EXAMPLE

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT PROVIDED BY GOTHAM TITLE COMPANY (FICTIONAL), GF NO. EX-5556, EFFECTIVE DATE SEPTEMBER 28, 2026, ISSUED DATE OCTOBER 2, 2026 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. GRID DISTANCE ÷ SURFACE DISTANCE x 0.9998555556 (COMBINED SCALE FACTOR, FICTIONAL).
3. ALL ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND GEOID MODEL GEOID18, CONDUCTED AT THE TIME OF SURVEY, TIED TO GOTHAM COUNTY REFERENCE MARK RM 5556 (FICTIONAL), PUBLISHED ELEVATION = 512.40'.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GOTHAM COUNTY, TEXAS, MAP NO. 48555C0556K REVISED/DATED JUNE 12, 2019, THE TRACT LIES ENTIRELY WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS DETERMINATION WAS MADE BY PLOTTING THE SURVEYED BOUNDARY ON THE FIRM PANEL. THIS FLOOD STATEMENT DOES NOT GUARANTEE THAT THE TRACT AND ITS STRUCTURES WILL BE FREE FROM FLOODING. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF CAMPBELL GEODETICS.
5. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. THESE TOTALS EXCLUDE THE POSITIONAL TOLERANCE OF THE BOUNDARY MONUMENTATION.
6. THE WORDS "CERTIFY" AND "CERTIFICATE", AS USED HEREON, MEAN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY. THEY ARE NOT A WARRANTY AND NOT A GUARANTEE.
7. ALL LOT CORNERS, R.O.W. CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A SET 1/2" CAPPED IRON ROD STAMPED "CAMPBELL GEODETICS", EXCEPT THE FOUR EXTERIOR BOUNDARY CORNERS, WHERE THE FOUND MONUMENTS LABELED HEREON WERE HELD.
8. THIS PLAT CREATES 11 LOTS AND 1 RESERVE IN 2 BLOCKS AND DEDICATES 0.682 ACRES OF RIGHT-OF-WAY FOR WAYNE MANOR DRIVE. RESERVE "A" IS RESTRICTED TO DRAINAGE AND LANDSCAPE USE AND SHALL BE MAINTAINED BY THE GOTHAM HEIGHTS HOMEOWNERS ASSOCIATION (FICTIONAL).
9. SCHEDULE B ITEM 10a (15' UTILITY EASEMENT, DOC. NO. 5555-000201, O.P.R.G.C.T.) IS SHOWN HEREON. ITEM 10b AFFECTS THE ENTIRE TRACT AND IS NOT PLOTTABLE. ITEM 10c DOES NOT AFFECT THE TRACT.
10. THIS DRAWING IS A FICTIONAL EXAMPLE PREPARED FOR WEBSITE ILLUSTRATION ONLY. ALL NAMES, PARCELS, RECORDING REFERENCES, COORDINATES, ELEVATIONS AND TELEPHONE NUMBERS ARE FICTITIOUS. EXAMPLE - NOT FOR RECORDING / NOT CERTIFIED.

BENCHMARK NOTES

1. BENCHMARK - RM 5556: GOTHAM COUNTY REFERENCE MARK RM 5556 (FICTIONAL), A BRASS DISC IN THE NORTH HEADWALL OF THE GOTHAM BLVD. BRIDGE OVER THE GOTHAM RIVER. PUBLISHED ELEVATION = 512.40' (NAVD 88, GEOID18).
2. TEMPORARY BENCHMARK "A": BOX CUT ON THE BACK OF CURB, NORTH SIDE OF GOTHAM BLVD., 20' EAST OF THE EAST R.O.W. OF WAYNE MANOR DR., AS SHOWN HEREON. ELEVATION = 515.06'.

NORTH

SCALE: 1" = 40'

40 0 40

PLAT NUMBER: EX-26-0555

SUBDIVISION PLAT
ESTABLISHING
GOTHAM HEIGHTS
(FICTIONAL EXAMPLE)

OWNER / DEVELOPER:
WAYNE ENTERPRISES LAND CO. (FICTIONAL)
1007 MOUNTAIN DRIVE, GOTHAM CITY, TX 00000
(555) 555-0139

OWNER'S DEDICATION:
STATE OF TEXAS §
COUNTY OF GOTHAM §
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN THE NAME OF WAYNE ENTERPRISES LAND CO. (FICTIONAL), AND DESIGNATED HEREIN AS GOTHAM HEIGHTS, A SUBDIVISION OF GOTHAM COUNTY, TEXAS, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER WAYNE MANOR DRIVE AND THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

_____
BRUCE WAYNE (FICTIONAL), PRESIDENT
EXAMPLE - NOT FOR RECORDING / NOT CERTIFIED

NOTARY:
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ___ DAY OF _____ 20__.

_____
NOTARY PUBLIC, STATE OF TEXAS (EXAMPLE)

COUNTY APPROVAL:
APPROVED BY THE GOTHAM COUNTY PLANNING COMMISSION (FICTIONAL) ON THIS ___ DAY OF _____ 20__.

