

ISAAC HILL SURVEY, A-474

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.

CM=CONTROLLING MONUMENT
⊕=SANITARY SEWER MANHOLE

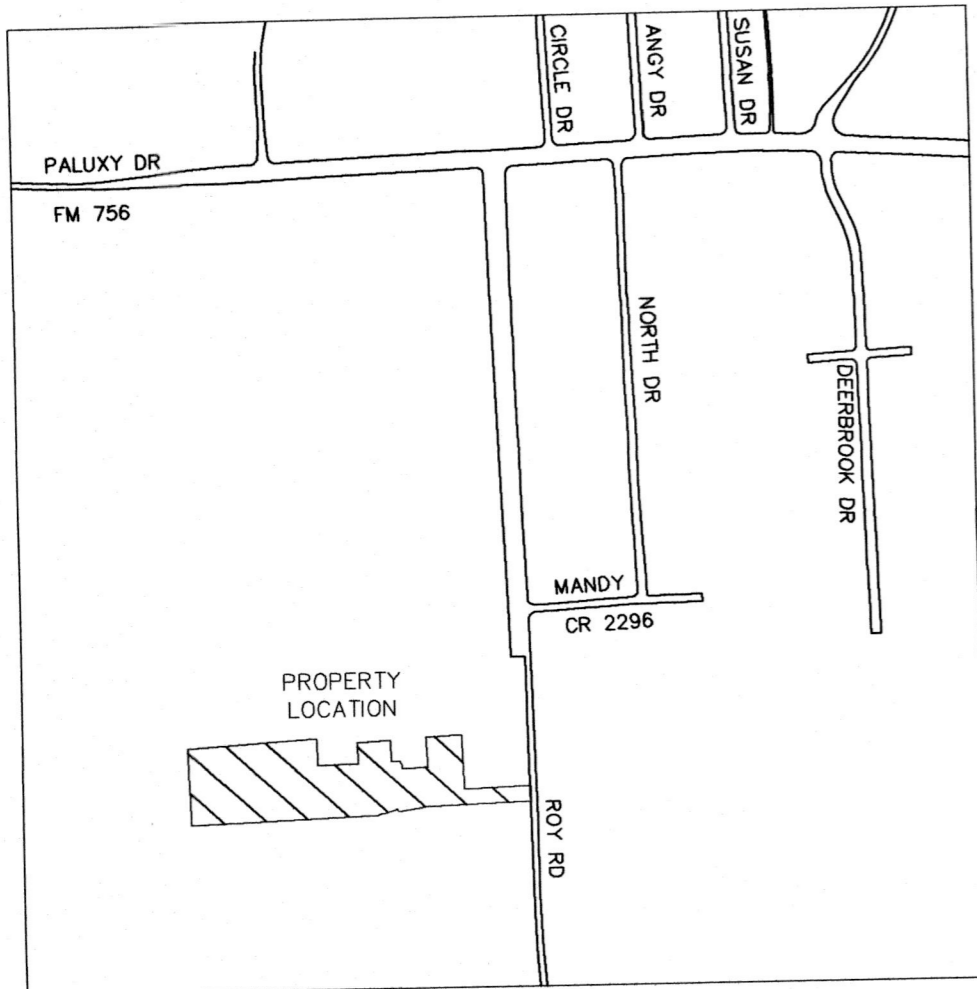
NOTE 'A'
CALLED 35' EASEMENT PER DEEDS VOL. 5658, PG. 101, C.F.N. 2012-00027831, C.F.N. 20180100004081, O.P.R.S.C.

NOTE 'B'
20' WIDE SANITARY SEWER EASEMENT TO CITY OF TYLER VOL. 7880, PG. 874, O.P.R.S.C.

