

NOTES:

- 1) BEARINGS ARE ORIENTED TO THE MONUMENTED SOUTH LINE OF THAT CERTAIN CALLED 13.056 ACRE TRACT OF LAND REFERENCED AS TRACT FOUR DESCRIBED IN A WARRANTY DEED TO BRITTON PARKER BROOKSHIRE AS TRUSTEE OF THE BRITTON PARKER BROOKSHIRE RESIDUARY TRUST, AS RECORDED IN INSTRUMENT NUMBER 2011-R00008771 OF THE OFFICIAL RECORDS OF SMITH COUNTY, TEXAS.
- 2) BY GEOGRAPHIC PLOTTING A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS (ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP NUMBER 48423C0350D, EFFECTIVE DATE APRIL 15, 2014.
- 3) THIS PLAT APPROVED SUBJECT TO ALL CURRENT PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF TYLER, TEXAS.
- 4) A FIVE (5) LOT SUBDIVISION CONTAINING APPROXIMATELY 12.959 ACRES OF LAND LOCATED ON STATE HIGHWAY 31 W, F.M. 2661, AND COUNTY ROAD 1134. THE PURPOSE OF THE PLAT IS TO CREATE FIVE (5) LOTS.
- 5) "NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- 6) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
- 7) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 8) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SUBJECT PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 9) NOTICE: THIS PROPERTY HAS BEEN DETERMINED TO BE IN ZONE 2 OF THE CITY OF TYLER ETJ PER INTERLOCAL AGREEMENT ACCEPTED UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 242.001. APPROVAL BY THE CITY OF TYLER IS ALL THAT IS REQUIRED FOR THIS PLAT. APPROVAL OF THIS PLAT SHOWING DEDICATED PUBLIC ROADS, RIGHTS-OF-WAY AND EASEMENTS (INCLUDING DRAINAGE EASEMENTS) DOES NOT GUARANTEE OR IMPLY COUNTY ACCEPTANCE OF SUCH PUBLIC IMPROVEMENTS FOR COUNTY MAINTENANCE. ONLY THE SMITH COUNTY COMMISSIONERS COURT BY FORMAL VOTE CAN ACCEPT COUNTY ROADS, RIGHTS-OF-WAY AND EASEMENTS FOR COUNTY MAINTENANCE.

OWNER'S STATEMENT:

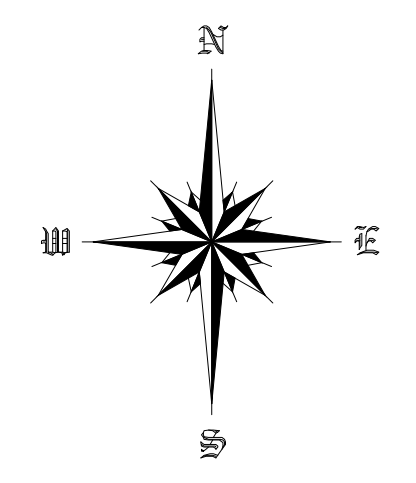
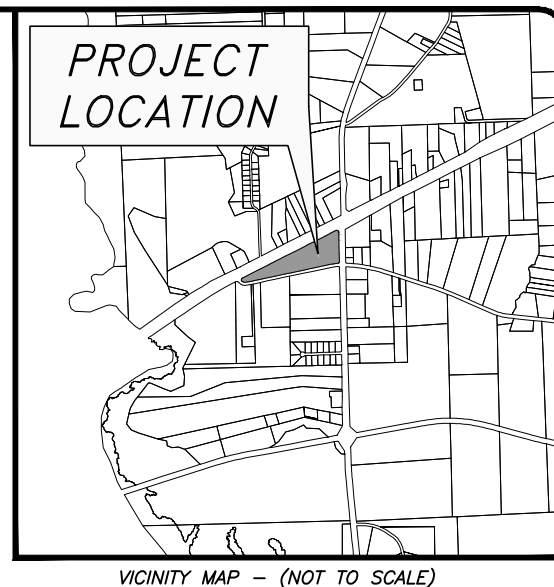
OWNER STATEMENT:
I, BRITTON BROOKSHIRE, AM THE OWNER OF THE TRACT OF LAND SHOWN HEREON, AND HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS AS SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

AGREED TO AND ACCEPTED BY:

