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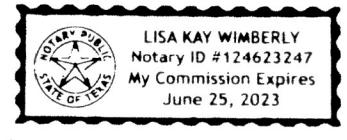
That Tyler Oak Springs Development, LLC is the owner of the tract of land shown hereon and does accept this as its plan for the subdividing into lots and blocks and does dedicate to the public forever the non-exclusive use (unless otherwise provided hereon) the easements shown as (by this plat).

Witness, my hand, this the 6TH day of JANUARY, 2021

*Lisa Kay Wimberly*  
Authorized Signature

Subscribed and sworn before me, a Notary Public in and for the State of Texas, This the 6TH day of JANUARY, 2021

*Lisa Kay Wimberly*  
Notary Public, State of Texas



Approved by the City Planning Commission of the City of Tyler, Smith County, Texas, This the 5 day of JANUARY, 2021.

*Samuel Johnson*  
By: Chairman

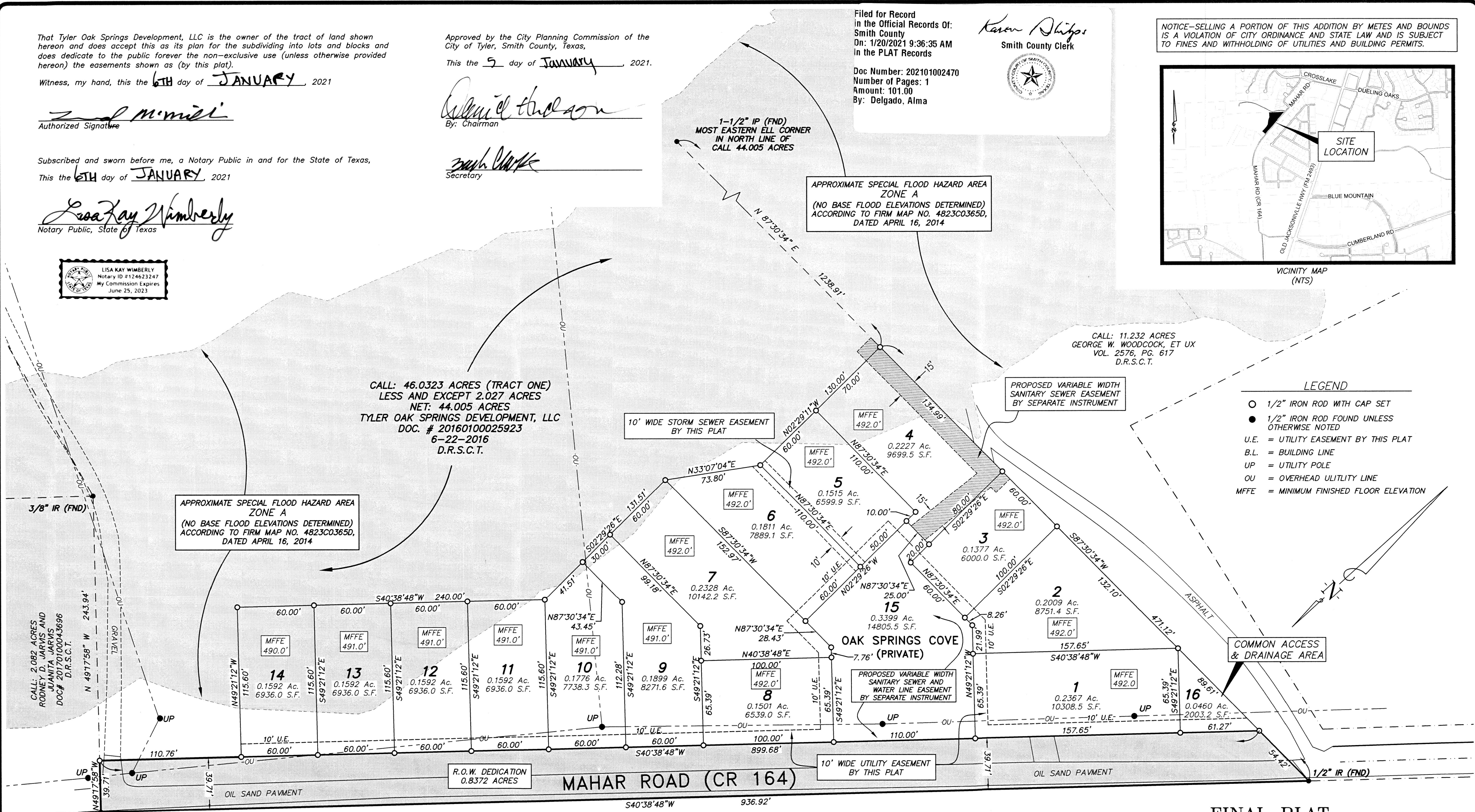
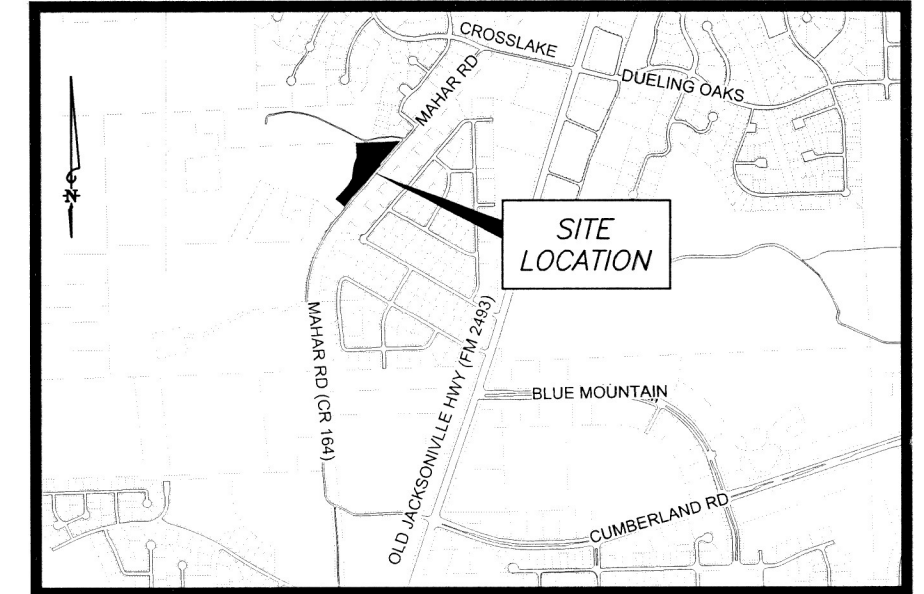
*Mark Clark*  
Secretary

