

NOTES:

- 1) "NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- 2) THIS PLAT CREATES THIRTY-NINE (39) LOTS OUT OF THAT CERTAIN CALLED 33.204 ACRE TRACT REFERENCED AS TRACT TWO DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM JAMR PROPERTIES, LLC TO DOGWOOD PARK HOLDINGS LLC, AS RECORDED IN INSTRUMENT NUMBER 20180100004081 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS.
- 3) BY GEOGRAPHIC PLOTTING THE SUBJECT PROPERTY IS WITHIN OTHER AREAS (ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP NUMBER 48423003700, EFFECTIVE DATE APRIL 16, 2014.
- 4) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DETERMINED BY GPS OBSERVATIONS.
- 5) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
- 6) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 7) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SUBJECT PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

LEGAL DESCRIPTION:

BEING 8.490 ACRES OF LAND SITUATED IN THE ISAAC HILL SURVEY, ABSTRACT NO. 474, SMITH COUNTY, TEXAS, BEING A PART OF NEW CITY BLOCK 1482, AND BEING A PART OF THAT CERTAIN CALLED 33.204 ACRE TRACT REFERENCED AS TRACT TWO DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM JAMR PROPERTIES, LLC TO DOGWOOD PARK HOLDINGS LLC, AS RECORDED IN INSTRUMENT NUMBER 20180100004081 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS, SAID 8.490 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP MARKED "BMS TYLER" (FOUND) AT THE SOUTHEAST CORNER OF LOT 19, DOGWOOD PARK PHASE ONE, AS SHOWN ON PLAT RECORDED IN CABINET F, SLIDE 296-D OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, AND BEING AT THE SOUTHWEST CORNER OF THE RESIDUE OF THE ABOVE REFERENCED 33.204 ACRE TRACT, AND BEING LOCATED IN THE NORTH LINE OF THAT CERTAIN CALLED 23.268 ACRE TRACT REFERENCED AS TRACT FOUR DESCRIBED IN A WARRANTY DEED TO SHARON SHOUPI, AS RECORDED IN INSTRUMENT NUMBER 2014-00022260 OF THE OFFICIAL RECORDS OF SMITH COUNTY, TEXAS, AND BEING LOCATED IN THE SOUTH LINE OF ISAAC HILL SURVEY, ABSTRACT NO. 474, AND BEING LOCATED IN THE NORTH LINE OF WILLIAM B. RATCLIFF SURVEY, ABSTRACT NO. 817, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°28'19" WEST, FOR A DISTANCE OF 552.35 FEET WITH THE EAST LINES OF LOTS 19, 16, 13 & 10 OF THE ABOVE MENTIONED DOGWOOD PARK PHASE ONE AND WITH THE WEST LINE OF THE RESIDUE OF THE ABOVE MENTIONED 33.204 ACRE TRACT TO A 1/2" IRON ROD WITH CAP MARKED "BMS TYLER" (FOUND) AT THE NORTHEAST CORNER OF LOT 10, AND BEING AT THE SOUTHEAST CORNER OF LOT 7, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88°31'41" EAST, FOR A DISTANCE OF 543.44 FEET OVER AND ACROSS SAID 33.204 ACRE TRACT TO A 1/2" IRON ROD WITH CAP MARKED "HALO 5984" (SET) FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18°54'07" EAST, FOR A DISTANCE OF 289.53 FEET OVER AND ACROSS SAID 33.204 ACRE TRACT TO A 1/2" IRON ROD WITH CAP MARKED "HALO 5984" (SET) FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88°02'36" EAST, FOR A DISTANCE OF 90.55 FEET OVER AND ACROSS SAID 33.204 ACRE TRACT TO A 1/2" IRON ROD WITH CAP MARKED "HALO 5984" (SET) FOR AN ANGLE BREAK IN THE EASTERLY NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 43°02'17" EAST, FOR A DISTANCE OF 14.14 FEET OVER AND ACROSS SAID 33.204 ACRE TRACT TO A 1/2" IRON ROD WITH CAP MARKED "HALO 5984" (SET) FOR AN ANGLE BREAK IN THE EASTERLY NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88°02'36" EAST, FOR A DISTANCE OF 24.96 FEET OVER AND ACROSS SAID 33.204 ACRE TRACT TO A 1/2" IRON ROD WITH CAP MARKED "HALO 5984" (SET) IN THE EAST LINE OF SAME, AND BEING LOCATED IN THE WEST LINE OF GUINN FARMS ADDITION, UNIT 1 (2.382 ACRE RIGHT OF WAY DEDICATION), AS SHOWN ON PLAT RECORDED IN CABINET D, SLIDE 323-A OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, AND BEING THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01°57'58" EAST, FOR A DISTANCE OF 281.94 FEET TO AN AXLE (FOUND) AT THE SOUTHEAST CORNER OF SAID 33.204 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED GUINN FARMS ADDITION, UNIT 1, AND BEING AT THE NORTHERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 39.046 ACRE TRACT REFERENCED AS TRACT 1 DESCRIBED IN AN ASSUMPTION WARRANTY DEED TO JUDITH ENTERPRISES, INC., AS RECORDED IN INSTRUMENT NUMBER 20150100019389 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS, AND BEING AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 3.491 ACRE TRACT REFERENCED AS TRACT 2 DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO TYLER PARK HILL VENTURES, LLC, AS RECORDED IN INSTRUMENT NUMBER 2014-00011446 OF THE OFFICIAL RECORDS OF SMITH COUNTY, TEXAS, AND BEING LOCATED IN THE SOUTH LINE OF SAID HILL SURVEY, AND BEING LOCATED IN THE NORTH LINE OF SAID RATCLIFF SURVEY, AND BEING THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°02'11" WEST, FOR A DISTANCE OF 565.53 FEET WITH THE SOUTH LINE OF SAID 33.204 ACRE TRACT, WITH THE NORTH LINE OF THE ABOVE MENTIONED 39.046 ACRE TRACT, WITH THE SOUTH LINE OF SAID HILL SURVEY, AND WITH THE NORTH LINE OF SAID RATCLIFF SURVEY TO A 1/2" IRON ROD (FOUND) AT THE NORTHWEST CORNER OF SAID 39.046 ACRE TRACT, AND BEING AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 23.268 ACRE TRACT, AND BEING AT AN ANGLE BREAK IN THE SOUTH LINE OF SAID 33.204 ACRE TRACT, AND BEING AN ANGLE BREAK IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°24'30" WEST, FOR A DISTANCE OF 192.50 FEET, BACK TO THE PLACE OF BEGINNING AND CONTAINING 8.490 ACRES OF LAND.

