

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.

BENJAMIN FRY SURVEY, A-355
(BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD83 MAP DATUM)

CORRECTED FINAL PLAT
THE BROOKS AT CUMBERLAND PARK PHASE 1
CAB. 'D', SLIDE 129-A, S.C.P.R.
8 N.C.B. 1730-A
S51'47'28"E, 95.07'

7
N.C.B. 1730-F
8

THE BROOKS AT CUMBERLAND PARK PHASE 2
CAB. 'D', SLIDE 275-B, S.C.P.R.
9

10
N.C.B. 1730-F

11
THE BROOKS AT CUMBERLAND PARK PHASE 5
CAB. 'F', SLIDE 29-A, S.C.P.R.
12

13-A

50

49-A
N.C.B. 1730-F

48-A

THE BROOKS AT CUMBERLAND PARK PHASE 5
FIRST AMENDMENT
CAB. 'F', SLIDE 55-B, S.C.P.R.
47-A

46-A

45-A

STONEBANK
CROSSING

41-A

BRYAN MARSH FARMS LTD
8.719 AC.
VOL. 4932, PG. 301
O.P.R.S.C.

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

MARSH FARM ROAD

SHALLOW COVE

LONG BRANCH

CAVE COBB

GREENBELT

N.C.B. 1730-G
(176,312 SQ. FT.)
4.048 AC.

BROADWAY SOUTH DEVELOPMENT "M" NO. 1, LTD.
REMAINDER OF CALLED 32.042 AC.
VOL. 6671, PG. 330, O.P.R.S.C.

SET 1/2" I. ROD FROM WHICH
A 1/2" I. ROD FOUND FOR
REFERENCE BEARS,
S41'43'11"E, 4.24'

C.F.N. 2006-R00051466, EX. B-1, O.P.R.S.C.
30' WIDE DRAINAGE, UTILITY,
AND SANITARY SEWER EASEMENT

SADDLEBROOK ESTATES
CAB. 'C', SLIDE 199-D
S.C.P.R.

APPROXIMATE LOCATION OF BLANKET-
30' TEMPORARY SANITARY SEWER EASEMENT
C.F.N. 2006-R00051466, EX. B'(a), O.P.R.S.C.
NO VISIBLE EVIDENCE ON
SURFACE OF PROPERTY

NOTE 'A'
15' WIDE WATER LINE EASEMENT

SHEET 1 OF 2

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

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

CM=CONTROLLING MONUMENT

PLAT RECORDED IN CABINET 'F', SLIDE

DATE RECORDED: 6-6-18

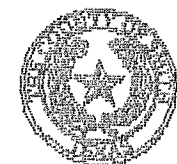
FINAL PLAT
THE BROOKS AT
CUMBERLAND PARK PHASE 6
BENJAMIN FRY SURVEY, A-355
THOMAS J. BLACKWELL SURVEY, A-112
CITY OF TYLER
SMITH COUNTY, TEXAS



BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH CENTRAL ZONE NAD 83, (FEET) BASED ON THE 1993
ADJUSTMENT OF NAD 83 SYSTEM. VERTICAL DATA IS BASED ON
NAVD83 DATUM. THE CONTROL MONUMENT IS TJC1-TYLER, LEICA
GEOSYSTEMS SMARTNET OF NORTH AMERICA.

