

DON THOMAS QUEVADO SEVEN LEAGUE GRANT, SECTION 4, A-18
 (R.O.W. AND BEARING BASIS PER DEED, C.F.N. 2014-00024651, O.P.R.S.C.)

PROPOSED WEST CUMBERLAND ROAD EXTENSION

NORTH BOUNDARY LINE

CLUB DRIVE

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

500 YEAR FLOOD LIMIT

100 YEAR FLOOD LIMIT

ZONE 'X'

ZONE 'AE'

MATCH LINE

FLOODWAY

R.O.W. LINE

MATCH LINE

L-3 N85°22'30"W, 16.75'
 L-4 N08°56'25"E, 144.58'
 L-5 N56°10'33"E, 74.32'

L-1 N01°28'32"W, 204.12'
 L-2 N08°48'50"E, 55.64'

LIMITS OF WETLANDS
 DELINEATION

SEARS TYLER METHODIST RETIREMENT CORP.
 TRACT TWO, 87.615 AC.
 C.F.N. 2006-R00049540,
 O.P.R.S.C.

C-1
 RADIUS=1826.20'
 DELTA=15°30'58"
 CHORD=N67°36'33"W,
 493.04'
 LENGTH=494.54'

C-3
 RADIUS=3560.00'
 DELTA=11°29'48"
 CHORD=N65°35'58"W,
 713.12'
 LENGTH=714.32'

C-2
 RADIUS=3500.00'
 DELTA=11°29'48"
 CHORD=S65°35'58"E,
 701.11'
 LENGTH=702.28'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	200.00'	8°49'38"	S12°10'46"W	30.78'	30.81'
C6	200.00'	8°19'08"	S03°36'24"W	29.01'	29.04'
C7	255.00'	3°46'22"	S01°20'02"W	16.79'	16.79'
C8	255.00'	13°22'22"	S09°54'24"W	59.38'	59.52'
C9	15.00'	88°38'15"	N44°19'08"E	20.96'	23.21'
C10	55.00'	24°53'58"	N45°28'41"E	23.71'	23.90'
C11	55.00'	78°10'34"	N06°03'35"E	69.36'	75.04'
C12	55.00'	109°05'43"	S80°18'16"E	89.61'	104.72'
C13	280.00'	10°08'20"	S70°17'52"E	49.48'	49.55'
C14	1786.20'	02°09'51"	S74°17'07"E	86.70'	86.71'
C15	1786.20'	03°43'23"	S71°20'30"E	114.75'	114.77'
C16	55.00'	66°35'01"	N26°09'20"E	60.38'	63.92'
C17	55.00'	47°33'38"	N30°54'58"W	44.35'	45.65'
C18	55.00'	50°00'29"	N79°42'01"W	48.49'	48.00'
C19	55.00'	42°32'44"	S54°01'23"W	39.91'	40.84'
C20	55.00'	93°18'10"	S13°54'04"E	79.99'	89.58'
C21	40.00'	25°21'34"	S78°40'58"E	17.56'	17.70'
C22	95.00'	25°21'34"	S78°40'58"E	41.71'	42.05'
C23	40.00'	25°28'21"	N78°44'21"W	17.64'	17.78'
C24	95.00'	25°28'21"	N78°44'21"W	41.89'	42.23'
C25	172.50'	25°41'02"	S14°58'48"W	76.68'	77.33'
C26	3560.00'	01°31'07"	S60°36'38"E	94.35'	94.35'
C27	227.50'	17°57'39"	S08°25'40"W	71.02'	71.32'
C28	227.50'	10°22'49"	S22°35'54"W	41.16'	41.22'
C29	55.00'	55°48'39"	N31°33'31"E	51.45'	53.54'
C30	55.00'	62°08'12"	N27°22'55"W	56.74'	59.62'
C31	55.00'	62°51'53"	N89°51'57"W	57.36'	60.35'
C32	55.00'	63°28'37"	S26°57'48"W	57.86'	60.93'
C33	55.00'	55°48'39"	S32°39'50"E	51.45'	53.54'
C34	170.00'	3°07'58"	S89°54'33"E	9.29'	9.29'
C35	1766.20'	3°42'49"	N67°37'24"W	114.46'	114.48'
C36	1766.20'	4°34'35"	N63°28'42"W	141.03'	141.07'
C37	172.50'	2°39'27"	S00°46'34"W	8.00'	8.00'

LINE	BEARING	DISTANCE
L7	N71°20'52"W	50.98'
L8	S66°09'36"W	12.97'
L9	N23°18'58"W	15.34'
L10	S16°35'55"W	12.72'
L11	N11°10'25"E	33.27'
L12	N19°14'02"E	53.66'
L13	N27°58'27"E	56.43'

L16	S88°38'15"W	10.70'
L17	N00°33'09"W	29.13'
L18	N00°33'09"W	12.17'
L19	N88°31'28"E	9.26'

**PRELIMINARY
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE.**

WHEN RECORDED COMPLETELY REPLACES
 THAT IN CAB. 'E', SLIDE 339-B&C, S.C.P.R.