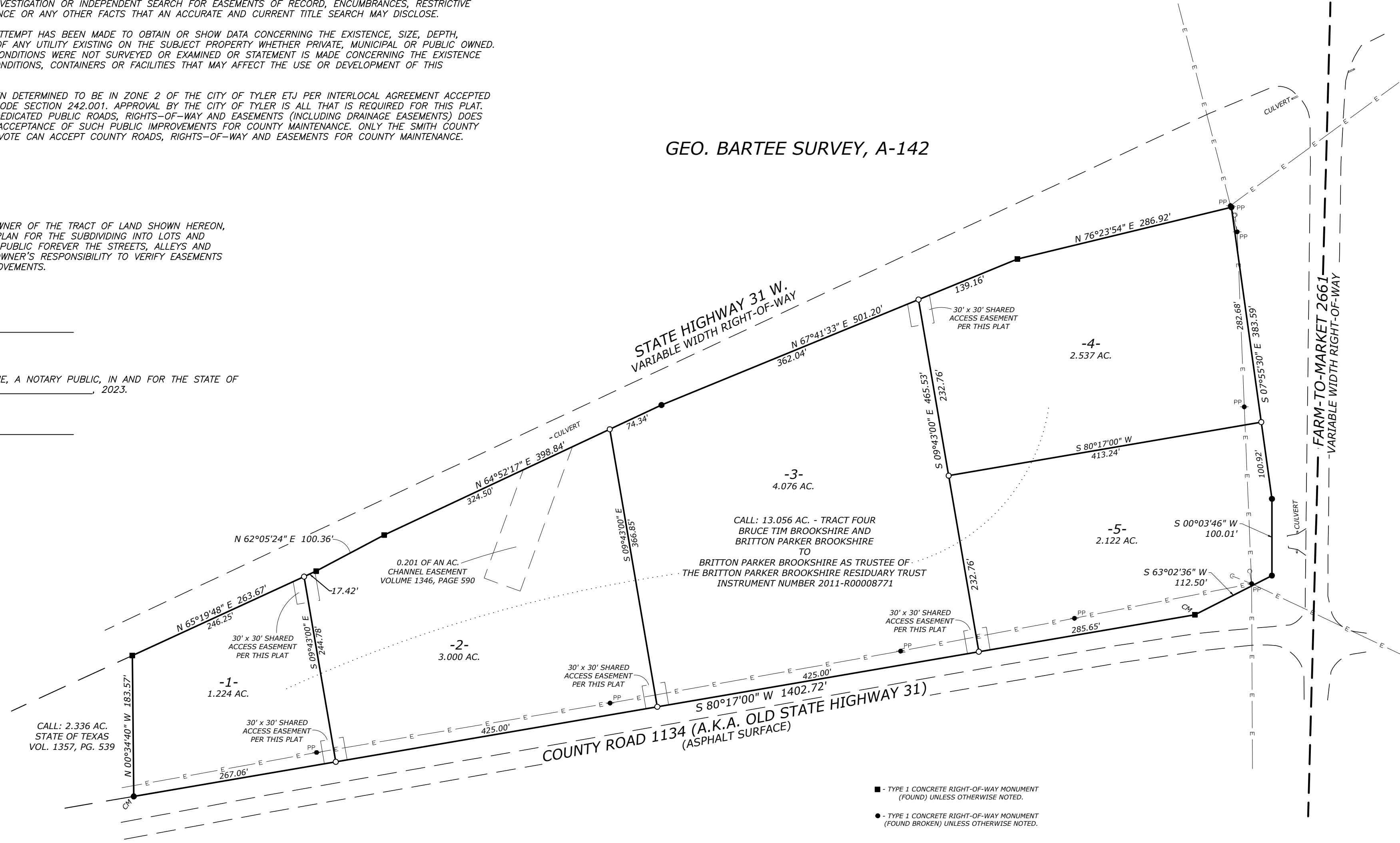
BRITTON BROOKSHIRE

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS



GEO. BARTEE SURVEY, A-142



J.D. GILLESPIE SURVEY, A-379

- - TYPE 1 CONCRETE RIGHT-OF-WAY MONUMENT (FOUND) UNLESS OTHERWISE NOTED.
- - TYPE 1 CONCRETE RIGHT-OF-WAY MONUMENT (FOUND BROKEN) UNLESS OTHERWISE NOTED.

- LEGEND
- PP POWER POLE
 - P.O.B. POINT OF BEGINNING
 - CH CONTROLLING MONUMENT
 - C GUY ANCHOR

SURVEYOR'S CERTIFICATE:

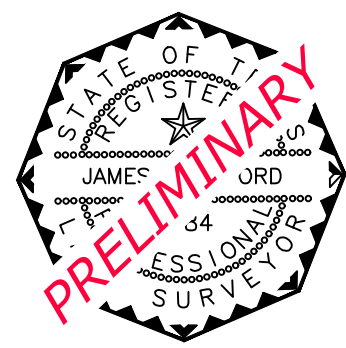
KNOW ALL MEN BY THESE PRESENTS:

I, JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND BEARINGS, DISTANCES, AREAS, AND MONUMENTS ARE AS SHOWN.

GIVEN UNDER MY HAND & SEAL, THIS THE 12TH DAY OF JULY, 2023.

(PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY)
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JAMES CRAWFORD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984



APPROVAL:

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION, THIS THE _____ DAY OF _____, 2023.

CHAIRMAN

ATTEST

RECORDED IN CABINET _____ SLIDE _____ OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS.

PREPARED BY:

HALO SURVEYING, LLC

9097 COUNTY ROAD 2193
WHITEHOUSE, TEXAS 75791
(903) 570-0857
TBPELS FIRM REGISTRATION NO. 10194259

FINAL PLAT
BRITTON P. BROOKSHIRE SUBDIVISION
BEING A PART OF THE
GEO. BARTEE SURVEY, A-142
SMITH COUNTY, TEXAS

