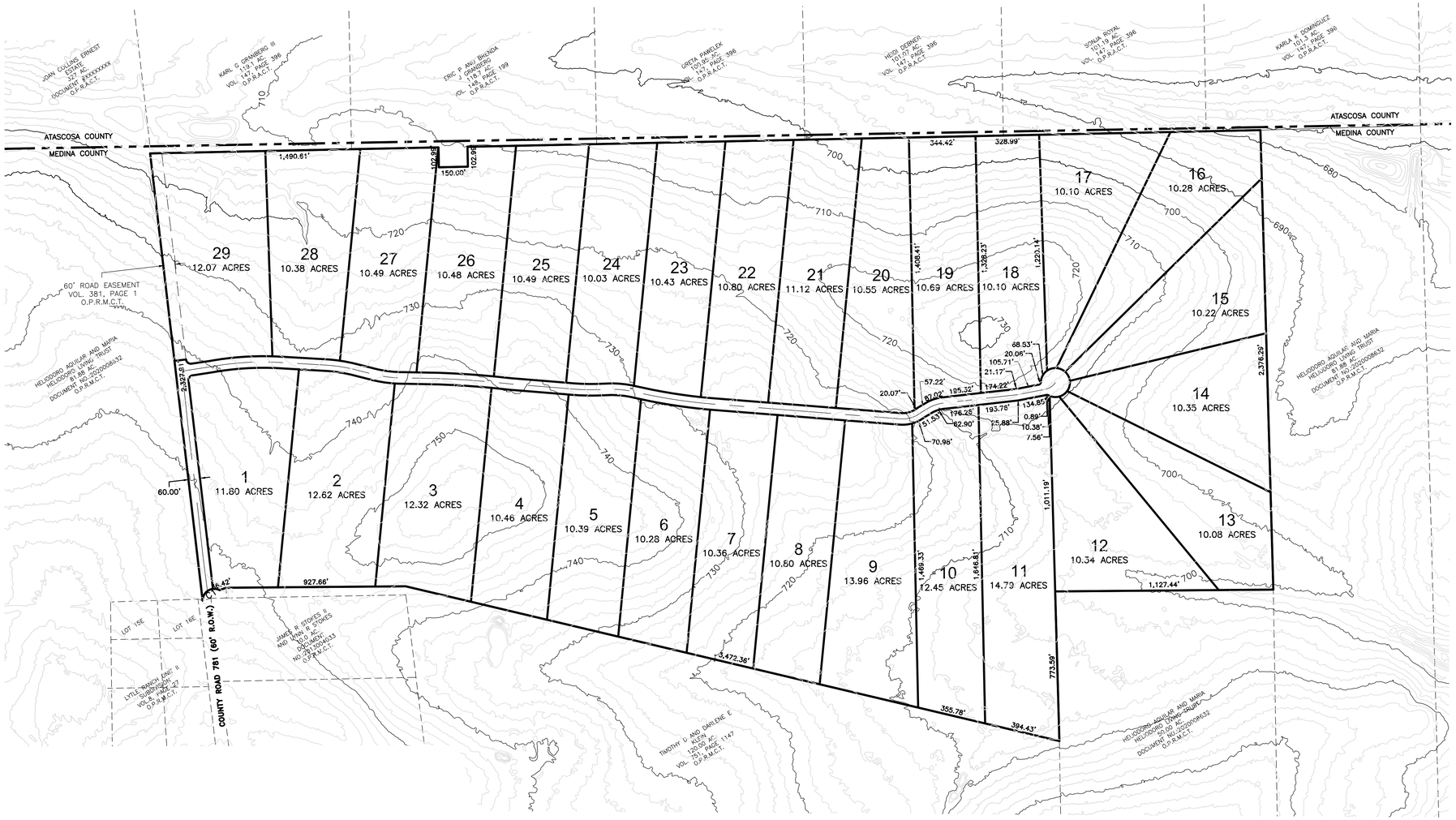
LAYOUT NOTES:

1. ALL LOTS ARE OVER 10 ACRES.
2. ALL ROW WIDTHS ARE 60 FEET WIDE.
3. CUL-DE-SAC LENGTH IS 4,569 FEET.
4. CUL-DE-SAC ROW RADIUS IS 75 FEET.

N

0' 300' 600'

SCALE 1" = 300'



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 11/09/2021

LINE TABLE		
LINE #	LENGTH	BEARING
L1	102.99'	S89°47'12"E
L2	150.00'	S0°12'48"E
L3	102.99'	N89°47'12"E
L4	36.42'	N18°43'28"W

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	60.00'	123.84'	N30°58'03"W	103.00'	100.37'	118°15'31"

PLOTTING DATE:

FILE NAME:

REVISION	DESCRIPTION	BY:	DATE:

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Kyle, Texas 78640 e-mail: quatro@quatroconsultants.com

CONCEPTUAL PLAN

330 ACRE TRACT
NATALIA, TEXAS 78059
CALDWELL COUNTY, TX

OWNER:
JOHN ED STEPAN
P.O. BOX 6309
SAN ANTONIO, TEXAS 78209

DATE: JANUARY, 2021	
PROJECT: N/A	
DRAWING'S NAME: CONCEPTUAL PLAN	
DESIGN: CDE	CHECKED: HE.jr.
DRAWN: CDE	APPROVED: HE.jr.
SHEET: 1 OF 1	