

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.

That Shakerford Creek Land Company, LLC is the owner of the tract of land shown hereon and does accept this as its plan for the subdividing into lots and blocks and does dedicate to the public forever the non-exclusive use (unless otherwise provided hereon) the easements shown as (by this plat).

Approved by the City Planning Commission of the City of Tyler, Smith County, Texas,

This the \_\_\_\_ day of \_\_\_\_\_, 2019.

Witness, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2019

Authorized Signature

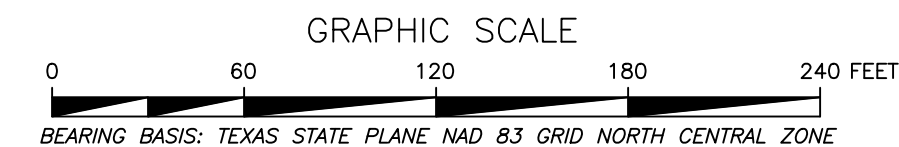
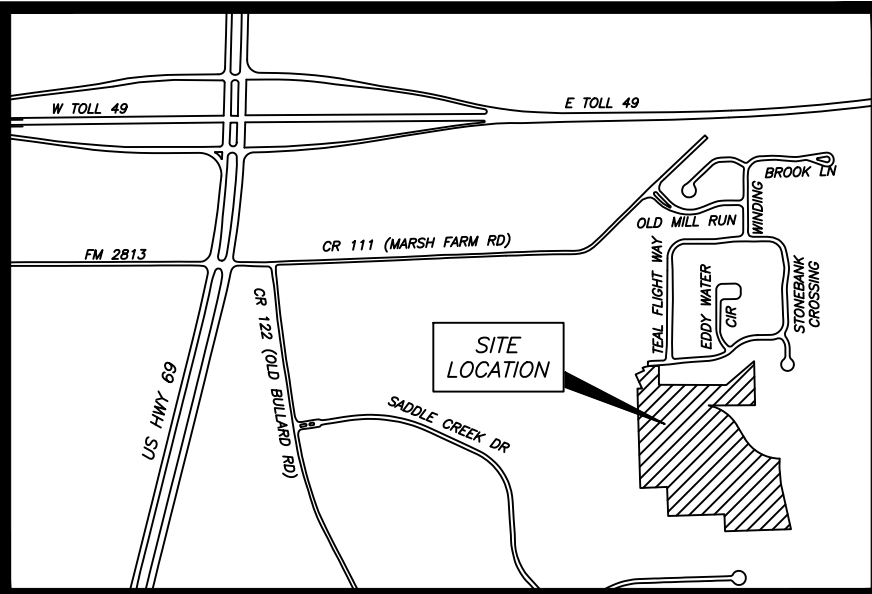
By: Chairman

Subscribed and sworn before me, a Notary Public in and for the State of Texas,

This the \_\_\_\_ day of \_\_\_\_\_, 2019

Secretary

Notary Public, State of Texas



- 1/2" IRON ROD WITH CAP SET
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED

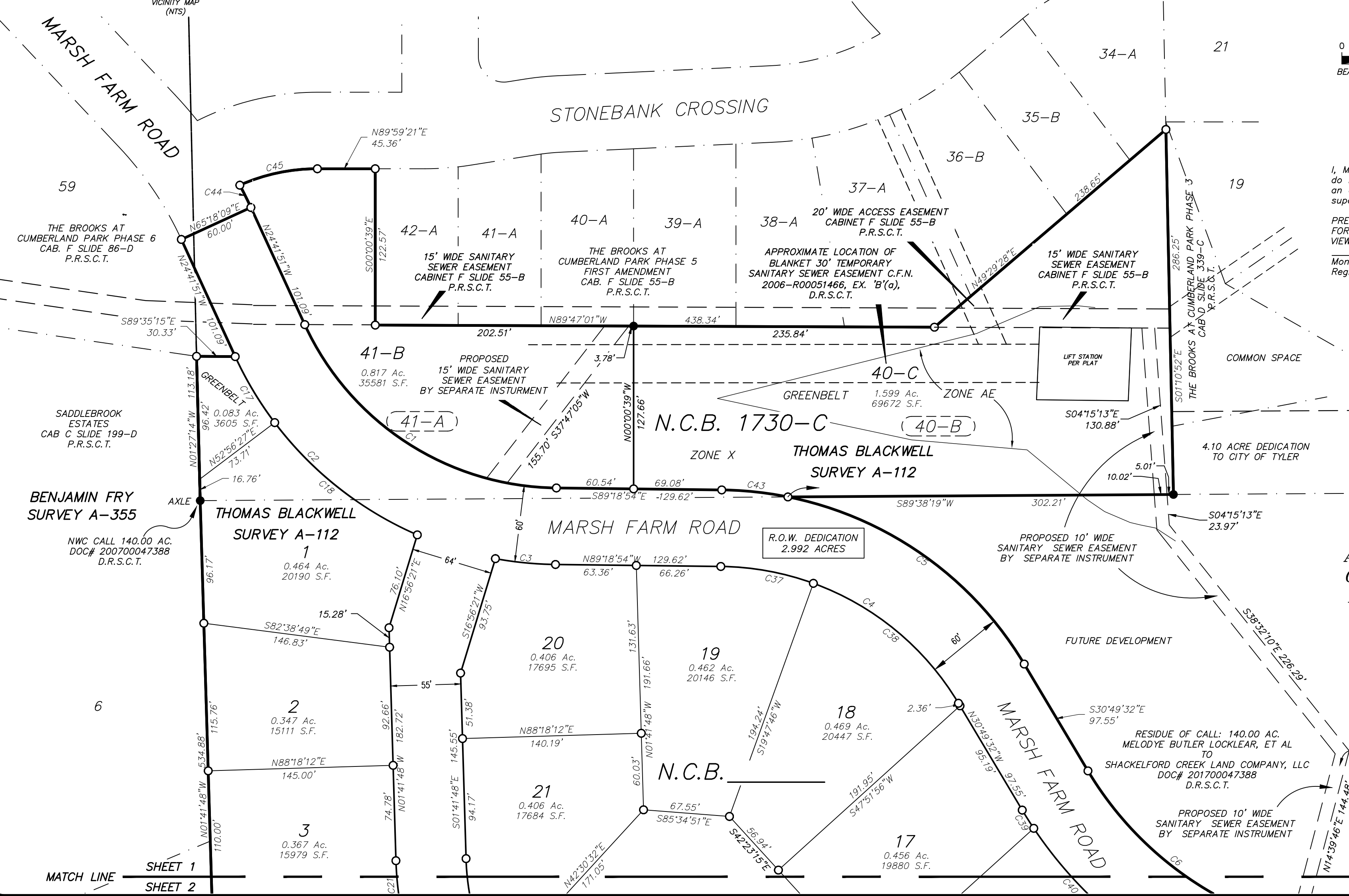
I, Monty Nixon, Registered Professional Land Surveyor No. 5542, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Monty Nixon Date  
Registered Professional Land Surveyor No. 5542



PLAT RECORDED IN CABINET \_\_\_\_ SLIDE \_\_\_\_  
DATE RECORDED: \_\_\_\_\_



**FINAL PLAT**  
**CADDO RIDGE PHASE 1**  
**BEING**  
**A RESUBDIVISION OF LOT 40-B & 41-A**  
**OF THE BROOKS AT CUMBERLAND PARK**  
**PHASE 5 FIRST AMENDMENT RECORDED**  
**IN CABINET F SLIDE 55-B PLAT**  
**RECORDS OF SMITH COUNTY, TEXAS**  
**AND BEING PART OF A CALLED 140.00**  
**ACRE TRACT RECORDED IN DOCUMENT**  
**NO. 201700047388 DEED RECORDS OF**  
**SMITH COUNTY, TEXAS**

