

I, KEVIN L. KILGORE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4687, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF MARCH, 2017.

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF MARCH, 2017.

KEVIN L. KILGORE, R.P.L.S. NO. 4687



REMAINDER OF A
CALLED 119.715 ACRE
SANDRA CRANK TAYLOR, INDIVIDUALLY AND
AS INDEPENDENT EXECUTOR TO THE
ESTATE OF LARRY JAMES TAYLOR
TO
SANDRA CRANK TAYLOR AND SANDRA
CRANK TAYLOR SPECIAL MARITAL TRUST
CLERK'S FILE NO. 2011-R00038286
S.C.L.R.

Future Development

Future Development



NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We, Werner-Taylor Land & Development, L.P., do hereby adopt this plat designating the hereinabove described property as CROSSWATER GARDEN HOMES, an addition to the City of Tyler, Texas, and do accept this plat as its plan for the subdividing into lots and blocks and do dedicate to the public forever the easements as shown.

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

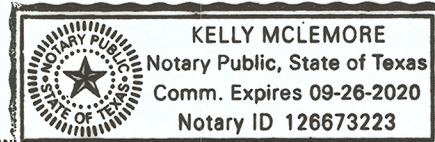
WITNESS, my hand, this the 15th day of June, 2017.

BY: *Michael J. Werner*
Michael J. Werner, President

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR

THE STATE OF TEXAS, THIS 15th DAY OF June, 2017.

NOTARY PUBLIC



APPROVED BY THE CITY PLANNING & ZONING

ON THIS 6th DAY OF June, 2017.

CHAIRMAN

DATE

RECORDED IN CABINET F, SLIDE 408 OF THE PLAT RECORDS
OF SMITH COUNTY, TEXAS. DATE 6-9-17

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.")

- DENOTES 1/2" IRON ROD SET WITH RED CAP STAMPED RPLS 4687 UNLESS OTHERWISE NOTED.
- DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.

Filed for Record in
Smith County, Texas
6/9/2017 2:48:33 PM
Fee: \$71.00
20170100022455
PLAT
Deputy -Veronica Arteaga
I hereby certify that this
instrument was filed and duly
recorded in the Official Public
Records of Smith County, Texas

Karen Phillips
Karen Phillips
County Clerk



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	330.00'	90.71'	15°44'57"	45.64'	S 14°44'02" E	90.42'
C2	330.00'	65.90'	11°26'30"	33.06'	S 28°19'45" E	65.79'
C3	330.00'	51.97'	9°01'28"	26.04'	S 38°33'43" E	51.92'
C4	970.00'	151.86'	8°58'13"	76.09'	N 50°42'16" E	151.71'
C5	970.00'	169.10'	9°55'46"	84.26'	N 60°09'15" E	167.89'
C6	970.00'	67.11'	3°57'51"	33.57'	N 67°06'03" E	67.10'
C7	970.00'	66.10'	3°54'17"	33.06'	N 71°02'07" E	66.09'
C8	970.00'	179.07'	10°34'37"	89.79'	N 78°16'34" E	178.81'

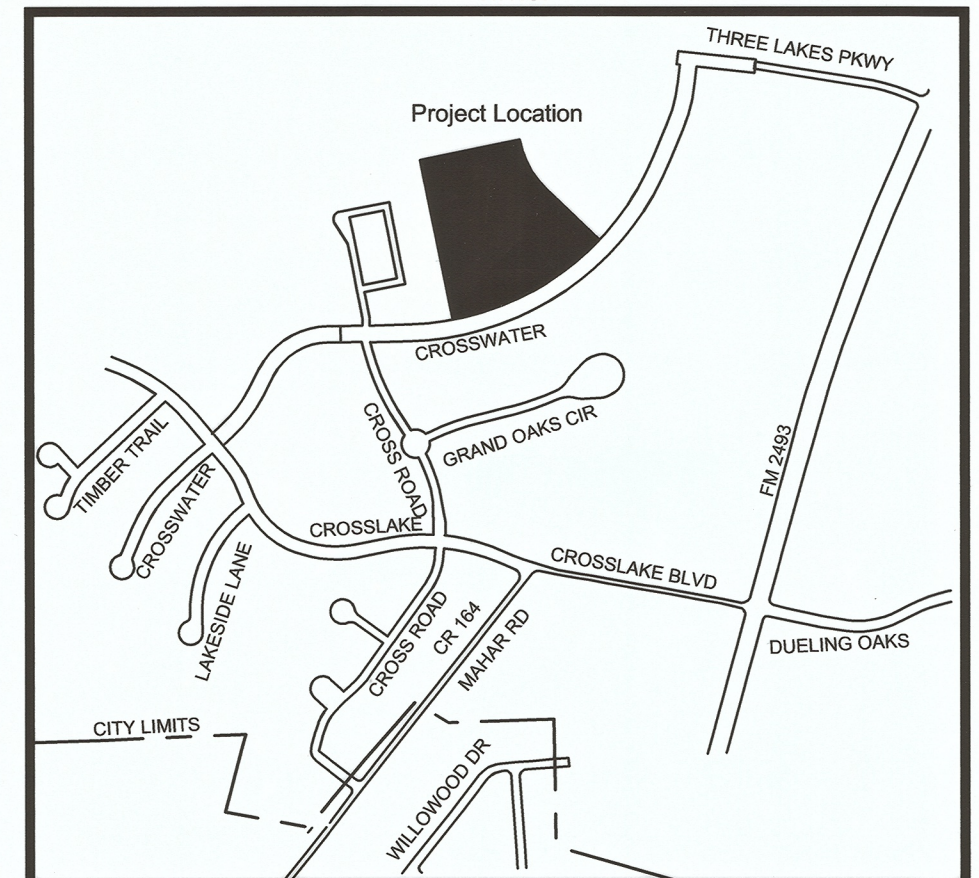
A=208.58'
R=330.00'
D=36°12'53"
T=107.91'
CB=S 24°58'00" E
LC=205.13'

A=1.42'
R=15.00'
D=5°25'05"
T=0.71'
CB=S 40°21'54" E
LC=1.42'

A=632.25'
R=970.00'
D=37°20'44"
T=327.81'
CB=S 64°53'31" W
LC=621.11'

Future Development

Vicinity Map
N.T.S.



200347 FP Crosswater Garden Homes.dwg

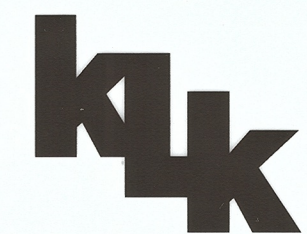
NO.	DATE	REVISIONS	REMARKS
1	OF	1	

Final Plat
Showing
Crosswater Garden Homes
20 Lots - 6.183 Acres
Tyler, Smith County, Texas

K. L. Kilgore
& Company, Inc.
www.kilgore.com

6712 Paluxy Drive
Tyler, Texas 75703
(903)581-7800
Fax (903)581-3756

○ SURVEYING
○ PLANNING
○ MAPPING
TBPLS FIRM NO. 10044900



DESIGNED BY: M.P.
DRAWN BY: R.T.W.
CHECKED BY: K.L.K.
DATE: March 23, 2017
SCALE: 1" = 60'