**CORRECTED
 FINAL PLAT
 OAK CREEK ADDITION
 UNIT 1
 DON THOMAS QUEVADO
 SEVEN LEAGUE GRANT
 SECTION 4, A-18
 SMITH COUNTY, TEXAS**

OWNER: TYLER OAK CREEK DEVELOPMENT, LLC
 ADDRESS: 2203 OAK ALLEY, TYLER, TX. 75703

BOB MATUSH SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 T.B.P.L.S. FIRM NO. 10048200

2624 KENSINGTON DRIVE, SUITE 107 TYLER, TEXAS 75703
 TEL. (903) 561-7287 FAX (903) 561-2013 www.bmstyer.com

JOB NO. 13-230 DATE: 13 OCTOBER 2015 SCALE: 1"=100'



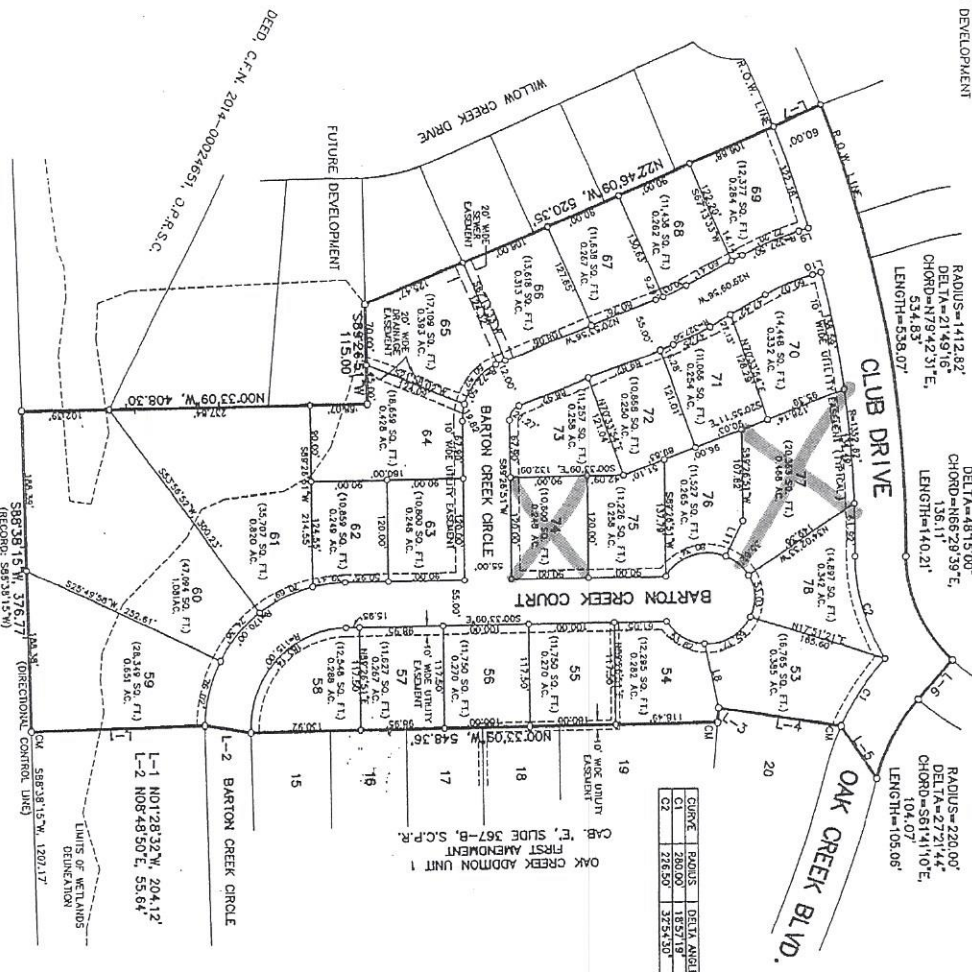
SHEET 1 OF 2
 (22,714 AC. IN UNIT 1)

PLAT RECORDED IN CABINET 'E', SLIDE _____
 DATE RECORDED: _____

DON THOMAS QUEVEDO SEVEN LEAGUE GRANT, SECTION 4, A-18
(R.O.W. AND BEARING BASIS PER DEED, C.F.N. 2014-00024651, O.P.R.S.C.)

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS USA VIOLATION OF CITY ORDINANCE AND STATE LAWS MAY BE SUBJECT TO FINES AND WITHDRAWALS OF UTILITIES AND BUILDING PERMITS.

FLOODING DEVELOPMENT



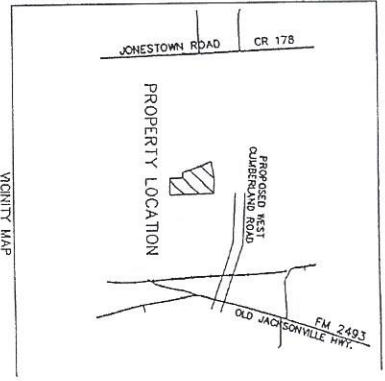
RADIUS=1412.82'
DELTA=2149.16'
CHORD=N79°42'31"E
534.83
LENGTH=358.07'

RADIUS=166.60'
DELTA=481.5100'
CHORD=N68°29'39"E
136.11
LENGTH=140.21'

RADIUS=220.00'
DELTA=2721.44'
CHORD=S61°14'10"E
104.07
LENGTH=105.06'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	216.50'	37°54'30"	N74°09'54"E	128.31'	130.09'
C2	216.50'	37°54'30"	N74°09'54"E	128.31'	130.09'

