

TITLE COMMITMENT TRACT 2  
30' ACCESS EASEMENT NO. 1  
VOL. 4886, PG. 1736 /  
DOC. NO. 2000-0060426

24' CROSS  
ACCESS & FIRE  
LANE EASEMENT  
VOL. 2012, PG. 17

LOT 1-R-1, BLOCK A  
REPLAT AFFI ADDITION  
VOL. 2012, PG. 17

TITLE COMMITMENT TRACT 3  
30' ACCESS EASEMENT NO. 2  
VOL. 4886, PG. 1736 /  
DOC. NO. 2000-0060426

24' CROSS  
ACCESS  
EASEMENT  
VOL. 2012, PG. 17

3-1/4" ALUMINUM  
TxDOT MON.  
CONTROLLING  
MONUMENT

1/2" RCIF  
CONTROLLING  
MONUMENT

HEADWALL N88°47'30"E 381.00'

25' DRAINAGE &  
UTILITY EASEMENT  
VOL. N, PG. 122

ACCESS &  
UTILITY EASEMENT  
VOL. 2006, PG. 689

REMAINDER OF  
LOT 2R, BLOCK A  
455 / 75 BUSINESS ADDITION  
VOL. 2010, PG. 378

24' FIRE LANE, ACCESS,  
& UTILITY EASEMENT  
VOL. 2010, PG. 378

LOT 3, BLOCK A  
455 / 75 BUSINESS ADDITION  
VOL. 2010, PG. 378

FIRE LANE, ACCESS,  
& UTILITY EASEMENT  
DOC. NO.  
20101208001343370  
& 20101230001437150

24' FIRE LANE, ACCESS, &  
UTILITY EASEMENT  
VOL. 2010, PG. 378

6"x10' WATER  
EASEMENT  
VOL. 2010, PG. 378

24' FIRE LANE, ACCESS, &  
UTILITY EASEMENT  
VOL. 2010, PG. 378 &  
DOC. NO. 20101230001437150

10"x15' WATER  
EASEMENT  
VOL. 2010, PG. 378

5/8" IRF  
CONTROLLING  
MONUMENT  
N: 7176557.7  
E: 25522041.9

MIXON REALTY CO.  
VOL. 890, PG. 362

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

LOT 4, BLOCK A  
455/75 BUSINESS  
ADDITION  
DOC. NO. 2022-354  
43,560 SQ. FT.  
OR 1.000 AC.

10' PERMANENT ELECTRIC EASEMENT  
DOC. NO. 20170606000731390

15' DRAINAGE EASEMENT  
DOC. NO. 2022-354

OFF-SITE PARKING EASEMENT  
FOR THE BENEFIT OF LOT 1R  
DOC. NO. 2022-354

LOT 1R, BLOCK A  
455/75 BUSINESS  
ADDITION  
DOC. NO.  
2022-354  
164,465 SQ. FT.  
OR 3.776 AC.

LOT 5, BLOCK A  
455/75 BUSINESS  
ADDITION  
DOC. NO. 2022-354  
62,629 SQ. FT.  
OR 1.438 AC.

PARCEL 54A  
THE STATE OF TEXAS  
DOC. NO. 20170511000607420  
REMAINDER OF LOT 1, BLOCK A  
455 / 75 BUSINESS ADDITION  
VOL. 2006, PG. 689

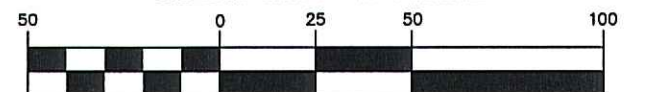
U.S. HIGHWAY 75  
(A VARIABLE WIDTH RIGHT-OF-WAY)

SOUTH BOUND FRONTAGE ROAD

SOUTH BOUND FRONTAGE ROAD



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.