

GRID N: 7089880.660
 GRID E: 2708518.680
 LATITUDE: 33°05'42.575"
 LONGITUDE: -96°04'59.603"

HACKBERRY ADDITION
 SECTION TWO VOL.
 400, PG. 1101
 P.R.H.C.T.

ROBERT DON CLICK
 TO
 HAROLD L. THOMPSON ET UX
 VOL. 937, PG. 108
 P.R.H.C.T.

HACKBERRY ADDITION
 SECTION THREE VOL.
 400, PG. 1599
 P.R.H.C.T.

HACKBERRY ADDITION
 SECTION FOUR VOL.
 400, PG. 1600
 P.R.H.C.T.

RESIDUE OF
 TRACT FOUR
 DREW BARRETT
 TO HMB LAND,
 INC. VOL. 309,
 PG. 531
 R.P.R.H.C.T.

BENCHMARK
 "X" IN CONCRETE INLET
 ELEVATION.....567.28

LOT 1, BLOCK 1
 FIRE STATION NO.
 5 ADDITION VOL.
 400, PG. 1220
 P.R.H.C.T.

BLANKET EASEMENT
 MONUMENT
 1/2" IRS PASS
 AT 17.93'

PHASE II
 2.54 acres

CLICK SUBDIVISION NO. 1
 VOL. 400, PG. 217
 P.R.H.C.T.

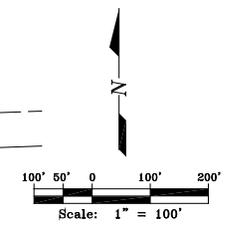
PHASE II
 3.09 acres

POINT OF BEGINNING

5/8" IRF PASS
 AT 1393.67'

GRID N: 7088326.053
 GRID E: 2708647.490
 LATITUDE: 33°05'27.171"
 LONGITUDE: -96°04'58.745"

16.552 ACRES NOMB TEXAS
 NATIONAL BANK, ET AL TO
 GREENVILLE ECONOMIC DEVELOPMENT
 CORPORATION VOL. 198, PG. 72
 R.P.R.H.C.T.



PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	REVISION/DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	JOB NO.
AJD	AJD	XXX 2008	1"=100'-0"	05-111

PROJECT INFORMATION
COTTONWOOD SUBDIVISION
GREENVILLE, TEXAS

OWNER

A Professional Engineering Corporation
 111 E. Virginia Street, Suite 210
 McKinney, Texas 75069 972.342.6053 Voice
 www.clbengineers.com 972.342.6022 Fax



OVERALL LAYOUT

C1
1C

Drawing name: X:\01-Archives\05-PROJECTS\05-111 Cottonwood Subdivision\05-111.dwg Printed on: Mar 08, 2010 - 11:21am