LINE	BEARING	LENGTH
L-3	N85°22'30"W	16.75'
L-4	N05°56'25"E	144.50'
L-5	N59°10'53"E	74.32'
L-6	S47°37'51"E	60.00'
L-7	N24°05'00"W	60.00'
L-8	S72°53'00"E	14.83'
L-9	S72°53'00"E	11.71'
L-10	S16°52'07"E	9.88'
L-11	N65°26'55"W	45.30'



FLOODWAY EASEMENT

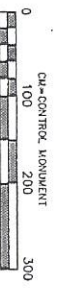
THE STATE OF TEXAS,)
COUNTY OF SMITH,)
X

SEARS TYLER METHODIST RETIREMENT CORP.
TRACT TNO, 87,615 AC.
C.F.N. 2006-R00049540,
O.P.R.S.C.

WHEREAS THE TITLER OAK CREEK DEVELOPMENT, L.L.C. AND THE OWNERS OF LAND SHOWN HEREON, AND WE ARE FAMILIAR WITH THE TERRAIN, ELEVATION, HIGH WATER LEVEL AND ALL PHYSICAL CONDITIONS IN, ON AND ADJACENT TO SAID PROPERTY; AND WHEREAS SAID PROPERTY IS SUBJECT TO FLOODING, HIGH WATER AND INUNDATION DUE TO THE TERRAIN, ELEVATION AND THE FACT THAT A CREEK OR OTHER WATERWAY IS ADJACENT TO SAID PROPERTY; AND WHEREAS THE PROPERTY SUBJECT TO FLOODING, HIGH WATER AND INUNDATION IS BARRED ON THE PLAT WITH THE "FLOODING DEVELOPMENT" LINE AS SHOWN AND OUTLINED ON THE PLAT;

WE HEREBY AGREE THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER, INCLUDING STORM WATERS AND OVERFLOW WATER FROM ANY CREEK OR OTHER WATERWAY, SHALL BE PERMITTED BY ANY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, WALL OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENT UNLESS DESIGNED BY A LICENSED PROFESSIONAL LAND SURVEYOR AND APPROVED BY THE CITY OF SMITH COUNTY, TEXAS. THE CITY OF SMITH COUNTY, TEXAS, SHALL BE NOTIFIED BY MAIL OF ANY SUCH OBSTRUCTION UPON NOTIFICATION BY MAIL TO THE OWNER.

WE DO HEREBY DECLARE AND REPEATE THE "FLOODWAY EASEMENT" TO BE A CONVEYANT RUNNING WITH THE LAND AND THAT THIS SHALL CONVEY TO ALL PARTIES CONCERNED INCLUDING OUR HEIRS, SUCCESSORS OR ASSIGNEES AND ALL PURCHASERS OF PROPERTY WITHIN SAID SUBDIVISION.



JOHN A. BEAL
Commissioner
12-15-2016

BY: *Don A. Ball*
NOTARY PUBLIC, SMITH COUNTY, TEXAS

MINIMUM FINISH FLOOR ELEVATION IS AS SHOWN ON INDIVIDUAL LOTS.
WITNESSE, MY HAND, THIS THE 21 DAY OF April, 2016.

BY: *Steven F. Thornington*
STEVEN F. THORNTON, MANAGER
TITLER OAK CREEK DEVELOPMENT, L.L.C.

BY: *Robert Matush*
ROBERT MATUSH, PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

APPROVAL:
THIS PLAT APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF SMITH COUNTY, TEXAS, ON THE 21 DAY OF April, 2016.



Michael Blair
SECRETARY

Don A. Ball
Commissioner
12-15-2016



SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 21 DAY OF April, 2016.

BY: *Steven F. Thornington*
STEVEN F. THORNTON, MANAGER

WITNESSE, MY HAND, THIS THE 21 DAY OF April, 2016.

OWNER'S STATEMENT:
THAT WE, TITLER OAK CREEK DEVELOPMENT, L.L.C., AGING HEREIN BY AND THROUGH OUR AUTHORIZED OFFICERS, ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND WE HEREBY AGREE TO DEDICATE TO THE PUBLIC TO THE USE OF HIGHWAYS, STREETS, ALLEYS AND EASEMENTS AS SHOWN, IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTION.

ALL IRON RODS SET ARE MARKED WITH A PLASTIC CAP, R/S 2114.
PLAT RECORDED IN CABINET F, SIDE 7D
DATE RECORDED: 11-10-16

OWNER: TITLER OAK CREEK DEVELOPMENT, L.L.C.
ADDRESS: 2203 OAK ALLEY, TYLER, TX, 75701
REGISTERED PROFESSIONAL LAND SURVEYOR
BOB MATUSH SURVEYING
2524 KENSINGTON DRIVE, SMITH COUNTY, TEXAS
TEL: (903) 561-1287 FAX: 903-561-1287
JOB NO. 13-230 DATE: 1/16