OWNER'S STATEMENT:

DOGWOOD PARK HOLDINGS, LLC, THE OWNER OF THE TRACT OF LAND SHOWN HEREON DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOT AND BLOCK AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS AS SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

AGREED TO AND ACCEPTED BY:

William L. Hunt, III
WILLIAM L. HUNT, III, MANAGING MEMBER
DOGWOOD PARK HOLDINGS, LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 29th DAY OF MAY, 2026.

Paul Alan Rivard
NOTARY PUBLIC, STATE OF TEXAS

Bradley C. Root
BRADLEY C. ROOT, MANAGING MEMBER
DOGWOOD PARK HOLDINGS, LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 29th DAY OF MAY, 2026.

Paul Alan Rivard
NOTARY PUBLIC, STATE OF TEXAS

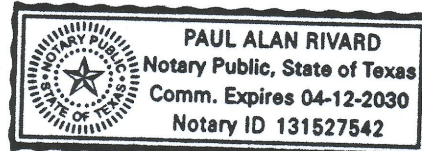
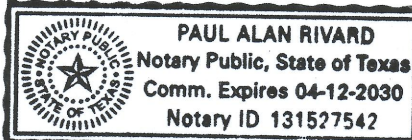
SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

I, JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND BEARINGS, DISTANCES, AREAS, AND MONUMENTS ARE AS SHOWN.

GIVEN UNDER MY HAND & SEAL, THIS THE 29TH DAY OF MAY, 2026.

James Crawford
JAMES CRAWFORD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984



PREPARED BY:
HALO
SURVEYING, LLC
9097 COUNTY ROAD 2193
WHITEHOUSE, TEXAS 75791
(903) 570-0852
TBPLS FIRM REGISTRATION NO. 10194259

CALL: 23.268 AC. - TRACT FOUR
SHARON SHOUPI
INSTRUMENT NUMBER: 2014-00022260

Filed for Record
in the Official Records Of:
Smith County
On: 6/9/2026 10:36:21 AM
In the PLAT Records

Doc Number: 202601016808
Number of Pages: 1
Amount: 100.00
By: McPherson, Amber

CITY OF TYLER APPROVAL:

THIS PLAT APPROVED BY THE PLANNING DIRECTOR, CITY OF TYLER, SMITH COUNTY, TEXAS,
THIS THE 29th DAY OF June, 2026.