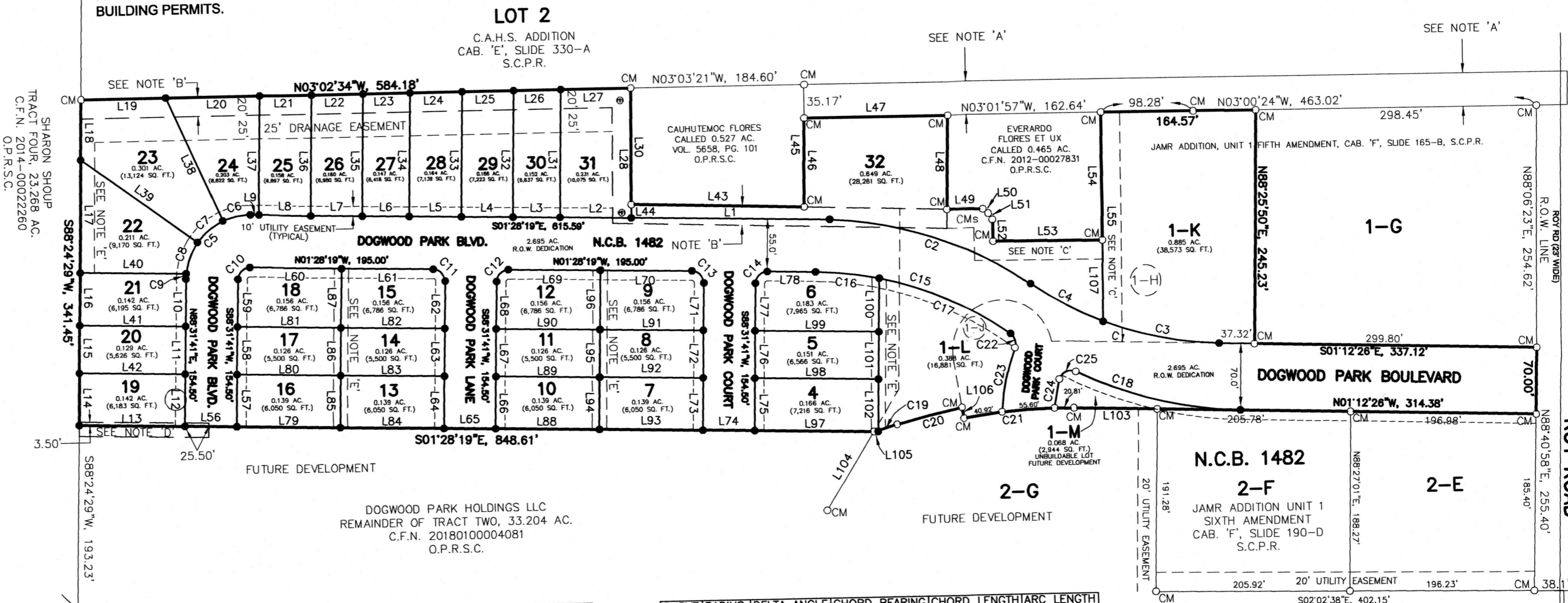
NOTE 'C'
20' WIDE UTILITY EASEMENT PER PLATS, CAB. 'F', SLIDE 165-B CAB. 'F', SLIDE 190-D S.C.P.R.

NOTE 'D'
15' WIDE SANITARY SEWER EASEMENT BY SEPARATE INSTRUMENT.

NOTE 'E'
15' WIDE DRAINAGE EASEMENT BY SEPARATE INSTRUMENT.



VICINITY MAP NOT TO SCALE



DOGWOOD PARK HOLDINGS LLC
REMAINDER OF TRACT TWO, 33.204 AC.
C.F.N. 20180100004081
O.P.R.S.C.

OWNER'S STATEMENT:

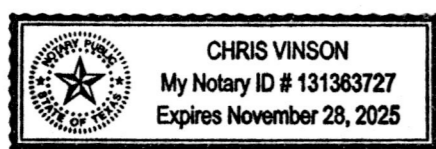
THAT WE, DOGWOOD PARK HOLDINGS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, ARE THE OWNERS OF THE TRACT SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS AND EASEMENTS AS SHOWN. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS, MY HAND, THIS THE 10th DAY OF December 2021.

BY: SCOTT GREENE, MANAGER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 10th DAY OF December 2021.

NOTARY PUBLIC



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 OCTOBER, 2020 THROUGH AUGUST, 2021.

JOSEPH K. POLLARD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6499
STATE OF TEXAS



APPROVAL:

THIS PLAT APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TYLER, THIS THE 7th DAY OF December, 2021.

CHAIRMAN

SECRETARY

Table with 4 columns: LINE, BEARING, DISTANCE, and another set of LINE, BEARING, DISTANCE. It lists survey points L1 through L54 with their respective bearings and distances.

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, and ARC LENGTH. It lists curve data for lines C1 through C25.

WOODROW J. CLAWSON ET UX
CALLED 5.500 AC.
VOL. 3135, PG. 360
O.P.R.S.C.

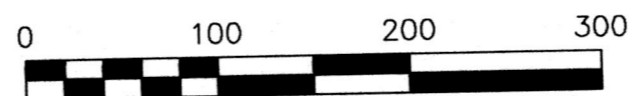
Filed for Record
in the Official Records Of:
Smith County
On: 1/11/2022 3:39:41 PM
In the PLAT Records

Smith County Clerk

Doc Number: 202201001650
Number of Pages: 1
Amount: 101.00
By: Delgado, Alma

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

INDICATES SET 1/2" I. ROD MARKED WITH A PLASTIC CAP: BMS TYLER.



PLAT RECORDED IN CABINET 'F', SLIDE 296D
DATE RECORDED: 1.11.2022

FINAL PLAT
DOGWOOD PARK PHASE ONE
AND RESUBDIVISION OF
LOT 1-H, N.C.B. 1482
JAMR ADDITION UNIT 1
FIFTH AMENDMENT
AND LOT 1-J, N.C.B. 1482
JAMR ADDITION UNIT 1
SIXTH AMENDMENT
ISAAC HILL SURVEY, A-474
CITY OF TYLER
SMITH COUNTY, TEXAS

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

JOB NO. 18-005A DATE: 27 SEP. 2021 SCALE: 1"=100'