FINAL PLAT
OAK CREEK ADDITION
UNIT 2
DON THOMAS QUEVEDO
SEVEN LEAGUE GRANT
SECTION 4, A-18
SMITH COUNTY, TEXAS

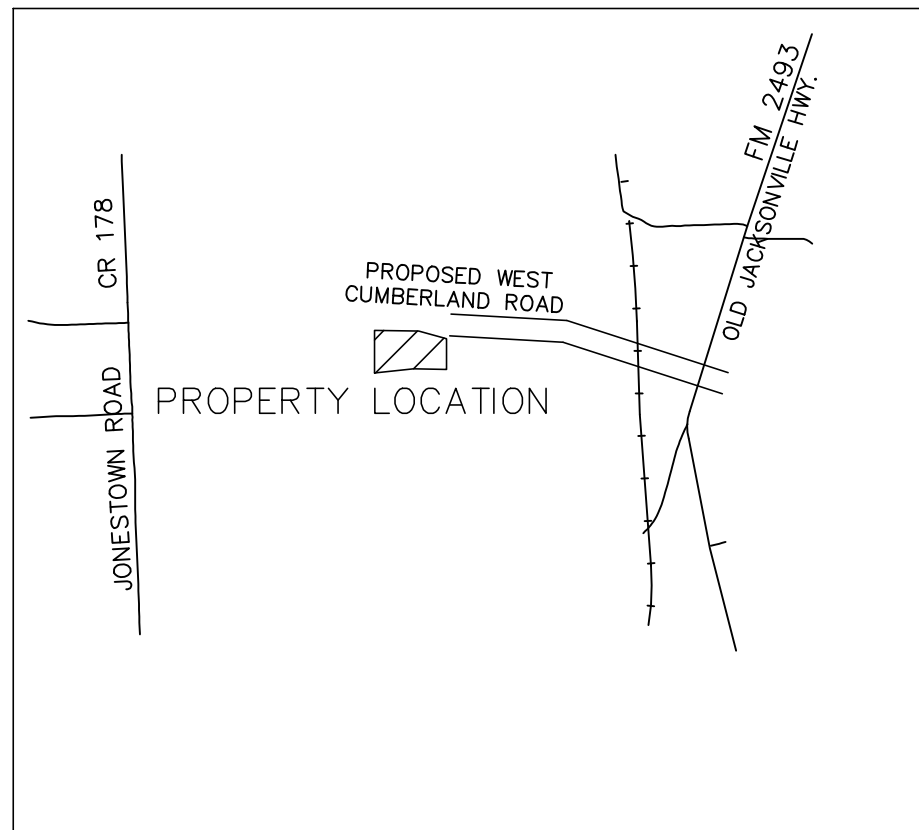
DON THOMAS QUEVADO SEVEN LEAGUE GRANT, SECTION 4, A-18

(R.O.W. & BEARING BASIS: TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 MAP DATUM)

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.

THIS PROPERTY HAS BEEN DETERMINED TO BE IN ZONE 2 OF THE CITY OF TYLER ETJ. PER INTERLOCAL AGREEMENT ADOPTED UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 242.001, APPROVAL BY THE CITY OF TYLER IS REQUIRED FOR THIS PLAT.

C-1 RADIUS=226.50' DELTA=44°09'22" CHORD=N20°17'28"E, 170.27' LENGTH=174.56'	C-3 RADIUS=1412.82' DELTA=21°49'16" CHORD=N79°42'31"E, 534.83' LENGTH=538.07'	C-5 RADIUS=1352.82' DELTA=08°30'41" CHORD=S64°40'13"W, 200.78' LENGTH=200.97'
C-2 RADIUS=166.50' DELTA=48°15'00" CHORD=N66°29'39"E, 136.11' LENGTH=140.21'	C-4 RADIUS=655.00' DELTA=20°48'41" CHORD=S81°22'52"E, 236.61' LENGTH=237.91'	C-6 RADIUS=1057.00' DELTA=05°55'55" CHORD=S63°22'50"W, 109.39' LENGTH=109.43'



JON R. HAYDEN ET AL
70.003 AC.
VOL. 1918, PG. 423,
S.C.L.R.

0.339 AC. DEDICATED TO PUBLIC FOR R.O.W. PURPOSES PER THIS PLAT.

OWNER'S STATEMENT:

THAT WE, TYLER OAK CREEK DEVELOPMENT, LLC, 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. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2016.

BY: STEVEN F. THORNTON, MANAGER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2016.

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 NOVEMBER, 2015.

ROBERT MATUSH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

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.

APPROVAL:

THIS PLAT APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TYLER, THIS THE ____ DAY OF _____, 2016.

CHAIRMAN SECRETARY



- L-1 S01°47'13"E, 106.51'
- L-2 S10°59'20"W, 56.53'
- L-3 S01°47'13"E, 48.37'
- L-4 S47°37'51"E, 60.00'
- L-5 S24°05'00"E, 60.08'
- L-6 S60°24'53"W, 60.07'

