



| SEGMENT | RADIUS | LENGTH | DELTA | CHORD |
|---------|--------|---------|--------------|-------------------------|
| C1 | 60.00' | 19.05' | 18° 11' 23" | N 54° 41' 40" E 18.97' |
| C2 | 60.00' | 138.03' | 131° 48' 37" | S 50° 18' 20" E 109.54' |
| C3 | 60.00' | 125.66' | 120° 00' 00" | N 75° 35' 59" E 103.92' |
| C4 | 60.00' | 31.42' | 30° 00' 00" | S 29° 24' 01" E 31.06' |
| C5 | 60.00' | 314.16' | 300° 00' 00" | N 15° 35' 58" E 60.00' |
| C6 | 60.00' | 125.66' | 120° 00' 00" | N 74° 24' 01" W 103.92' |
| C7 | 60.00' | 125.66' | 120° 00' 00" | S 74° 24' 01" E 103.92' |
| C8 | 60.00' | 314.16' | 300° 00' 00" | N 15° 35' 58" E 60.00' |
| C9 | 60.00' | 125.66' | 120° 00' 00" | N 74° 24' 01" W 103.92' |
| C10 | 60.00' | 125.66' | 120° 00' 00" | S 74° 24' 01" E 103.92' |

| SEGMENT | DIRECTION | LENGTH |
|---------|-----------------|--------|
| L1 | S 74° 24' 01" E | 8.54' |
| L2 | S 15° 35' 59" W | 60.00' |
| L3 | S 74° 24' 01" E | 8.54' |
| L4 | S 74° 24' 01" E | 8.54' |
| L5 | S 15° 35' 59" W | 60.00' |
| L6 | S 74° 24' 01" E | 15.00' |

STATE OF TEXAS
COUNTY OF BELL

New American Dream, Ltd., a Texas limited partnership, owner of the property subdivided in the above and foregoing map of the Cotton Bottom Section 1, a subdivision in the City of Temple, Bell County, Texas, and whose name is subscribed hereto, hereby dedicates to the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown herein within the plat boundaries of this subdivision.

It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable Federal, State, and Local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, State Aquifer Regulations, and Municipal Watershed Ordinances.

New American Dream, Ltd., a Texas Limited Partnership

By: _____
JC Wall, III
Manager of NAD Management, L.C., General Partner

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on _____ by JC Wall, III, Manager of NAD Management, L.C., a Texas limited liability company.

Notary Public, State of Texas

This Final Plat has been submitted to and considered by the Planning and Zoning Commission of the City of Temple, Texas, and is hereby approved by such commission.

Dated this _____ day of _____, 20____.

Chairperson

Secretary

This Final Plat has been submitted to and considered by the City Council of the City of Temple, Texas, and is hereby approved by such council.

Dated this _____ day of _____, 20____.

Secretary, City of Temple

Clearwater Underground Water Conservation District (CUWCD) District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells for domestic use on tracts of land platted to less than 10 acres after March 1st, 2004. Permitting of Wells on tracts less than 10 acres and greater than or equal to 2-acres is possible under district rules if the purpose of the well meets the definition of beneficial use. Per District Rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1st, 2004, is not possible. All current and future wells must meet the 100-foot setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduced to a minimum 50 feet. Clearwater UWCD District Rules are at: <http://www.cuwcd.org>
CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE
CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff.

Name _____ Date _____
Title _____

I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: _____
Bell County Public Health District

| LEGEND | | | |
|--------|---|----------|--|
| ● | Found Monumentation (As Noted) | | |
| ○ | 5/8-Inch Iron Rod Set With Cap Stamped "COLLIERS ENGINEERING" | | |
| ○ | Block Number | | |
| ○ | Right-Of-Way | | |
| ○ | Volume, Page | | |
| ○ | TxDOT | | |
| ○ | Texas Department Of Transportation | | |
| ○ | D.R.B.C.T. | | |
| ○ | Deed Records Of Bell County, Texas | | |
| ○ | R.P.R.B.C.T. | | |
| ○ | Real Property Records Of Bell County, Texas | | |
| ○ | Plat Records Of Bell County, Texas | | |
| ○ | Building Line | | |
| ○ | Utility Easement | | |
| ○ | Drainage Easement | | |
| ○ | Finished floor elevation | | |
| ○ | Sidewalk Easement | | |
| ○ | R.O.W. | | |
| ○ | VOL., PG. | | |
| ○ | TxDOT | | |
| ○ | D.R.B.C.T. | | |
| ○ | R.P.R.B.C.T. | | |
| ○ | B.L. | | |
| ○ | U.E. | | |
| ○ | D.E. | | |
| ○ | FFE | | |
| ○ | S.W.E. | | |
| | | = 60 | |
| | | = 7 | |
| | | = 3 | |
| | | = 62.362 | |

