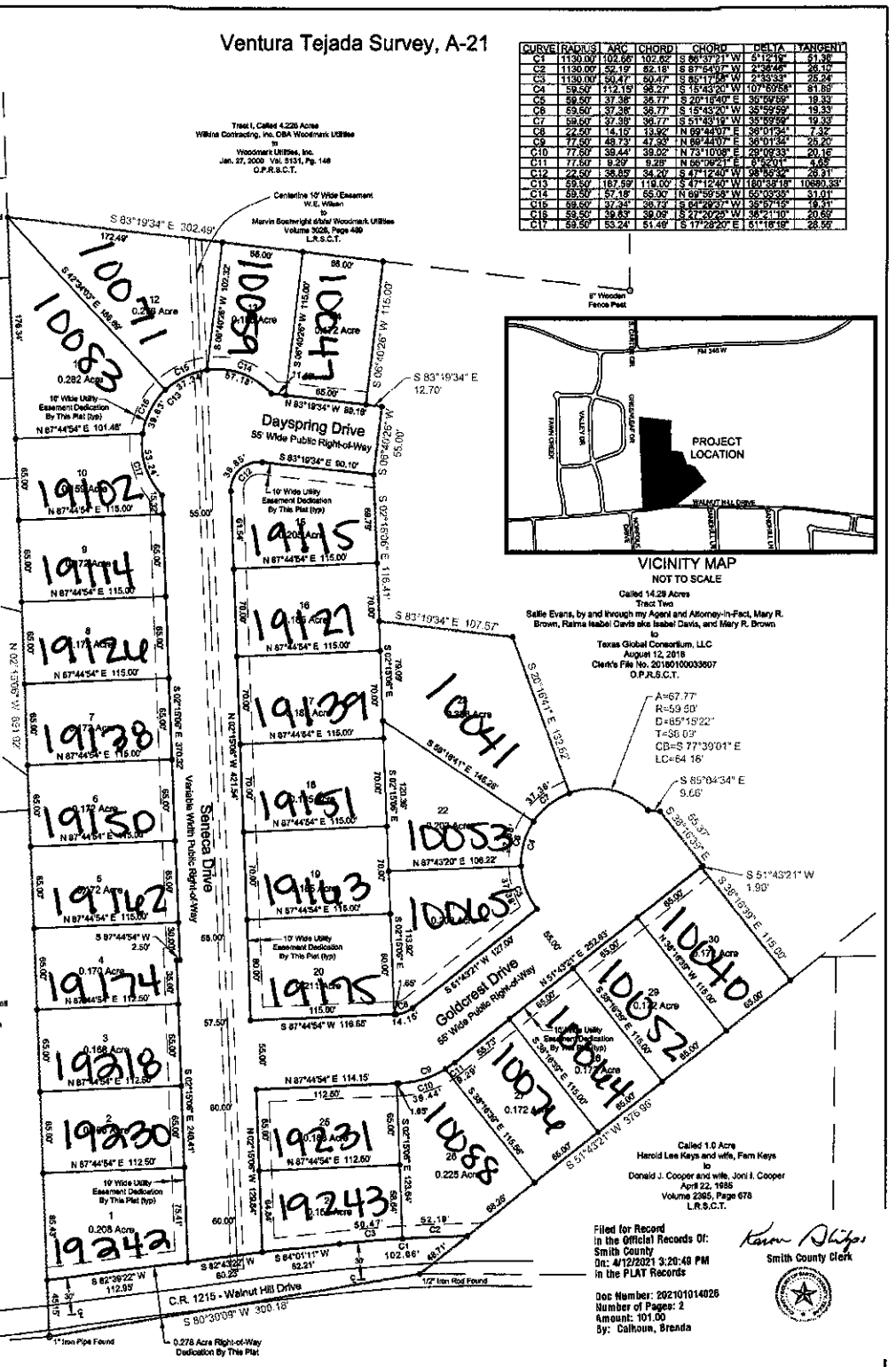
Ventura Tejada Survey, A-21

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	TANGENT
C1	1130.00'	102.66'	102.62'	S 86°37'21" W	5°12'19"	51.36'
C2	1130.00'	52.19'	52.18'	S 87°54'07" W	2°38'46"	26.10'
C3	1130.00'	50.47'	50.47'	S 85°17'58" W	2°33'33"	25.24'
C4	59.50'	112.15'	96.27'	S 15°43'20" W	107°69'58"	81.89'
C5	59.50'	37.36'	36.77'	S 20°18'40" E	36°59'59"	19.33'
C6	59.50'	37.36'	36.77'	S 15°43'20" W	35°59'59"	19.33'
C7	59.50'	37.36'	36.77'	S 51°43'19" W	36°59'59"	19.33'
C8	22.50'	14.15'	13.92'	N 69°44'07" E	36°01'34"	7.32'
C9	77.50'	48.73'	47.93'	N 69°44'07" E	36°01'34"	25.20'
C10	77.50'	39.44'	39.02'	N 73°10'08" E	29°09'33"	20.16'
C11	77.50'	9.29'	9.28'	N 55°06'21" E	6°52'01"	4.65'
C12	22.50'	38.85'	34.20'	S 47°12'40" W	98°56'32"	26.31'
C13	59.50'	167.59'	119.00'	S 47°12'40" W	160°35'18"	1069.33'
C14	59.50'	57.18'	55.00'	N 69°59'58" W	55°03'35"	31.01'
C15	59.50'	37.24'	36.73'	S 84°29'37" W	35°57'15"	19.31'
C16	59.50'	39.83'	39.09'	S 27°20'25" W	38°21'10"	20.69'
C17	59.50'	53.24'	51.49'	S 17°28'20" E	51°18'19"	28.55'



Filed for Record
in the Official Records Of:
Smith County
On: 4/12/2021 3:20:49 PM
in the PLAT Records

Doc Number: 202101014026
Number of Pages: 2
Amount: 101.00
By: Calhoun, Brenda

Smith County Clerk