L7	S01°47'13"E	106.51'
L8	S14°33'49"E	56.52'
L9	S01°47'13"E	48.37'
L10	S60°24'53"W	60.07'
L11	S60°24'53"W	42.47'
L12	S60°24'53"W	17.60'
L13	S00°44'44"E	22.87'
L14	N66°32'02"E	36.44'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	166.50'	11°53'34"	N04°09'34"E	34.50'	34.56'
C8	166.50'	48°12'28"	N34°12'35"E	135.99'	140.09'
C9	166.50'	32°15'47"	N26°14'15"E	92.52'	93.76'
C10	166.50'	32°18'20"	N74°27'59"E	92.64'	93.88'
C11	1412.82'	1°47'45"	S89°43'16"W	44.28'	44.29'
C12	1412.82'	3°01'55"	S87°18'26"W	74.75'	74.76'
C13	1412.82'	4°08'44"	S83°43'07"W	102.20'	102.22'
C14	1412.82'	2°13'54"	S80°31'48"W	55.03'	55.03'
C15	1412.82'	5°06'49"	S76°51'27"W	126.05'	126.09'
C16	1412.82'	4°39'15"	S71°58'25"W	114.73'	114.76'
C17	1412.82'	3°02'38"	S68°07'28"W	75.05'	75.06'
C18	1412.82'	3°01'46"	S65°05'16"W	74.69'	74.70'
C19	1412.82'	2°14'03"	S62°27'21"W	55.09'	55.09'
C20	1412.82'	0°55'27"	S60°52'36"W	22.79'	22.79'
C21	997.00'	5°55'55"	N63°22'50"E	103.18'	103.22'
C22	54.89'	25°46'44"	S45°30'51"W	24.49'	24.70'
C23	54.89'	72°39'10"	S03°42'06"E	65.04'	69.61'
C24	54.89'	29°06'53"	S54°35'08"E	27.60'	27.89'
C25	54.89'	50°04'40"	N85°49'06"E	46.47'	47.98'
C26	54.89'	36°41'18"	N42°26'07"E	34.55'	35.15'
C27	54.89'	74°16'20"	N13°02'42"W	66.28'	71.16'
C28	54.89'	11°17'14"	N55°49'29"W	10.80'	10.81'
C29	50.00'	6°00'44"	N04°47'35"W	5.24'	5.25'
C30	50.00'	39°46'46"	N27°41'20"W	34.02'	34.71'
C31	50.00'	44°03'35"	N69°36'30"W	37.51'	38.45'
C32	228.59'	7°32'59"	S05°33'42"E	30.10'	30.12'
C33	228.59'	17°01'46"	S17°51'05"E	67.69'	67.94'
C34	228.59'	8°07'53"	S30°25'55"E	32.41'	32.44'
C35	173.59'	21°37'55"	S12°36'10"E	65.15'	65.54'
C36	173.59'	23°39'14"	S35°14'45"E	71.16'	71.66'
C37	25.00'	66°55'54"	S80°32'19"E	27.57'	29.20'
C38	25.00'	67°46'57"	N32°06'16"E	27.88'	29.58'
C39	54.50'	84°12'02"	N19°22'57"W	73.08'	80.09'
C40	54.50'	69°43'22"	N57°34'45"E	62.30'	66.32'
C41	54.50'	33°15'04"	S70°56'02"E	31.19'	31.63'
C42	54.50'	22°10'07"	N77°37'06"E	20.96'	21.09'
C43	54.50'	37°42'32"	S72°26'35"E	35.23'	35.87'
C44	54.50'	51°17'56"	S27°56'21"E	47.18'	48.80'
C45	54.50'	68°57'36"	S32°11'26"W	61.71'	65.60'

INDICATES SET 1/2" I. ROD UNLESS OTHERWISE NOTED.

ALL IRON RODS SET ARE MARKED WITH A PLASTIC CAP: RPLS 2114 AND RPLS 3683.

CM=CONTROLLING MONUMENT
49 LOTS IN 13,254 ACRES

FINAL PLAT
OAK CREEK ADDITION UNIT 3
DON THOMAS QUEVADO
SEVEN LEAGUE GRANT
SECTION 4, A-18
SMITH COUNTY, TEXAS

OWNER: TYLER OAK CREEK DEVELOPMENT, LLC
ADDRESS: 2203 OAK ALLEY, TYLER, TX. 75703

BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
2624 KENSINGTON DRIVE, SUITE 107 TYLER, TEXAS 75703
TEL. (903) 561-7287 www.bms-tyler.com
T.B.P.L.S. FIRM NO. 10048200

JOB NO. 13-230 DATE: 14 OCT. 2016 SCALE: 1"=100'



PLAT RECORDED IN CABINET 'F', SLIDE _____
DATE RECORDED: _____

© Copyright 2009, Summit Surveying, Inc. K:\2019\19-008 Oak Creek Addition\dwg\19-008 Oak Creek Final Plat.dwg

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.

JON R. HAYDEN ET AL
70.003 AC.
VOL. 1918, PG. 423,
D.R.S.C.T.

That Tyler Oak Creek 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 ____ day of _____, 2019

Authorized Signature _____

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

This the ____ day of _____, 2019

Notary Public, State of Texas _____

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 Date
Registered Professional Land Surveyor No. 5542

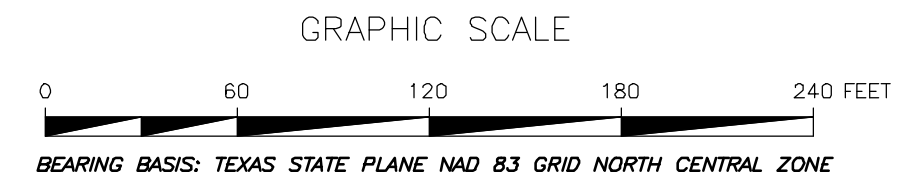
Approved by the City Planning Commission of the City of Tyler, Smith County, Texas,

This the ____ day of _____, 2019.

