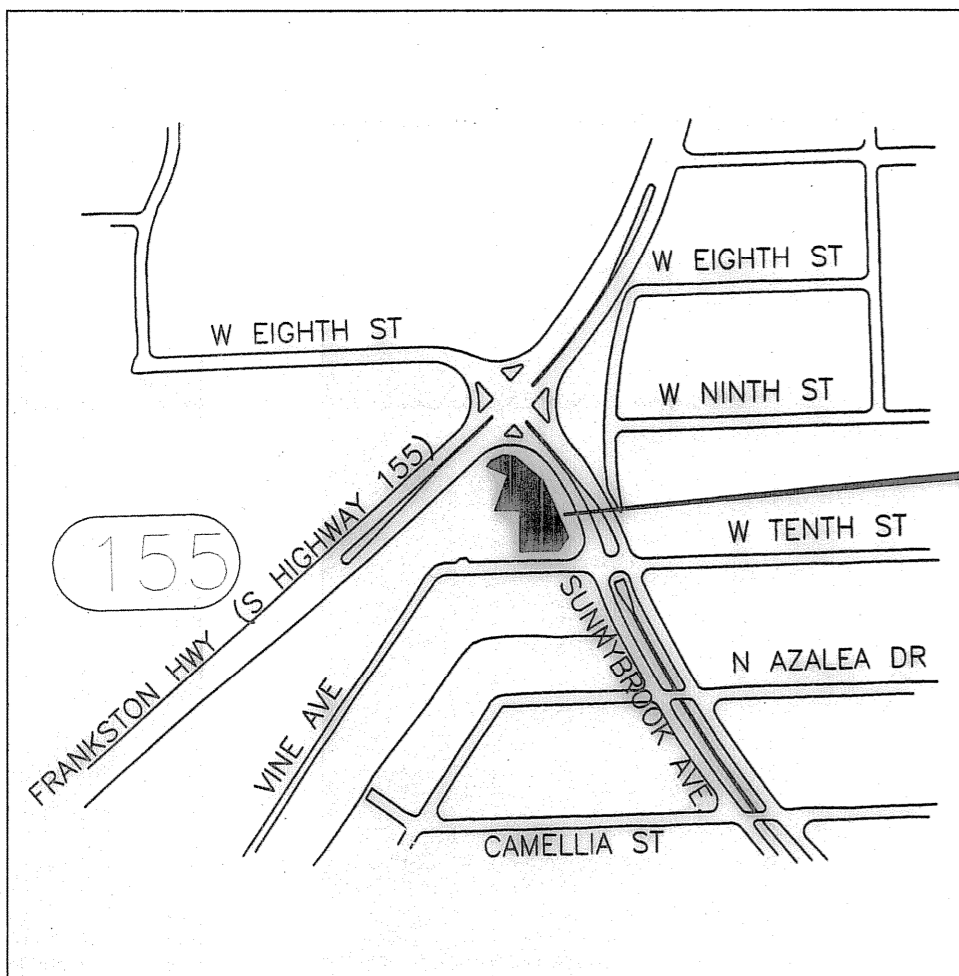


ABRAHAM H. KIPP SURVEY, A-546
(R.O.W. AND BEARING BASIS PER PLAT, VOL. 1, PG. 203, S.C.P.R.)



VICINITY MAP

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.

ACCESS TO FRANKSTON HWY. (TEXAS HWY. 155) IN ACCORDANCE WITH TxDOT ACCESS MANAGEMENT AND CITY ORDINANCE, NO DIRECT ACCESS TO FRANKSTON HWY. (TEXAS HWY. 155) PERMITTED.

ACCESS TO SUNNYBROOK DRIVE IN ACCORDANCE WITH CITY ORDINANCE. NO DIRECT ACCESS TO SUNNYBROOK DR.

OWNER'S STATEMENT:

THAT WE, LBM ENTERPRISES, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, ARE THE OWNERS OF THE TRACT SHOWN HEREON AND DO 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF TYLER, TEXAS.

WITNESS, MY HAND, THIS THE 27 DAY OF MAY, 2010

BY: Larry Morris
LARRY MORRIS, PRESIDENT
LBM ENTERPRISES

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 27 DAY OF MAY, 2010.