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We, 1215 Development, LLC, do hereby adopt this plat designating the hereinabove described property as WALNUT HILL ESTATES, UNIT 1, an addition to Smith County, Texas, and do accept this plat as its plan for the subdividing into lots and blocks and do dedicate to the public forever the streets, and easements as shown.

This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this the 6 day of April, 2021.

BY: _____

STATE OF TEXAS
REGISTERED
KEVIN L. KILGORE
4687
PROFESSIONAL
LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS 6th DAY OF April, 2021.

NOTARY PUBLIC

KELLY DENN MCLEMORE
Notary Public, State of Texas
Comm. Expires 09-26-2024
Notary ID 126673223

APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS

ON THIS 6 DAY OF April, 2021.

CHAIRMAN

ATTEST: _____

4/12/21
DATE

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE, NAD 83 (FEET) BASED ON THE 1993 ADJUSTMENT OF THE NAD 83 SYSTEM. THE REFERENCE MONUMENT IS STATION FAA TYRA.

("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.")

RECORDED IN CABINET E, SLIDE 241 A OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS. DATE 4-12-21

DESIGNED BY: E.S.
DRAWN BY: R.T.W.
CHECKED BY: K.L.K.
DATE: Feb. 22, 2021
SCALE: 1" = 60'

KLK

KLKilgore & Company, Inc.
www.klkilgore.com
6712 Pelican Drive
Tyler, Texas 75703
(903)581-7000
Fax (903)581-3756

SURVEYING
PLANNING
MAPPING
TBPLS FIRM NO. 10046500

Final Plat
Showing
Walnut Hill Estates, Unit 1
30 Lots - 7.754 Acres Total
Smith County, Texas

REVISIONS

NO.	DATE	REMARKS

CONTRACT NO.
202107

SHEET NO.
1 OF 1

202107 FP Walnut Hill Estates Unit 1.dwg