By: Chairman _____

Secretary _____

JONESTOWN ROAD (CR 178)



PLAT RECORDED IN CABINET _____, SLIDE _____
DATE RECORDED: _____

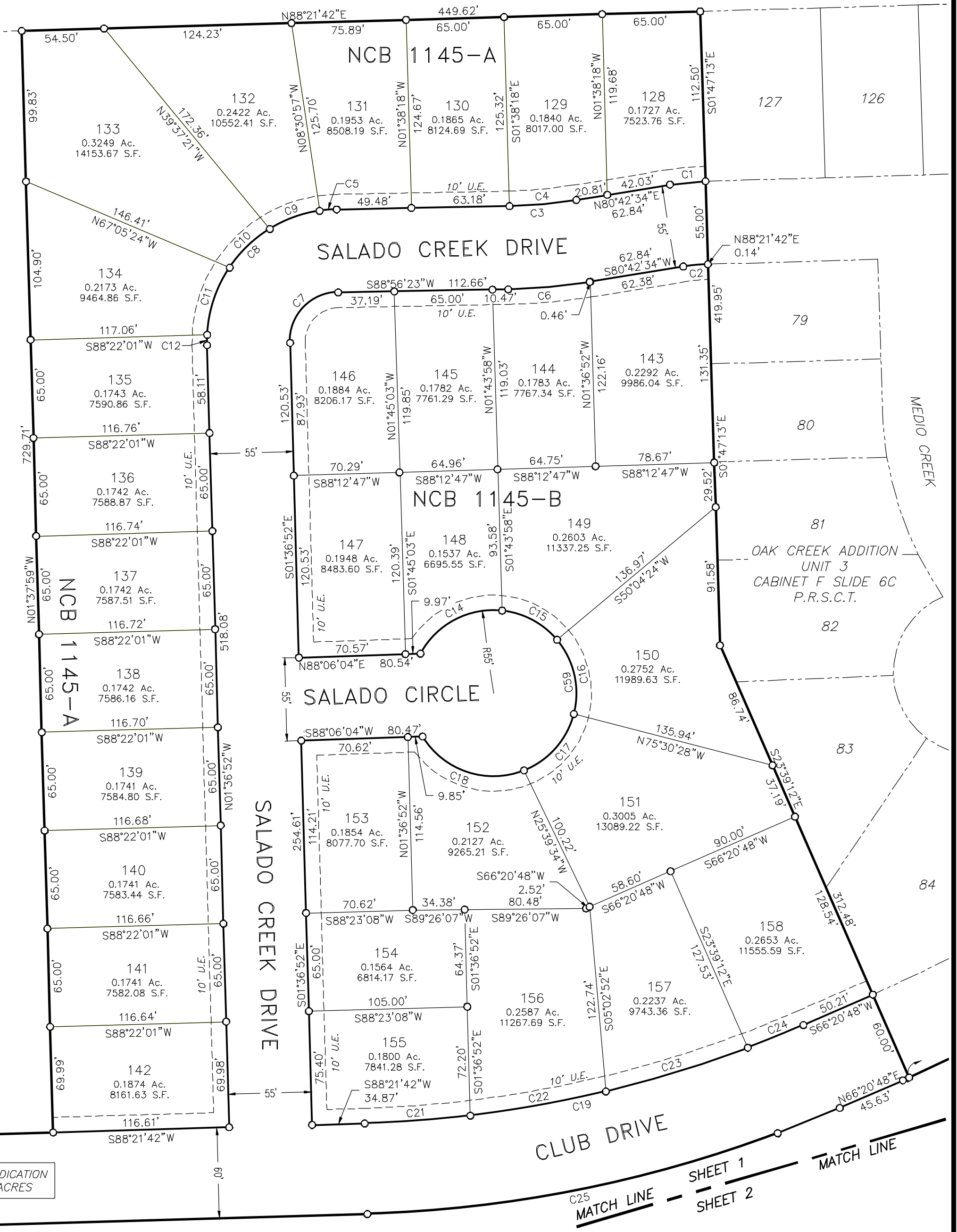
TYLER OAK CREEK DEVELOPMENT, LLC
REMAINDER OF TRACT ONE 63.830 ACRES
DOC# 2014-00024651
O.P.R.S.C.T.

FINAL PLAT OAK CREEK ADDITION - UNIT 4 DON THOMAS QUEVADO SEVEN LEAGUE GRANT SECTION 4 ABSTRACT 18, CITY OF TYLER, SMITH COUNTY, TEXAS