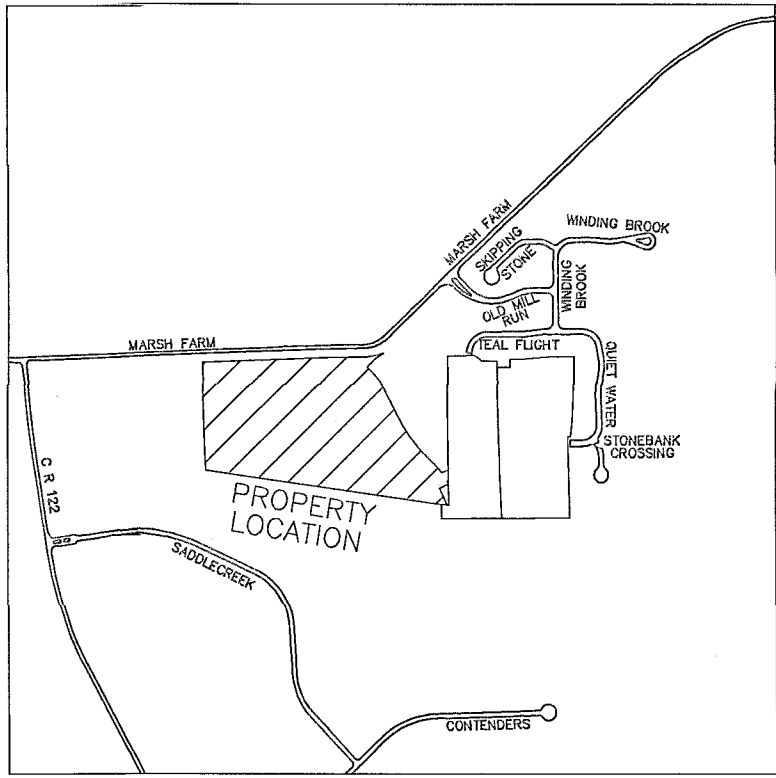
Filed for Record in
Smith County, Texas
6/6/2018 2:45:30 PM
Fee: \$31.00
20180100023535
PLAT
Deputy -Suni Whitaker
I hereby certify that this
instrument was filed and duly
recorded in the Official Public
Records of Smith County, Texas

Karen Phillips
County Clerk



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. 16-184 DATE: 4 MAY 2018 SCALE: 1"=100'



VICINITY MAP

LINE	BEARING	DISTANCE
L1	S51°47'28"E	30.42'
L2	S37°40'58"W	28.13'
L3	S00°00'40"E	62.61'
L4	S65°18'09"W	60.00'
L5	S24°41'51"E	101.00'
L6	N89°44'24"W	30.29'
L7	S46°20'08"W	33.20'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	201.13'	44°06'06"	N67°19'40"E	151.02'	154.81'
C2	231.13'	44°06'06"	N67°19'40"E	173.55'	177.90'
C3	231.13'	23°40'45"	N77°32'20"E	94.84'	95.52'
C4	200.00'	28°01'00"	S51°41'28"W	96.82'	97.80'
C5	465.00'	21°20'22"	N38°06'42"W	172.19'	173.19'
C6	500.00'	15°49'31"	S35°21'17"E	137.66'	138.10'
C7	330.00'	04°38'55"	N40°56'35"W	26.77'	26.77'
C8	210.00'	12°39'41"	S69°42'18"W	46.31'	46.41'
C9	150.00'	04°10'25"	S68°10'21"W	10.92'	10.93'
C10	330.00'	03°23'14"	N26°23'28"W	19.51'	19.51'

Filed for Record in
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PLAT
Deputy -Suni Whittaker
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Karen Phillips
County Clerk



OWNER'S STATEMENT:

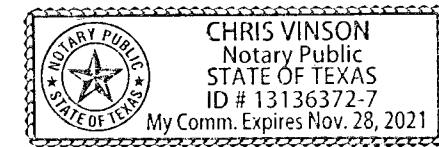
THAT WE, SHACKLEFORD CREEK LAND COMPANY LLC, ARE THE OWNERS OF THE TRACT SHOWN HEREON AND DO ACCEPT THIS AS OUR PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS. WE DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS AND EASEMENTS AS SHOWN HEREON. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS, MY HAND, THIS THE 4th DAY OF May, 2018.

BY: *Lenard McMillin*
LENARD MCMILLIN, MANAGER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 4th DAY OF May, 2018.

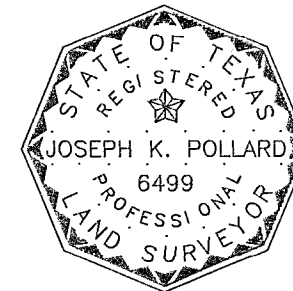
Chris Vinson



SURVEYOR'S STATEMENT:

I, JOSEPH K. POLLARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6499, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTHS OF JUNE THRU SEPTEMBER, 2016.

Joseph K. Pollard
JOSEPH K. POLLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS



APPROVAL:

THIS PLAT APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TYLER, THIS THE 5th DAY OF June, 2018.

Rob Matush *Joseph K. Pollard*
CHAIRMAN SECRETARY

SHEET 2 OF 2

PLAT RECORDED IN CABINET 'F', SLIDE 87A
DATE RECORDED: 6-6-18

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