

STATE OF TEXAS
COUNTY OF SMITH

I, The City Manager, represent the owner of the tract of land shown hereon and do accept this as its plan for the subdivision into lots and blocks and do dedicate to the public the streets, alleys, and easements as shown.

Edward Broussard, City of Tyler

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public in and for the State of Texas, by Martin Heines, Mayor of the City of Tyler Texas, this the

_____ day of _____, 2020

Notary Public, in and for the State of Texas

I Philip W. Cornett, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.

Philip W. Cornett, Registered Professional Land Surveyor No. 5515

Approved by The Planning ans Zoning Commission, City of Tyler, Texas on this _____ day of _____, 2020.

Attest

Recorded in Cabinet _____, Slide _____ of the Plat Records of Smith County, Texas, This the _____ day of _____.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	63.50'	31.43'	31.11'	S 16°24'10" E	28°21'27"
C2	36.50'	18.07'	17.88'	S 16°24'10" E	28°21'27"
C3	36.50'	33.38'	32.23'	N 66°01'30" W	52°23'51"
C4	91.50'	70.35'	68.63'	N 62°11'39" W	44°03'01"
C5	91.50'	12.19'	12.18'	N 88°02'07" W	7°37'54"
C6	36.50'	33.14'	32.02'	S 65°50'19" E	52°01'29"
C7	91.50'	83.68'	80.79'	S 66°01'30" E	52°23'51"

LEGEND

- 1/2" IR FOUND
- 1/2" IR SET
- W/CAP MARKED
- J. COWAN & ASSOC.
- CONCRETE MONUMENT FOUND

R.O.W. RIGHT OF WAY

D.R.S.C.T. DEED RECORDS OF SMITH COUNTY TEXAS

P.R.S.C.T. PLAT RECORDS SMITH COUNTY TEXAS

OLD LOT NO.

GENERAL NOTES:

BEARINGS ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE 4202.

GREENSPACES TO BE RETAINED BY THE OWNER.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

JOHN COWAN & ASSOCIATES, INC.

10147 CR 135 FLINT, TEXAS 75762
PH: (903) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

LINE	BEARING	DISTANCE
L1	N 01°34'10" W	105.47'
L2	N 02°13'26" W	105.46'
L3	S 02°28'35" E	54.89'
L4	N 89°18'16" E	8.24'
L5	S 01°11'53" E	38.98'
L6	N 88°09'24" E	50.08'
L7	N 86°23'22" E	10.90'
L8	S 01°57'45" E	52.99'
L9	S 88°26'26" W	20.00'
L10	S 01°55'55" E	74.17'
L11	S 02°13'26" E	57.96'
L12	S 01°11'53" E	11.39'
L13	S 87°46'34" W	57.69'
L14	N 01°32'09" W	26.98'

LINE	BEARING	DISTANCE
E1	N 01°32'09" W	17.40'
E2	N 58°00'52" E	74.39'
E3	N 17°38'53" E	129.41'
E4	N 45°28'10" E	95.18'
E5	N 88°08'56" E	202.65'
E6	N 01°48'17" W	32.44'
E7	N 87°46'34" E	15.00'
E8	S 01°48'17" E	27.05'
E9	N 58°10'52" E	122.30'
E10	S 02°13'26" E	17.25'
E11	S 58°10'52" W	128.78'
E12	S 88°08'56" W	206.29'
E13	S 45°28'10" W	85.60'
E14	S 17°38'53" W	131.20'
E15	S 58°00'52" W	88.73'

ISAAC LOLLAR SURVEY, A-574

60 0 60 120 180
GRAPHIC SCALE - FEET JOB NO.: T19-200 RE:T17-211, 15-050, 14-104 & 96-576