Total: 51 Lots 14.257 Acres
Total: ROW Dedication: 4.505 Acres

R.O.W. DEDICATION
3.161 ACRES

Curve #	Delta	Length	Radius	Chord Bearing	Chord Dist.
C1	007° 39' 08"	23.71	177.50	N84° 32' 08"E	23.69
C2	007° 39' 08"	16.36	122.50	S84° 32' 08"W	16.35
C3	008° 13' 49"	46.33	322.50	N84° 49' 29"E	46.29
C4	007° 54' 21"	44.50	322.50	N84° 39' 45"E	44.46
C5	007° 27' 20"	11.39	87.50	N85° 12' 43"E	11.38
C6	008° 13' 49"	54.23	377.50	S84° 49' 29"W	54.18
C7	090° 33' 15"	51.37	32.50	S43° 39' 45"W	46.18
C8	090° 33' 15"	138.29	87.50	N43° 39' 45"E	124.34
C9	023° 04' 26"	35.24	87.50	N69° 56' 50"E	35.00
C10	024° 23' 18"	37.25	87.50	N46° 12' 57"E	36.96
C11	031° 07' 08"	47.52	87.50	N18° 27' 44"E	46.94
C12	004° 31' 02"	6.90	87.50	N00° 38' 39"E	6.90
C14	067° 33' 17"	64.85	55.00	N62° 14' 11"E	61.16
C15	044° 03' 35"	42.29	55.00	S61° 57' 23"E	41.26
C16	054° 25' 08"	52.24	55.00	S12° 43' 02"E	50.30
C17	053° 52' 25"	51.72	55.00	S41° 25' 45"W	49.83
C18	080° 05' 31"	76.88	55.00	N71° 35' 17"W	70.77
C19	022° 00' 54"	299.70	780.00	N77° 21' 15"E	297.86
C21	005° 09' 31"	70.23	780.00	N85° 46' 57"E	70.20
C22	006° 42' 01"	91.21	780.00	N79° 51' 11"E	91.16



TYLER OAK CREEK DEVELOPMENT, LLC
REMAINDER OF TRACT ONE 63.830 ACRES
DOC# 2014-00024651
O.P.R.S.C.T.

SHEET NO. 1 of 2

REVISIONS	DATE	BY
ISSUED	06/18/19	AAU

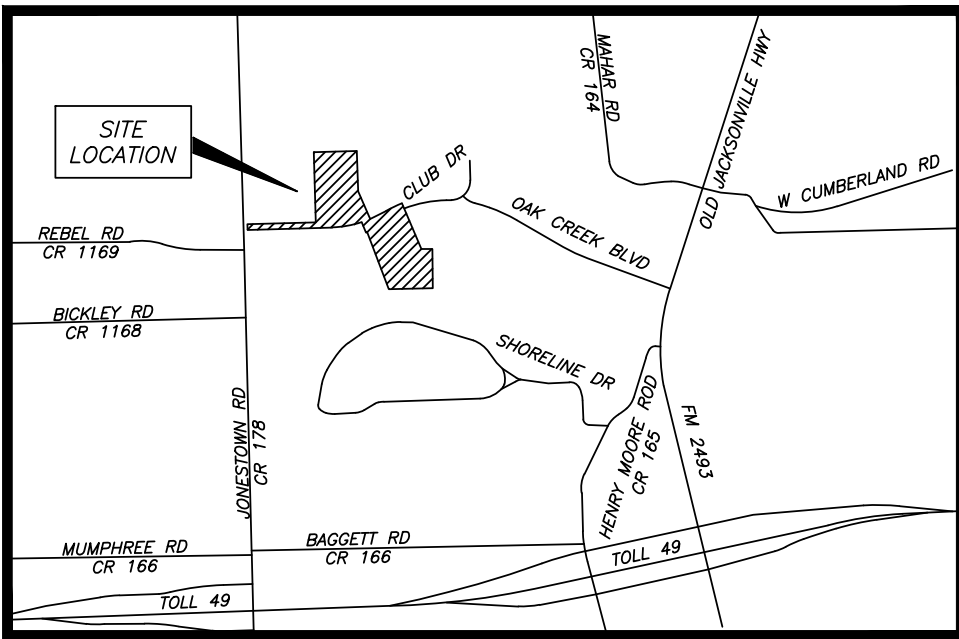
FINAL PLAT
OAK CREEK ADDITION - UNIT 4
CITY OF TYLER,
SMITH COUNTY, TEXAS

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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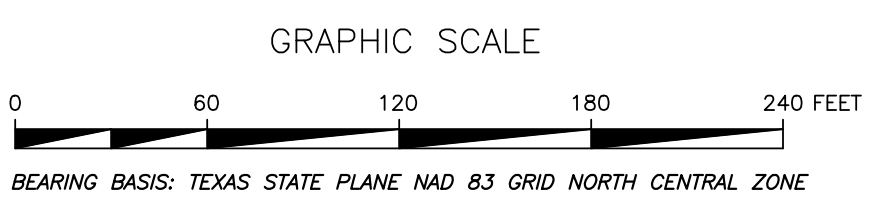
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TYLER OAK CREEK DEVELOPMENT, LLC
 REMAINDER OF TRACT ONE 63.830 ACRES
 DOC# 2014-00024651
 O.P.R.S.C.T.