Total: 25 Lots with Greenbelt: 13.396 Acres  
Total: ROW Dedication: 2.992 Acres

REVISIONS	DATE	BY
ISSUED		

**FINAL PLAT**  
**CADDO RIDGE PHASE 1**  
**CITY OF TYLER,**  
**SMITH COUNTY, TEXAS**

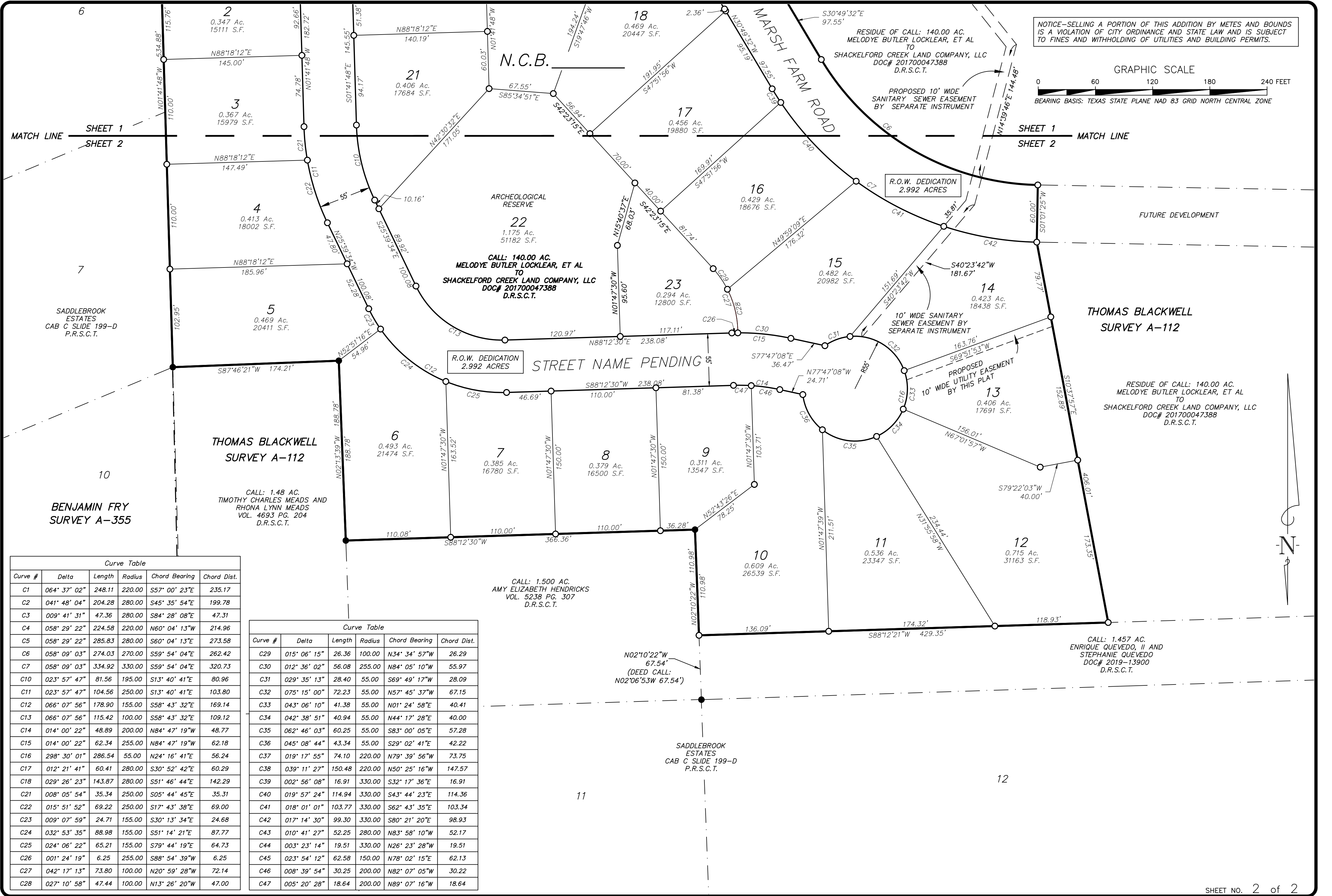
**Summit Surveying, Inc.**  
Land Boundary • Topography • GPS • Geodetic  
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544  
TBPLS Firm No. 10081000

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PROJECT MGR.	MLN
PROJECT TECH.	AAU
CHECKED BY	MLN
JOB NO.	19-027

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GRAPHIC SCALE  
0 60 120 180 240 FEET  
BEARING BASIS: TEXAS STATE PLANE NAD 83 GRID NORTH CENTRAL ZONE