Robert Matush

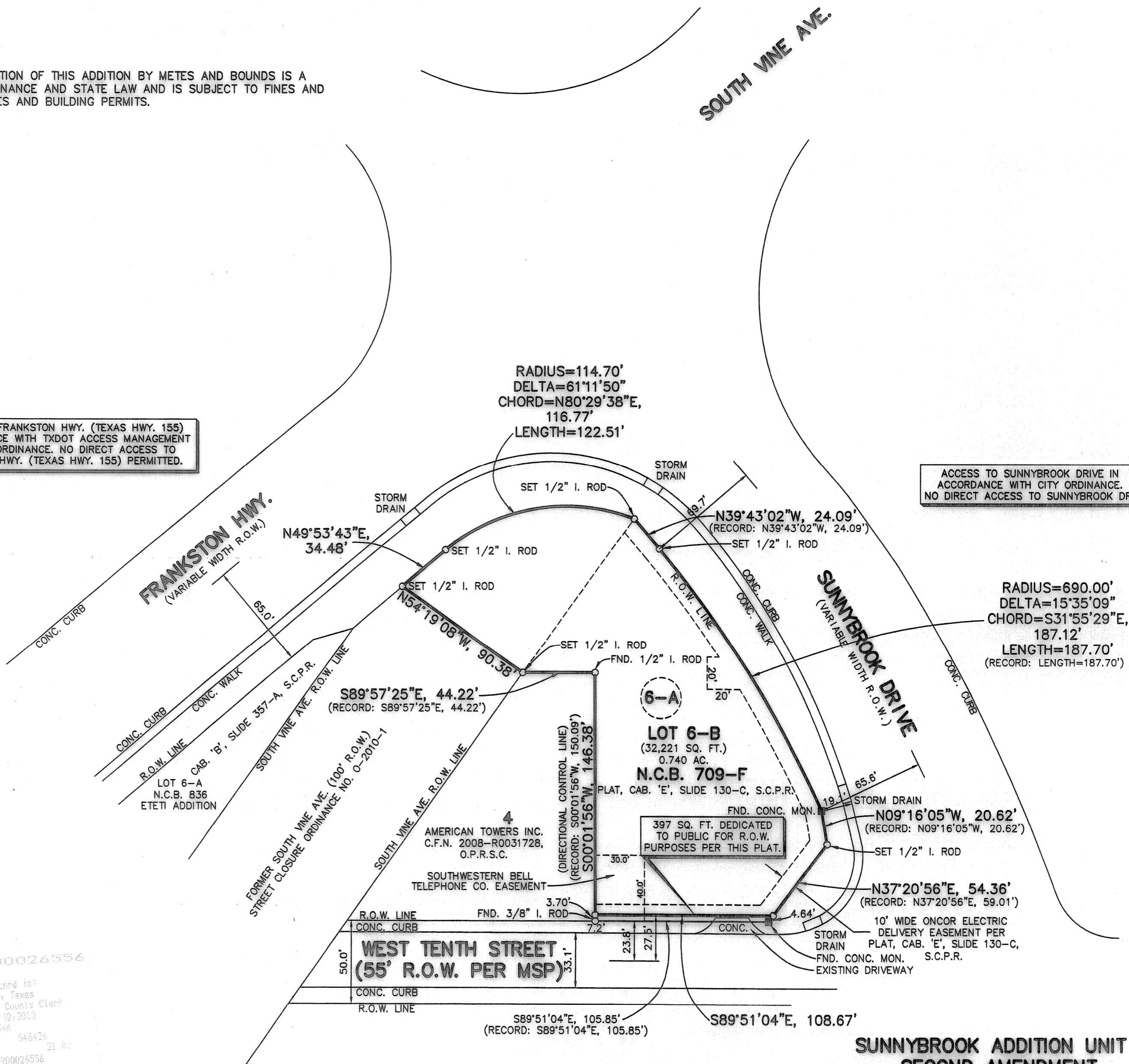
SURVEYOR'S STATEMENT:

I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3683, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL, 2010.

Robert Matush
ROBERT MATUSH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS



R00026556
Filed for Record in
Smith County, Texas
Jude Carnes, County Clerk
On Jan 22, 2010
at 10:34
Receipt # 546426
Recording # 21.00
Doc/Map # R00026556
Doc/Type: Plat
Deputy - Kathy Hussie



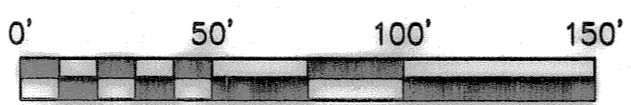
NOTE: ACCESS TO LOT 6-B IS ONLY PERMITTED FROM WEST TENTH STREET.

SUNNYBROOK ADDITION UNIT 1
SECOND AMENDMENT
AN AMENDING REPLAT OF
SUNNYBROOK ADDITION UNIT 1
LOT 6-A, N.C.B. 709-F
ABRAHAM H. KIPP SURVEY, A-546
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER: LBM ENTERPRISES
ADDRESS: P.O. BOX 8104, TYLER, TX. 75711
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
2624 KENSINGTON DRIVE, SUITE 107 TYLER, TEXAS 75703
TEL. (903) 561-7287 FAX (903) 561-2013
JOB NO. 09-196 DATE: 7 MAY 2010 SCALE: 1"=50'

NOTICE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

PLAT RECORDED IN CABINET 'E', SLIDE 159 B
DATE RECORDED: 6/2/10



APPROVAL:
THIS PLAT APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TYLER, THIS THE 7th DAY OF JUNE, 2010.

De Cuda CHAIRMAN
Michael P. Havel SECRETARY