

(BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 MAP DATUM)

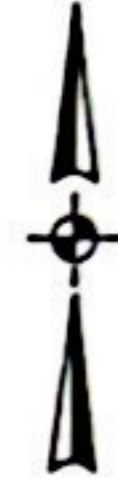
INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

INDICATES CORNER IN LAKE
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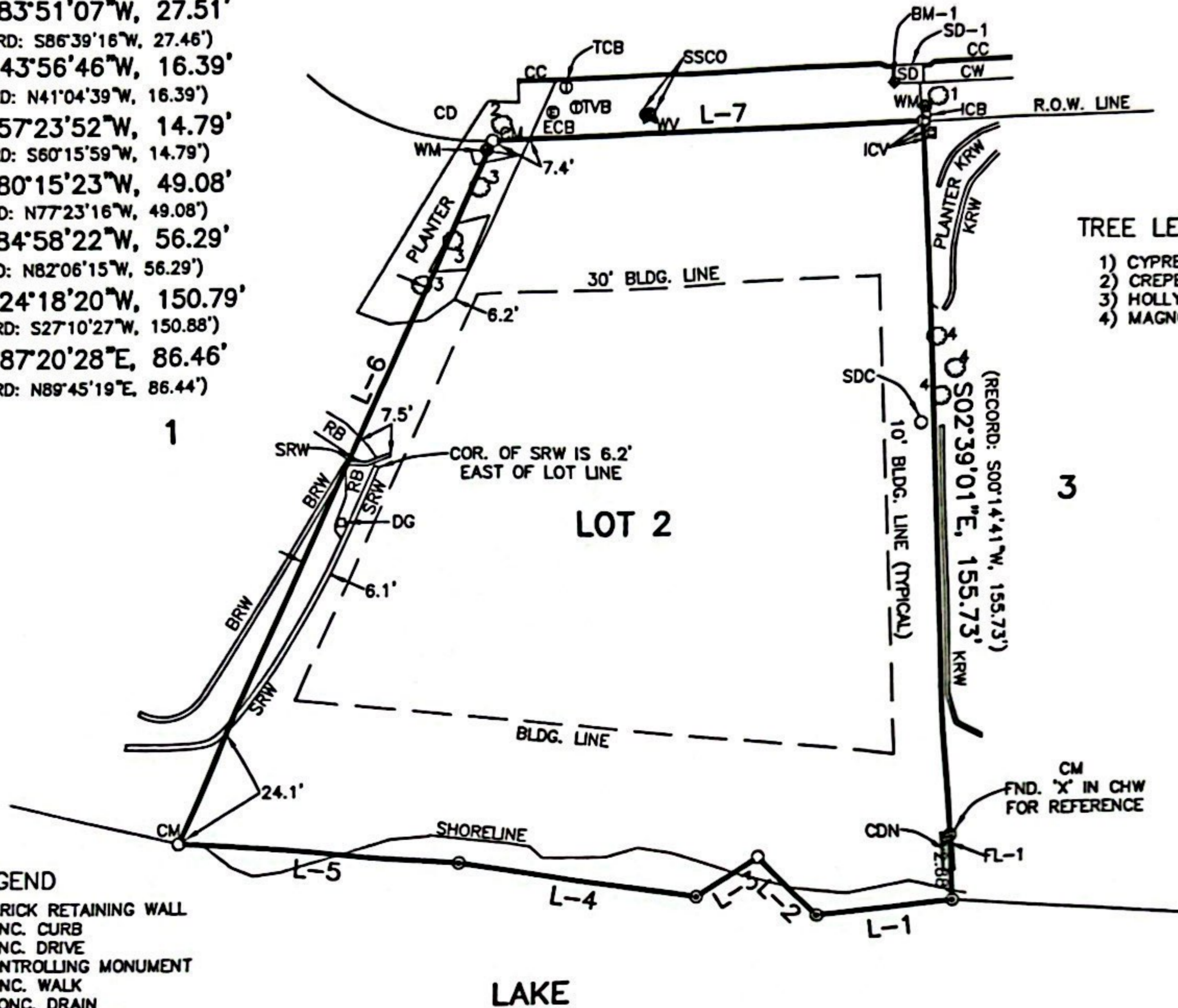
FLOWLINE ELEVATIONS
SD-1) STORM DRAIN FLOWLINE ELEV.=437.22'
FL-1) 18" PIPE FLOWLINE ELEV.=421.56'

BENCHMARK ELEVATION
BM-1) SET 'X' IN CONC. SD ELEV.=443.23'

CARLTON'S WAY (50' WIDE PRIVATE STREET)



- L-1 S83°51'07"W, 27.51'
(RECORD: S86°39'16"W, 27.46')
- L-2 N43°56'46"W, 16.39'
(RECORD: N41°04'39"W, 16.39')
- L-3 S57°23'52"W, 14.79'
(RECORD: S60°15'59"W, 14.79')
- L-4 N80°15'23"W, 49.08'
(RECORD: N77°23'16"W, 49.08')
- L-5 N84°58'22"W, 56.29'
(RECORD: N82°06'15"W, 56.29')
- L-6 S24°18'20"W, 150.79'
(RECORD: S27°10'27"W, 150.88')
- L-7 N87°20'28"E, 86.46'
(RECORD: N89°45'19"E, 86.44')