Curve #	Delta	Length	Radius	Chord Bearing	Chord Dist.
C1	064° 37' 02"	248.11	220.00	S57° 00' 23"E	235.17
C2	041° 48' 04"	204.28	280.00	S45° 35' 54"E	199.78
C3	009° 41' 31"	47.36	280.00	S84° 28' 08"E	47.31
C4	058° 29' 22"	224.58	220.00	N60° 04' 13"W	214.96
C5	058° 29' 22"	285.83	280.00	S60° 04' 13"E	273.58
C6	058° 09' 03"	274.03	270.00	S59° 54' 04"E	262.42
C7	058° 09' 03"	334.92	330.00	S59° 54' 04"E	320.73
C10	023° 57' 47"	81.56	195.00	S13° 40' 41"E	80.96
C11	023° 57' 47"	104.56	250.00	S13° 40' 41"E	103.80
C12	066° 07' 56"	178.90	155.00	S58° 43' 32"E	169.14
C13	066° 07' 56"	115.42	100.00	S58° 43' 32"E	109.12
C14	014° 00' 22"	48.89	200.00	N84° 47' 19"W	48.77
C15	014° 00' 22"	62.34	255.00	N84° 47' 19"W	62.18
C16	298° 30' 01"	286.54	55.00	N24° 16' 41"E	56.24
C17	012° 21' 41"	60.41	280.00	S30° 52' 42"E	60.29
C18	029° 26' 23"	143.87	280.00	S51° 46' 44"E	142.29
C21	008° 05' 54"	35.34	250.00	S05° 44' 45"E	35.31
C22	015° 51' 52"	69.22	250.00	S17° 43' 38"E	69.00
C23	009° 07' 59"	24.71	155.00	S30° 13' 34"E	24.68
C24	032° 53' 35"	88.98	155.00	S51° 14' 21"E	87.77
C25	024° 06' 22"	65.21	155.00	S79° 44' 19"E	64.73
C26	001° 24' 19"	6.25	255.00	S88° 54' 39"W	6.25
C27	042° 17' 13"	73.80	100.00	N20° 59' 28"W	72.14
C28	027° 10' 58"	47.44	100.00	N13° 26' 20"W	47.00

Curve #	Delta	Length	Radius	Chord Bearing	Chord Dist.
C29	015° 06' 15"	26.36	100.00	N34° 34' 57"W	26.29
C30	012° 36' 02"	56.08	255.00	N84° 05' 10"W	55.97
C31	029° 35' 13"	28.40	55.00	S69° 49' 17"W	28.09
C32	075° 15' 00"	72.23	55.00	N57° 45' 37"W	67.15
C33	043° 06' 10"	41.38	55.00	N01° 24' 58"E	40.41
C34	042° 38' 51"	40.94	55.00	N44° 17' 28"E	40.00
C35	062° 46' 03"	60.25	55.00	S83° 00' 05"E	57.28
C36	045° 08' 44"	43.34	55.00	S29° 02' 41"E	42.22
C37	019° 17' 55"	74.10	220.00	N79° 39' 56"W	73.75
C38	039° 11' 27"	150.48	220.00	N50° 25' 16"W	147.57
C39	002° 56' 08"	16.91	330.00	S32° 17' 36"E	16.91
C40	019° 57' 24"	114.94	330.00	S43° 44' 23"E	114.36
C41	018° 01' 01"	103.77	330.00	S62° 43' 35"E	103.34
C42	017° 14' 30"	99.30	330.00	S80° 21' 20"E	98.93
C43	010° 41' 27"	52.25	280.00	N83° 58' 10"W	52.17
C44	003° 23' 14"	19.51	330.00	N26° 23' 28"W	19.51
C45	023° 54' 12"	62.58	150.00	N78° 02' 15"E	62.13
C46	008° 39' 54"	30.25	200.00	N82° 07' 05"W	30.22
C47	005° 20' 28"	18.64	200.00	N89° 07' 16"W	18.64

REVISIONS	DATE	BY
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PROJECT MGR.	MLN
PROJECT TECH.	AAU
CHECKED BY	MLN
JOB NO.	19-027