_____
JAMES GORDON (FICTIONAL), CHAIRMAN

_____
ALFRED PENNYWORTH (FICTIONAL), SECRETARY

COUNTY CLERK:
STATE OF TEXAS §
COUNTY OF GOTHAM §
I, SELINA KYLE (FICTIONAL), COUNTY CLERK OF GOTHAM COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20__, IN DOC. NO. EX-_____ M.R.G.C.T.

EXAMPLE - NOT FOR RECORDING / NOT CERTIFIED

DESCRIPTION

BEING A 6.171 ACRE (268,800 SQUARE FOOT) TRACT OF LAND SITUATED IN THE BRUCE WAYNE SURVEY, ABSTRACT NO. 555, GOTHAM COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED TO WAYNE ENTERPRISES LAND CO. (FICTIONAL) IN DEED RECORDED IN DOCUMENT (DOC.) NO. 5555-001939, OFFICIAL PUBLIC RECORDS OF GOTHAM COUNTY, TEXAS (O.P.R.G.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83):

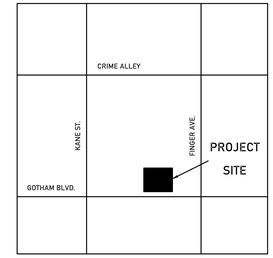
BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF GOTHAM BOULEVARD (100' R.O.W.);

THENCE, S 88°48'00" E, WITH THE NORTH R.O.W. LINE OF GOTHAM BOULEVARD, A DISTANCE OF 640.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT;

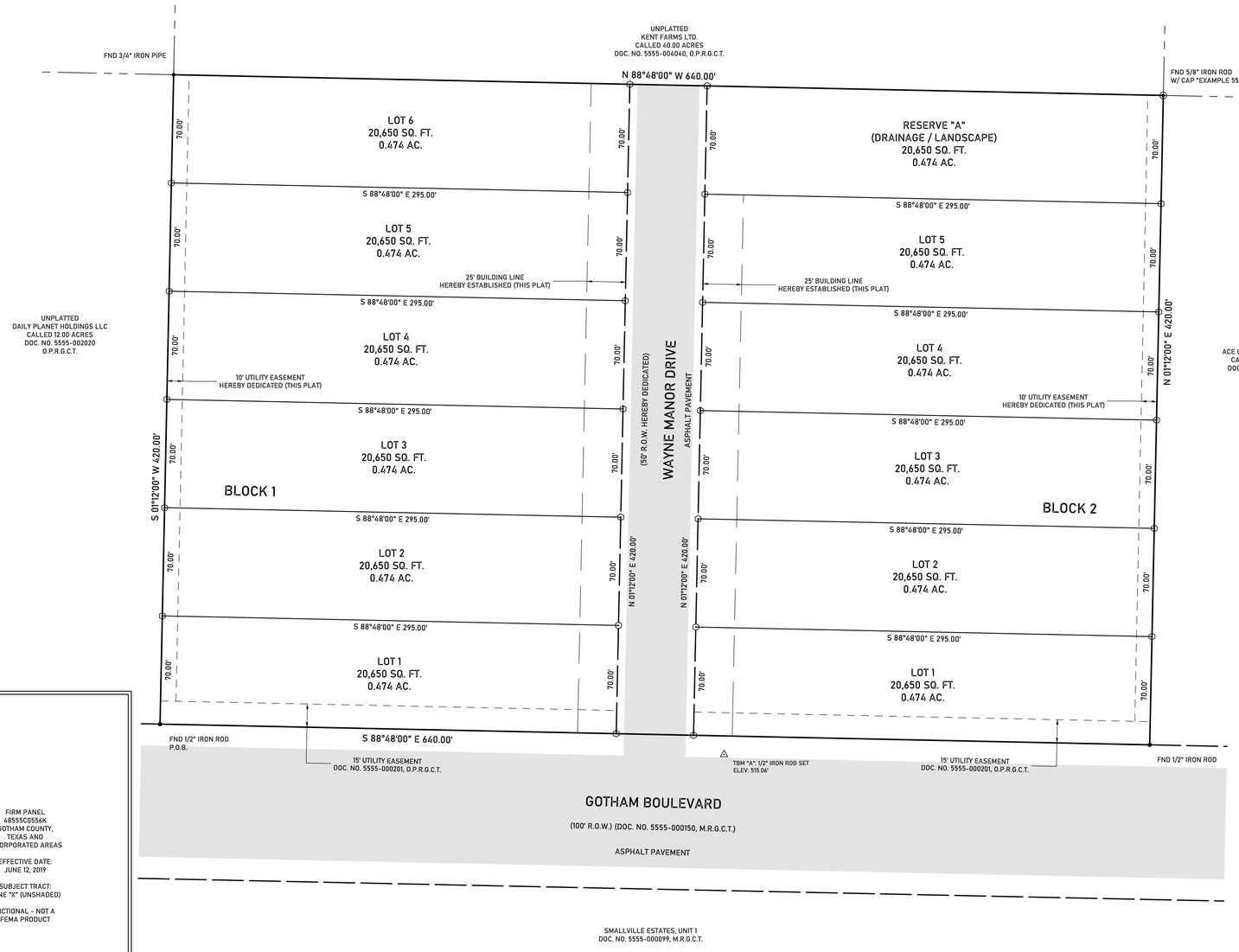
THENCE, N 01°12'00" E, WITH THE WEST LINE OF A CALLED 8.25 ACRE TRACT DESCRIBED TO ACE CHEMICAL COMPANY IN DOC. NO. 5555-003030, O.P.R.G.C.T., A DISTANCE OF 420.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "EXAMPLE 5555" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT;