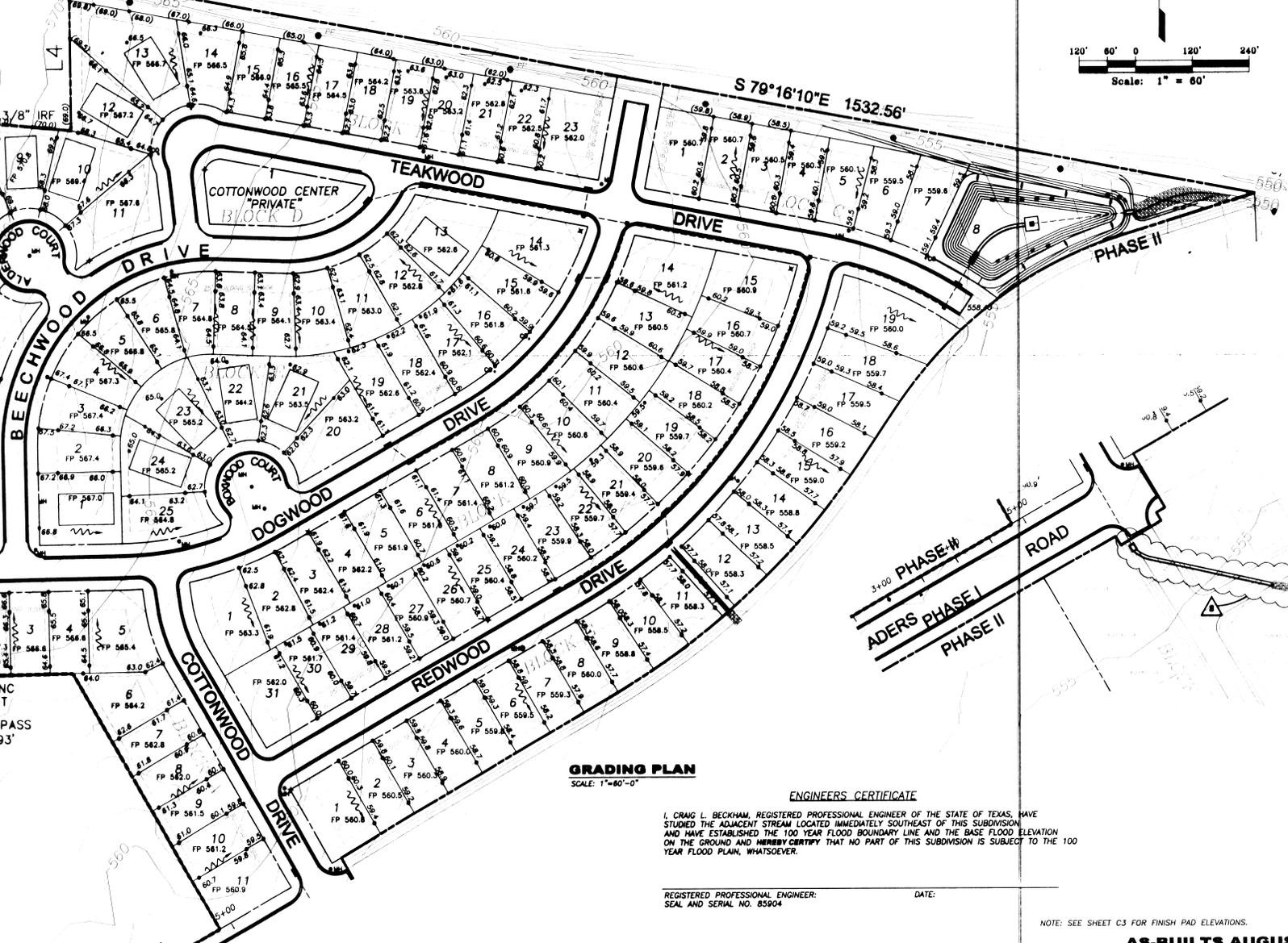
IRS PASS
T 36.67

HACKBERRY DRIVE
N 00°57'32"W 718.42'

HIGHWAY NO. 178400

FOUND CONC MONUMENT
1/2" IRS PASS
AT 17.93'

FOUND
CONCRETE
MONUMENT



GRADING PLAN
SCALE: 1"=60'-0"

ENGINEERS CERTIFICATE

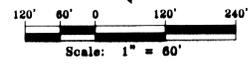
I, CRAIG L. BECKHAM, REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF TEXAS, HAVE STUDIED THE ADJACENT STREAM LOCATED IMMEDIATELY SOUTHEAST OF THIS SUBDIVISION AND HAVE ESTABLISHED THE 100 YEAR FLOOD BOUNDARY LINE AND THE BASE FLOOD ELEVATION ON THE GROUND AND HEREBY CERTIFY THAT NO PART OF THIS SUBDIVISION IS SUBJECT TO THE 100 YEAR FLOOD PLAN, WHATSOEVER.

REGISTERED PROFESSIONAL ENGINEER:
SEAL AND SERIAL NO. 85904

DATE:

NOTE: SEE SHEET C3 FOR FINISH PAD ELEVATIONS.

AS-BUILTS AUGUST 2008



A Professional Engineering Corporation
984 S. Coates Street, Suite 115
McAllen, Texas 78501
www.abeng.com



PROJECT NAME:
COTTONWOOD SUBDIVISION
GREENVILLE, TEXAS

SHEET TITLE:
GRADING PLAN

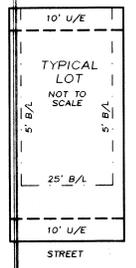
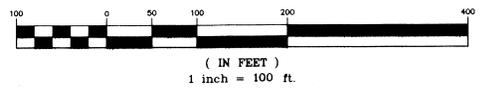