DEVELOPMENT STATISTICS

RESIDENTIAL LOTS = 60
BLOCKS = 7
TRACTS = 3
ACRES = 62.362

GLENN E. DANIEL
CALLED 109.75 ACRES
VOL. 2924, PG. 6B,
D.R.B.C.T.

GENERAL NOTES:

- Bearings and coordinates shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83. This project is referenced to the City of Temple Monument No. 907, having published coordinates of N: 10,373,204.588; E: 3,240,804.803. From the P.O.B., the City of Temple Monument No. 907 bears N 21°40'30" W, a distance of 33,655.06 feet.
- According to Map No. 48027C0365E of the Federal Emergency Management Agency's Flood Insurance rate maps for Bell County, Texas, dated September 26, 2008, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain and Zone A, flood plain with no base flood elevations determined. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the a portion of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said firm map. The actual location as determined by elevation contours may differ. Colliers Engineering & Design assumes no liability as to the accuracy of the location of the flood zone limits.
- No base flood elevation has been established for the flood plain area shown hereon.
- Easements shown hereon are dedicated by this plat unless otherwise noted.
- 5 foot sidewalk along the north side of Emery Avenue to be constructed by the developer.
- 6 foot sidewalk to be constructed along the east side of Old Highway 95 by the developer and the city shall provide reimbursement for the sidewalk.
- There is to be a 10-foot wide side walk easement at the rear of the lots of Blocks 1, 2, and 3.
- Water service is subject to the completion of the annexation process.
- Roadways with pavement widths of 24 feet or less must have No Parking signs installed on both sides of said roadway.
- Where hydrants are located, roadways are required to have pavement widths of 26 feet for a distance of 40 feet, centered on said hydrant.
- FFE is the minimum finished floor elevation for the particular lot.
- Owner shall establish a Homeowners Association. Said Homeowners Association shall own and maintain drainage tracts A, B, and C.
- All lots will have a 30-foot building setback line along the fronts and a 15-foot side and rear lot building setback line EXCEPT along the north line of the subdivision which will be a 20-foot building setback line.

Surveyor's Certification
This is to certify that I, Chad A. Gulick, a Registered Professional Land Surveyor of the State of Texas, have planned the above subdivision from an actual survey on the ground; and that all block corners, lot corners, angle points and points of curve are properly marked with suitable monuments set with the head flush with the ground or sidewalks; and that this plat correctly represents that survey made by me.
PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Chad A. Gulick
Registered Professional Land Surveyor
Texas Registration No. 6021
Texas Survey Firm No. 10194550

Affidavit
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this _____ day of _____, 20____.
Bell County Tax Appraisal District
Recordation Information
Filed for record on the _____ day of _____, 20____.
in Document Number _____, Official Public Records of Real Property, Bell County, Texas.

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Engineering & Design
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| REV. | DATE | DRAWN BY | DESCRIPTION |
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PROPERTY OWNER / DEVELOPER:
NEW AMERICAN DREAM, LTD.
A TEXAS LIMITED PARTNERSHIP

FINAL PLAT
FOR
COTTON BOTTOM SECTION 1
MAXIMO MORENO SURVEY
ABSTRACT No. 14

BELL COUNTY, TEXAS

Colliers
Engineering & Design
DALLAS
4500 Ratliff Lane,
Suite 113
Addicks, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING
SCALE: 1"=100'
DATE: 10/05/2022
DRAWN BY: WES
CHECKED BY: CAG
PROJECT NUMBER: 22010671A
DRAWING NAME: COTTON BOTTOM SEC 1 PLAT 2-6-23
SHEET TITLE:
SHEET NUMBER: 1 OF 1