Filed for Record in the Official Records of: Smith County On: 1/20/2021 9:36:35 AM in the PLAT Records

Doc Number: 202101002470  
Number of Pages: 1  
Amount: 101.00  
By: Delgado, Alma

*Karen Shipps*  
Smith County Clerk

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.



- LEGEND**
- 1/2" IRON ROD WITH CAP SET
  - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - U.E. = UTILITY EASEMENT BY THIS PLAT
  - B.L. = BUILDING LINE
  - UP = UTILITY POLE
  - OU = OVERHEAD UTILITY LINE
  - MFFE = MINIMUM FINISHED FLOOR ELEVATION

NOTICE: Plat is for recording purposes only until such time that dedicated property is formally accepted into Smith County's maintenance inventory by the County Commissioner's Court.

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.

*Monty Nixon* 1/6/2021  
Monty Nixon Date  
Registered Professional Land Surveyor No. 5542



STATE OF TEXAS  
EAST TEXAS RAILS FOR TRAILS  
VOL. 4002 PG. 299  
D.R.S.C.T.

**FINAL PLAT**  
**OAK SPRINGS ADDITION UNIT 1**  
**THOMAS QUEVADO**  
**SEVEN LEAGUE GRANT SECTION 5**  
**ABSTRACT 18, CITY OF TYLER,**  
**SMITH COUNTY, TEXAS**

PLAT RECORDED IN CABINET **F** SLIDE **228C**  
DATE RECORDED: **1.20.2021**

Total: 16 Lots 2.904 Acres  
Total: ROW Dedication: 0.8372 Acres

| REVISIONS | DATE     | BY  |
|-----------|----------|-----|
| ISSUED    | 12/05/21 | MLN |
|           |          |     |
|           |          |     |
|           |          |     |

**FINAL PLAT**  
**OAK SPRINGS ADDITION UNIT 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.       | 19-014 |