JOB NO.: 05-111
DRAWN BY: AJO
DATE: DEC 2005
SCALE: AS SHOWN
SHEET **C6A**
OF **16C**

NAD 83
N 7090079.389045
E 2708541.869605

NOTE:
"DE" - DRAINAGE EASEMENT
"UE" - UTILITY EASEMENT
"BL" - BUILDING LINE

GRAPHIC SCALE



NAD 83
N 7089754.832007
E 2710039.672181



LINE	LENGTH	BEARING
L1	24.27	S 06°30'37" E
L2	25.00	S 64°27'04" W
L3	24.27	N 06°30'37" W
L4	27.33	S 28°17'04" E
L5	4.39	S 42°00'37" E
L6	2.39	S 42°00'37" E
L7	8.41	N 41°17'31" W
L8	13.00	N 61°29'29" W
L9	13.00	S 28°30'31" E
L10	80.00	N 61°29'29" E
L11	13.00	S 28°30'31" E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	207.05	250.00	201.18	S 24°15'48" W
C2	183.19	250.00	160.31	S 66°41'23" W
C3	35.63	250.00	35.60	S 89°28'23" W
C4	48.82	50.00	44.85	S 72°31'02" W
C5	123.14	150.00	100.08	N 56°20'04" E
C6	13.32	400.00	13.39	N 13°11'08" E
C7	330.54	400.00	321.22	N 37°42'02" E
C8	2.22	400.00	2.22	N 61°38'03" E
C9	150.83	400.00	149.84	N 72°36'43" E
C10	50.56	400.00	50.53	N 47°02'11" E
C11	76.83	200.00	78.96	S 77°42'48" E
C12	582.81	670.00	546.23	N 37°28'06" E
C13	26.22	500.00	8.22	N 72°14'53" W
C14	213.89	500.00	190.87	N 62°02'04" E
C15	24.33	430.00	24.33	N 89°02'12" E
C16	46.62	30.00	44.68	S 22°02'56" W
C17	37.29	20.00	37.12	S 44°58'28" W

NAD 83
N 7088606.962859
E 2708494.60464

Vol 400
Pg. D1959
CAB. P. @ Hunt City

UNDERWOOD
DRAFTING & SURVEYING

FILED FOR RECORD
at 10:11 o'clock
MAY 03 2006

LINDA BROOKS
County Clerk, Hunt County, Tex.

Linda Brooks

**FINAL PLAT
OF
COTTONWOOD ~ PHASE ONE
AN ADDITION TO THE
CITY OF GREENVILLE
HUNT COUNTY, TEXAS
26.929 ACRES OUT OF THE
W.C. HASE SURVEY, ABST. 491
B.F. OLDHAM SURVEY, ABST. 809
DECEMBER 2005 / 118 LOTS**

Legal Description

Situated in the City of Greenville, Hunt County, Texas, being a part of the W.C. Hase Survey, Abstract No. 491 and the B.F. Oldham Survey, Abstract No. 809, being a part of that tract of land (Tract One) conveyed to Joyce L. Click by deed of record in Volume 999, Page 741, of the Deed Records, Hunt County, Texas, and all of that tract of land (Tract Two) conveyed to Harold L. Thompson, et ux, by deed of record in Volume 937, Page 108, of said Deed Records, also being a portion of Lot 1 of the Click Subdivision No. 1, an addition to the City of Greenville as shown by plat of record in Volume 400, Page 217, of the Plat Records, Hunt County, Texas, and being more particularly described as follows:

Beginning at a 1/4" steel rod set in the center of County Road 3301 at the northeast corner of that tract of land conveyed to Clyde Holder, et ux, by deed of record in Volume 632, Page 246, of said Deed Records;

Thence South 77°46'25" East with the center of said County Road 3301 a distance of 1,532.56 feet to a 1/4" steel rod set for the northeast corner of said Tract One;

Thence South 00°26'11" East with the east line of said Tract One, a distance of 30.75 feet to a set 1/4" steel rod;

Thence over and across said Tract One the following calls and distances:

North 77°46'25" West a distance of 63.32 feet to a set 1/4" steel rod; South 74°30'29" West a distance of 108.55 feet to a set 1/4" steel rod; A curve to the left having a radius of 540.00 feet and an arc length of 370.98 feet (chord bears South 54°49'38" West 363.72 feet) to a set 1/4" steel rod; South 35°08'47" West a distance of 85.53 feet to a set 1/4" steel rod; A curve to the right having a radius of 960.00 feet and an arc length of 441.42 feet (chord bears South 48°19'08" West 437.54 feet) to a set 1/4" steel rod; South 61°29'29" West a distance of 395.45 feet to a set 1/4" steel rod; South 28°30'31" East a distance of 80.00 feet to a set 1/4" steel rod; South 61°29'29" West a distance of 13.00 feet to a set 1/4" steel rod; South 28°30'31" East a distance of 13.00 feet to a set 1/4" steel rod; South 61°29'29" West a distance of 60.00 feet to a set 1/4" steel rod; North 28°30'31" West a distance of 13.00 feet to a set 1/4" steel rod; South 61°29'29" West crossing the east line of said Lot 1, and continuing a total distance of 355.00 feet to a set 1/4" steel rod; South 16°29'29" West a distance of 70.71 feet to a 1/4" steel rod set in the easterly right-of-way line of Jack Finney Boulevard (C.M. Highway No. 1570) for the most southerly corner of the herein described tract;