Curve #	Delta	Length	Radius	Chord Bearing	Chord Dist.
C23	007° 13' 57"	98.46	780.00	N72° 53' 12"E	98.40
C24	002° 55' 26"	39.80	780.00	N67° 48' 30"E	39.80
C25	018° 59' 17"	278.38	840.00	S78° 52' 04"W	277.11
C26	005° 55' 56"	109.44	1057.00	N63° 22' 49"E	109.39
C27	008° 30' 45"	200.99	1352.82	N64° 40' 11"E	200.81
C29	004° 38' 18"	85.57	1057.00	N64° 01' 39"E	85.55
C30	001° 17' 38"	23.87	1057.00	N61° 03' 40"E	23.87
C31	000° 43' 58"	17.30	1352.82	N60° 46' 47"E	17.30
C32	000° 50' 34"	147.50	10029.46	N23° 54' 21"W	147.50
C33	000° 50' 34"	146.70	9972.50	S23° 54' 21"E	146.69
C34	000° 18' 56"	55.26	10029.46	N24° 10' 09"W	55.26
C35	000° 22' 41"	65.78	9972.50	S24° 08' 18"E	65.78
C36	000° 27' 54"	80.91	9972.50	S23° 43' 01"E	80.91
C37	000° 31' 37"	92.24	10029.46	N23° 44' 53"W	92.24
C38	301° 09' 31"	294.35	56.00	S26° 15' 29"E	55.02
C39	043° 07' 01"	42.14	56.00	N77° 14' 14"W	41.15
C40	075° 37' 57"	73.92	56.00	S43° 23' 16"W	68.67
C41	063° 33' 49"	62.13	56.00	S26° 12' 37"E	58.99
C42	064° 48' 35"	63.34	56.00	N89° 36' 11"E	60.02
C43	054° 02' 08"	52.81	56.00	N30° 10' 50"E	50.88

Curve #	Delta	Length	Radius	Chord Bearing	Chord Dist.
C44	022° 48' 10"	68.65	172.50	S12° 04' 59"E	68.20
C45	022° 48' 10"	90.54	227.50	N12° 04' 59"W	89.94
C46	005° 19' 59"	21.18	227.50	N20° 49' 04"W	21.17
C47	017° 28' 11"	69.37	227.50	N09° 24' 59"W	69.10
C48	018° 07' 45"	54.58	172.50	S14° 25' 11"E	54.35
C49	004° 40' 25"	14.07	172.50	S03° 01' 07"E	14.07
C50	063° 13' 28"	113.11	102.50	N30° 55' 50"E	107.45
C51	061° 12' 00"	50.74	47.50	S29° 55' 06"W	48.36
C52	024° 18' 30"	43.49	102.50	N11° 28' 21"E	43.16
C53	038° 54' 58"	69.62	102.50	N43° 05' 05"E	68.29
C54	301° 07' 44"	294.32	56.00	S24° 27' 57"E	55.04
C55	104° 07' 08"	101.76	56.00	N59° 01' 24"E	88.33
C56	084° 46' 05"	82.85	56.00	S26° 32' 00"E	75.50
C57	064° 13' 15"	62.77	56.00	S47° 57' 40"W	59.53
C58	046° 01' 38"	44.99	56.00	N76° 54' 53"W	43.79
C59	299° 59' 55"	287.98	55.00	S01° 32' 30"E	55.00
C60	002° 20' 01"	55.10	1352.82	N62° 18' 47"E	55.09
C61	005° 26' 46"	128.59	1352.82	N66° 12' 11"E	128.54
C62	003° 01' 38"	44.38	840.00	N67° 51' 36"E	44.38



FINAL PLAT
OAK CREEK ADDITION - UNIT 4
DON THOMAS QUEVADO
SEVEN LEAGUE GRANT SECTION 4
ABSTRACT 18, CITY OF TYLER
SMITH COUNTY, TEXAS

REVISIONS	DATE	BY
ISSUED	06/18/2019	AAU

FINAL PLAT
OAK CREEK ADDITION - UNIT 4
CITY OF TYLER,
SMITH COUNTY, TEXAS

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JOB NO.	19-008



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TYLER OAK CREEK DEVELOPMENT, LLC
REMAINDER OF TRACT ONE 63.830 ACRES
DOC# 2014-00024651
O.P.R.S.C.T.

REFER TO SHEET 2
FOR CURVE TABLE

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
Registered Professional Land Surveyor No. 5542

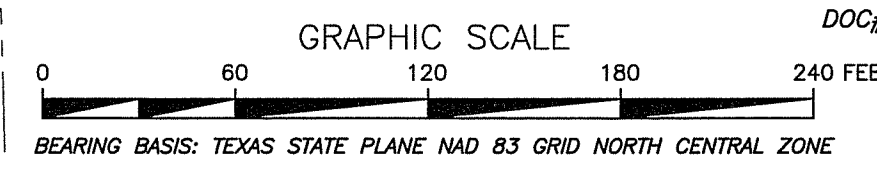


- 1/2" IRON ROD WITH CAP SET
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- U.E. = UTILITY EASEMENT BY THIS PLAT



CALL: 9.356 AC.
(TRACT 1)
AL AND TERRI L. THIGPEN
VOL. 7663, PG. 801
11-22-2004
D.R.S.C.T.

CALL: 95.084 AC.
SUBORDINATION AND ATTORNMENT AGREEMENT
AMONG ER OPKO ML, LLC, ER PROPCO ML, LLC
AND ALLY BANK
DOC# 20180100009198
O.P.R.S.C.T.



PLAT RECORDED IN CABINET _____ SLIDE _____
DATE RECORDED: _____

FINAL PLAT
OAK CREEK ADDITION - UNIT 5
DON THOMAS QUEVADO
SEVEN LEAGUE GRANT SECTION 4
ABSTRACT 18, CITY OF TYLER,
SMITH COUNTY, TEXAS
SHEET NO. 1 of 2

REVISIONS	DATE	BY

FINAL PLAT
OAK CREEK ADDITION - UNIT 5
CITY OF TYLER,
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