KYLE KINGMA

WILLIAM B. RATCLIFF
SURVEY, A-817

Karen Shipps
Smith County Clerk



ATTEST

CALL: 39.046 AC. - TRACT 1
JUDITH ENTERPRISES, INC.
INSTRUMENT NUMBER: 20150100019389

6.552 ACRES IN THIRTY-NINE (39) LOTS
1.938 ACRES IN PROPOSED ROADS
8.490 ACRES TOTAL

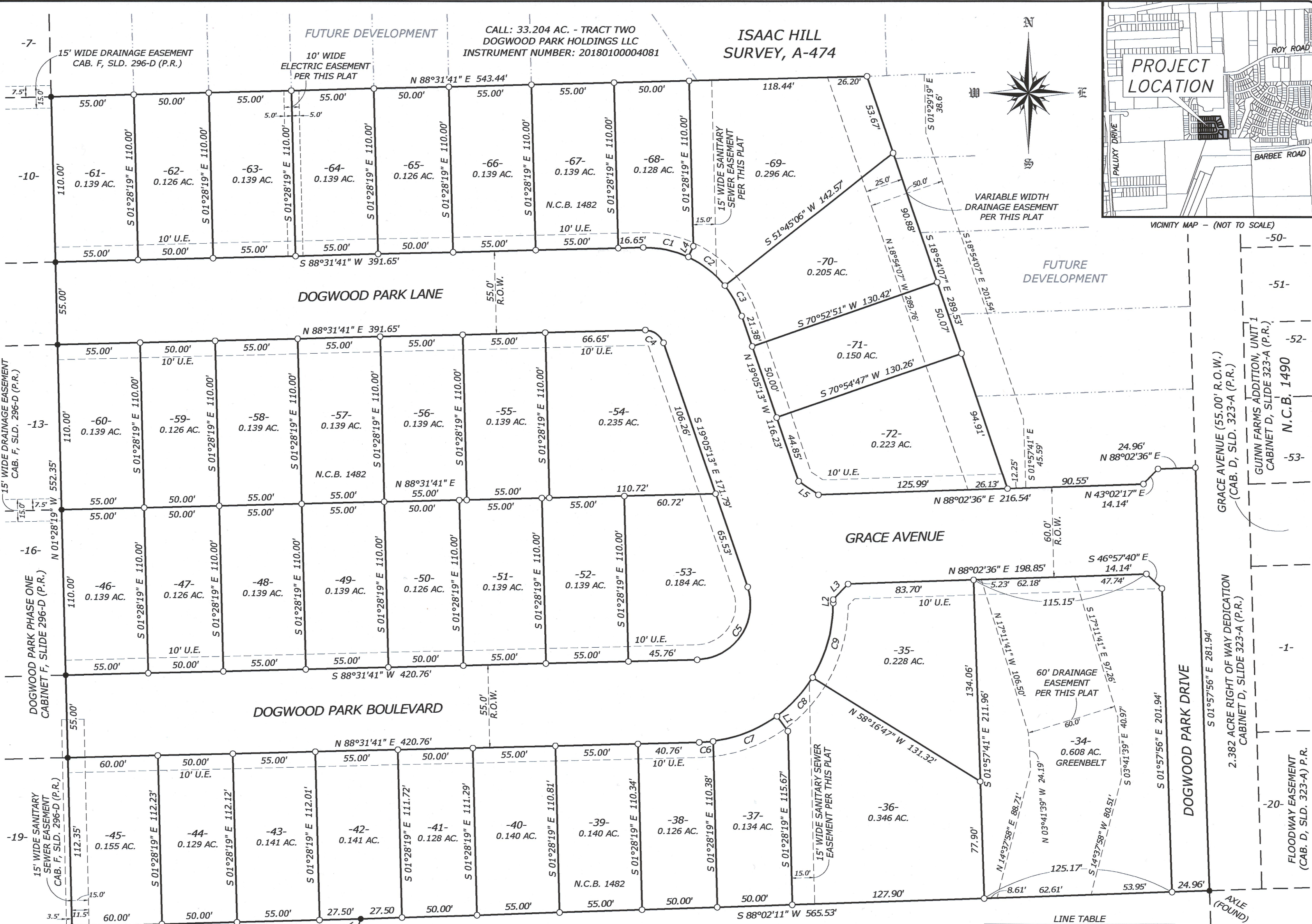
LEGEND

IRF IRON ROD FOUND
IRS IRON ROD SET
U.E. UTILITY EASEMENT
P.R. PLAT RECORDS
R.O.W. RIGHT OF WAY

• DENOTES 1/2" IRF W/CAP MARKED
"BMS TYLER" UNLESS OTHERWISE NOTED.
○ DENOTES 1/2" IRS W/CAP MARKED
"HALO 5984" UNLESS OTHERWISE NOTED.

50 0 25 50 100 200
SCALE IN FEET

DRAWN BY: T.J.C./B.L.K./P.A.R. CHECKED BY: T.J.C. JOB NUMBER: 25115567 FILE: DOGWOOD PHASE 2 DATE: 05/29/2026



LINE	BEARING	DISTANCE
L1	S 36°14'45" E	12.36'
L2	N 00°51'09" W	2.26'
L3	N 43°35'43" E	14.28'
L4	S 24°49'17" W	7.79'
L5	N 55°31'19" W	16.09'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.98'	67.50'	26°17'35"	N 78°19'31" W	30.70'
C2	31.06'	67.50'	26°22'08"	N 51°59'39" W	30.79'
C3	23.24'	67.50'	19°43'21"	N 28°56'55" W	23.12'
C4	15.79'	12.50'	72°23'05"	S 55°16'46" E	14.76'
C5	68.56'	36.50'	107°36'55"	S 34°43'14" W	58.91'
C6	9.25'	91.50'	5°47'38"	N 85°37'53" E	9.25'
C7	46.28'	91.50'	28°58'49"	N 68°14'39" E	45.79'
C8	35.19'	91.50'	22°02'02"	N 42°44'14" E	34.97'
C9	52.02'	91.50'	32°34'23"	N 15°26'02" E	51.32'

DOGWOOD PARK PHASE TWO
NEW CITY BLOCK 1482
BEING A PART OF THE
ISAAC HILL SURVEY, A-474
TYLER, SMITH COUNTY, TEXAS