THENCE, N 88°48'00" W, WITH THE SOUTH LINE OF A CALLED 40.00 ACRE TRACT DESCRIBED TO KENT FARMS LTD. IN DOC. NO. 5555-004040, O.P.R.G.C.T., A DISTANCE OF 640.00 FEET TO A 3/4" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT;

THENCE, S 01°12'00" W, WITH THE EAST LINE OF A CALLED 12.00 ACRE TRACT DESCRIBED TO DAILY PLANET HOLDINGS LLC IN DOC. NO. 5555-002020, O.P.R.G.C.T., A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.171 ACRES (268,800 SQUARE FEET) OF LAND.



VICINITY MAP
NOT TO SCALE
GOTHAM COUNTY, TEXAS



LEGEND

- FOUND IRON ROD (SIZE AS NOTED)
- FOUND IRON ROD WITH CAP (AS NOTED)
- FOUND IRON PIPE (SIZE AS NOTED)
- SET 1/2" CAPPED IRON ROD STAMPED "CAMPBELL GEODETICS"
- TEMPORARY BENCHMARK
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- ASPHALT PAVEMENT

ABBREVIATIONS:
AC. = ACRES SQ. FT. = SQUARE FEET
DOC. NO. = DOCUMENT NUMBER
R.O.W. = RIGHT-OF-WAY FND = FOUND
P.O.B. = POINT OF BEGINNING
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GOTHAM COUNTY, TEXAS
M.R.G.C.T. = MAP RECORDS OF GOTHAM COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, DIANA PRINCE (FICTIONAL), A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON. THIS SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

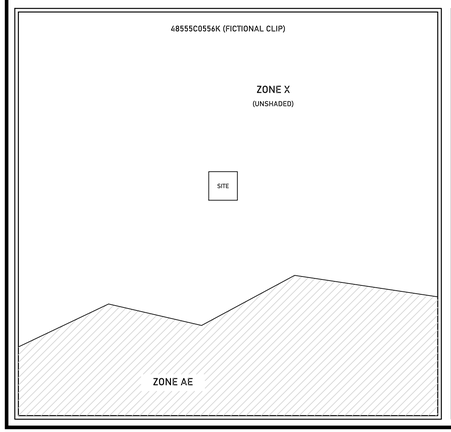
EXAMPLE - NOT FOR RECORDING / NOT CERTIFIED

SEAL BLOCK INTENTIONALLY BLANK (EXAMPLE)

10/12/2026
DATE

DIANA PRINCE (FICTIONAL)
Registered Professional Land Surveyor
Texas Registration No. EX-0000 (FICTIONAL)

FLOOD INFORMATION



FIRM PANEL
48555C0556K
GOTHAM COUNTY,
TEXAS AND
INCORPORATED AREAS

EFFECTIVE DATE:
JUNE 12, 2019

SUBJECT TRACT:
ZONE "X" (UNSHADED)

FICTIONAL - NOT A
FEMA PRODUCT

CAMPBELL GEODETICS
LAND SURVEYING

FICTIONAL EXAMPLE - 555 EXAMPLE PARKWAY, GOTHAM CITY, TX 00000 - (555) 555-0123 - FIRM NO. EX-0000

REVISIONS

DATE	REASON	BY
10/12/2026	ORIGINAL ISSUE (EXAMPLE)	BW

SUBDIVISION PLAT ESTABLISHING GOTHAM HEIGHTS

**BEING 6.171 ACRES (268,800 SQ. FT.) OF LAND,
11 LOTS AND 1 RESERVE IN BLOCKS 1 AND 2,
SITUATED IN THE BRUCE WAYNE SURVEY, ABSTRACT NO. 555,
GOTHAM COUNTY, TEXAS**

EXAMPLE DRAWING FOR WEBSITE ILLUSTRATION. ALL DATA FICTITIOUS.
EXAMPLE - NOT FOR RECORDING / NOT CERTIFIED

FIELDED BY: CK	CHECKED BY: DP	JOB NO.	EX-26-002
DRAWN BY: BW	DATE: 10/12/2026	SHEET NO.	1 OF 1