## LEGEND

PROPERTY BOUNDARY
OE — OVERHEAD ELECTRIC
EASEMENT / RIGHT-OF-WAY
FENCE
POWER POLE
ELECTRIC METER
SEPTIC CLEANOUT
WATER METER
MONUMENT FOUND (NOTED)
CALCULATED POINT
SET 5/8" REBAR W/ CAP #6349
( ) (RECORD DIMENSION)

CAMINO REAL AKA HWY 21
100' R/W

N 50°21'44" E - 243.17'
(N 50°23'04" E - 244.18')

F.O.B.
CALCULATED POSITION ON SE R/W LINE
OF CAMINO REAL AKA HWY 21
1/2" REBAR W/ CAP (LAND DESIGN) @ NWC BLOCK E
OF COTTON GATEWAY PHASE 1 BEARS S 41°08'33" E - 1.23'
1/2" REBAR BEARS S 30°49'58" E 2.11'

10.h (395/845) 45' WIDTH
10.k (2023-005591) 20' WIDTH

S 41°08'33" E - 541.75'
(S 41°08'48" E - 541.09')

COTTON GATEWAY PH 1
BLOCK E LOT 1
E/23 CCPR

POND

STOCKMEN LANE
PRIVATE DRIVE

1/2" REBAR W/ CAP
(BYRN)

1/2" REBAR W/ CAP
(BYRN)
S 63°02'19" E - 261.69'
(S 63°44'20" E - 261.36')
(ADJ. S 63°01'25" E - 261.54')

TOKYO DRIVE
80' R/W E/23 CCPR
UNDER CONSTRUCTION

TRACT 1
15.28 AC
(15.30 AC)
2023-002594

SEPTIC TANK
APARTMENT
APARTMENT
APARTMENT
APARTMENT
APARTMENT
APARTMENT

N 41°10'55" W - 2145.53'
(N 41°13'03" W - 2145.06')

SEPTIC TANK
LP/GAS TANK
ON PROPERTY LINE
MOBILE HOME

BROADWAY NAT'L BANK
300/800

BARN

MTL. BLDG

S 48°58'09" W - 26.29'
(S 48°56'01" W - 26.26')

S 48°50'36" W - 73.82'
(S 48°48'28" W - 73.74')

1/2" REBAR
W/ CAP

S 48°45'24" W - 241.71'
(S 48°45'24" W - 241.41')

1/2" REBAR

~129 SQFT
TITLE GAP

COTTON GATEWAY PH 1
BLOCK K, E/23 CCPR

WALTON TEXAS, LP
2014-004509

@25.5' PASS 0.2' NW OF
1/2" REBAR W/ CAP (BASELINE COPR) @
NWC COTTON GATEWAY PH 1 BLOCK K

### TITLE NOTES

- TRACT 1 HAS DIRECT ACCESS TO CAMINO REAL AKA HIGHWAY 21 VIA STOCKMEN LANE, A PRIVATE DRIVE.
- BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANEL 48055C0100E, EFFECTIVE JUNE 19, 2012.
- TITLE COMMITMENT BY INDEPENDENCE TITLE, GF NUMBER 2443678-WIM, EFFECTIVE DECEMBER 20, 2024.
- DATE OF FIELD SURVEY: 01/14/2025
- THE FOLLOWING SCHEDULE B ITEMS AFFECTING A PARENT PARCEL ARE BLANKET IN NATURE:
  - 10.f (338/13, 10' WIDTH AS INSTALLED)
  - 10.g (341/8, 10' WIDTH AS INSTALLED)
  - 10.i (2013-002005, 20' WIDTH AS INSTALLED)
  - 10.j (2015-005992, 20' WIDTH AS INSTALLED)
- THE FOLLOWING SCHEDULE B ITEMS AFFECTING THIS TRACT ARE BLANKET IN NATURE:
  - 10.l (140/409)

THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT JANUARY 14, 2025 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

BASIS OF BEARING:
TEXAS STATE PLANE, NAD83(11) SOUTH CENTRAL ZONE
AS DETERMINED BY GPS OBSERVATION.
DISTANCES ARE US SURVEY FEET.

120' 60' 0 120'