Thence North 28°30'31" West with said easterly right-of-way line, a distance of 180.00 feet to a set 1/4" steel rod;

Thence over and across said Tract One the following calls and distances:

South 73°30'31" East a distance of 70.71 feet to a set 1/4" steel rod; North 61°29'29" East a distance of 250.00 feet to a set 1/4" steel rod; North 28°30'31" West a distance of 370.17 feet to a set 1/4" steel rod; North 89°20'33" West passing a concrete monument in said easterly right-of-way line and continuing a total distance of 228.79 feet to a 1/4" steel rod set in the center of Hackberry Drive;

Thence North 00°32'13" East with the center of said Hackberry Drive, a distance of 718.42 feet to a 1/4" steel rod set at the southwest corner of said Holder tract;

Thence South 82°59'05" East a distance of 243.09 feet to a 1/2" steel rod found at the southeast corner of said Holder tract;

Thence North 00°54'31" East a distance of 198.42 feet to the Point-of-Beginning and containing 26.929 acres of land.

THIS is to certify that I, Douglas W. Underwood, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Douglas W. Underwood
Douglas W. Underwood
Texas R.P.L.S. No. 4709



FINAL PLAT
OF
COTTONWOOD ~ PHASE ONE
AN ADDITION TO THE
CITY OF GREENVILLE
HUNT COUNTY, TEXAS
26.929 ACRES OUT OF THE
W.C. HASE SURVEY, ABST. 491
B.F. OLDHAM SURVEY, ABST. 809
DECEMBER 2005 / 118 LOTS

GENERAL NOTES

- 1. According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 485473 0190 F, dated Oct. 20, 1998, this property lies in Zone X (area outside the 100-year flood plain)
- 2. Basis of Bearings: NAD 83.
- 3. Lots 1-19, Block G, shall only have access from Redwood Drive.
- 4. Lots having less than 35 feet of frontage at the edge of street pavement will only be allowed a single ten foot wide driveway approach.
- 5. No driveways will be allowed off Traders Road, Hackberry Drive and County Road 3301.
- 6. All street intersections have a 30' X 30' Sight Triangle Easement except Cottonwood Drive & Traders Road, Teakwood Drive and Traders Road and Hackberry Drive and Dogwood Drive all have a 15' X 15' Sight Triangle Easement.
- 7. All lots have a 10' utility easement along the frontage street right-of-way.
- 8. Lots located at street intersections have a 30' x 30' line of sight easement as shown.

Approved by the Planning & Zoning Commission of the City of Greenville, Texas.

Date: December 19, 2005

Douglas Underwood
Chairman:

Harold Thompson
City Secretary:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Harold Thompson and Joyce Thompson hereby adopt this plat as COTTONWOOD, Phase One, an addition to the City of Greenville, and dedicate to the public use forever the streets and easements shown hereon for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein, and further, that the Owner(s) do hereby acknowledge the requirement of completion of all water and sewage collection systems (if any) and all street, curb and gutter, and drainage improvements (if any) at the expense of the Owner(s) and guarantee(s) the performance of same.

WITNESS MY HAND THIS 16 DAY OF June, 2005

Harold S. Thompson
Harold Thompson

Joyce L. Thompson
Joyce Thompson

As Public Works Director for the City of Greenville, Texas, I hereby certify that the plat hereon conforms to all of the requirements of the subdivision regulations requiring my approval, this 2ND day of MAR, 2005

[Signature]
Public Works Director

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Harold S. Thompson and Joyce L. Thompson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of June, 2005



[Signature]
Notary Public in and for the State of Texas

4-7-09
Commission Expires:

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared [Signature] known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2005

Notary Public in and for the State of Texas

Commission Expires:

OWNER / DEVELOPER
HAROLD THOMPSON
JOYCE THOMPSON
2708 SUNSET STRIP, SUITE B
GREENVILLE, TEXAS 75402

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
UNDERWOOD DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903) 465-2151