- TREE LEGEND
- 1) CYPRESS
 - 2) CREPE MYRTLE
 - 3) HOLLY
 - 4) MAGNOLIA

LEGEND

- BRW=BRICK RETAINING WALL
- CC=CONC. CURB
- CD=CONC. DRIVE
- CM=CONTROLLING MONUMENT
- CW=CONC. WALK
- CDN=CONC. DRAIN
- CHW=CONC. HEADWALL
- DG=DRAIN GRATE
- ECB=ELECTRIC CABLE BOX
- ICB=IRRIGATION CONTROL BOX
- ICV=IRRIGATION CONTROL VALVE
- KRW=KEYSTONE RETAINING WALL
- RB=ROCK BED
- SD=STORM DRAIN
- SDC=STORM DRAIN CLEANOUT
- SRW=STONE RETAINING WALL
- SSCO=SANITARY SEWER CLEANOUT
- TCB=TEL. CABLE BOX
- TVB=TV CABLE BOX
- WM=WATER METER
- WV=WATER VALVE

PLAT OF RESIDENTIAL LOT SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located at 114 Carlton's Way, Bullard, Cherokee County, Texas, and being further described as follows:

Being all of Lot 2, EAGLE'S BLUFF SUBDIVISION, SECTION 3, according to the Final Plat thereof recorded in Cabinet 'B', Slide 175, of the Plat Records of Cherokee County, Texas.

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. All easements and/or building setback lines are shown as per recorded plat and Deed Restrictions recorded in Vol. 1400, Pg. 387 and Vol. 1612, Pg. 540, C.C.D.R. Notice: this survey was completed without the benefit of an abstract of title. There may be easements or other matters not shown.

(Prepared for Dave Anderson)

Joseph K. Pollard - R.P.L.S. 6499
Job No. 23-388 10 January 2024 Scale: 1"=30'



BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

JOB NO. 23-388 DATE: 10 JANUARY 2024 SCALE: 1"=30'
2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703 TEL (903) 561-7287
T.B.P.E.L.S. FIRM NO. 10048200 www.bmstyler.com

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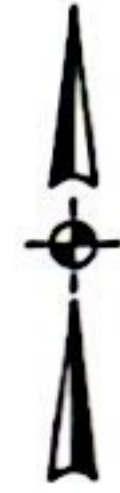
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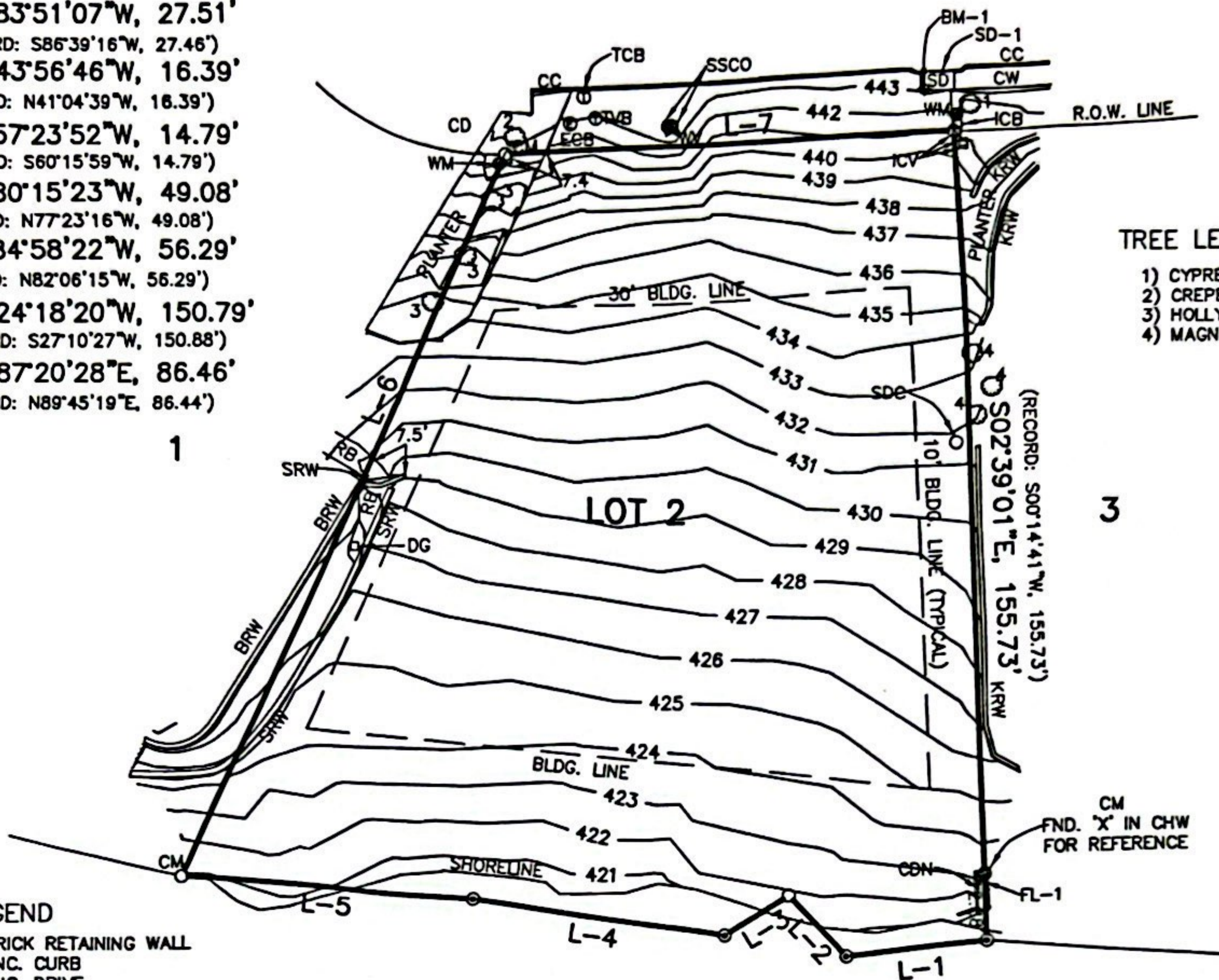
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PLAT OF TOPOGRAPHIC SURVEY

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