	Called 46.185 Acres Joe C. Moore Family Trust Clerk's File No. 20170100003001 O.P.R.S.C.T.			$oldsymbol{\Lambda} \mathcal{T}$
I, Kevin L. Kilgore, Registered Proffessional Land Surveyor No. 4687, Do Hereby Certify That The Plat Shown Hereon Was	Don Thomas Quevedo, A-18, Section 6		Lot 36 N.C.B. 1660-A	1 V
Prepared From An Actual Survey Made Under My Direction And Supervision On The Ground During The Month Of March, 2019.			Oak Hill, Unit 10 Cabinet E, Slide 174-C	
OF OF	Don Thomas Quevedo, A-18, Section 5		P.R.S.C.T.	
Given Under My Hand And Seal This 17th Day Of December, 2019.				ane
(K KEVIN L. KILGORE D)			75/ <b>Th</b>	
KEVINL KUGORE, R.P.L.S. NO. 4687	<b>■N 11</b>	°03'08" E 47.46'	Three Lakes Parkway	ano o.s.o.
	Future Development	47.40	(asphalt)	Highlands L
		34.00' (15)	S 78°56'58" E 552.43'	
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:	N 78	3°56'52" W - 7	S 78°56'58" E 552.43'  — 0.602 Acre Right of Way Dedication By This Plat  N 78°56'50"	0.0/
That We, Werner-Taylor Land & Development, L.P., do hereby adopt this plat designating the hereinabove described property as THREE LAKES VILLAS AT THE	A=14.02'	16.00 6	N 78°56'52" W 552.55'	
CROSSING, 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	R=130.00' D=6°10'51"	7.80 M. M. J	502.55'	
easements as shown.	T=7.02' CB=N 07°57'43" F	1,030	14.05	S 10°54'36" W - Three Lakes D.
	LC=14.02'			Three Lakes Parkway & Crosswater Right-of-way Dedication P.R.S.C.T.
	Remainder of a	120.73' Lasement Dedication	13	
	Called 119.715 Acres  S 87°20'35" E 1  Sandra Crank Taylor, Individually, and		1.755 Acres	S 78°56'52" E
This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.	Sandra Crank Taylor, Trustee of the Sandra  Crank Taylor Special Marital Trust (Created	S 78°56'52" E 130.50'		03.03.0 89.93
-g , , ,	under the Last Will and Testament of Larry  James Taylor, Deceased)  14  0.174 Acre	23.97'  34.15'  S 78°56'52" E 127.38'  23.97'	N.C.B. 1660-L	
WITNESS, my hand, this the day of , 2020.	to  Werner-Taylor Land & Development, L.P., a  N 85°43'40" E 1	23.97'  Tree t and 0.138 Acre  0.138 Acre	\$61°57'23"	<b>"</b>
RV·	Texas Limited Partnership Clerk's File No. 20180100016823 N.C.E	3. 1660-L 1.136 ACTE 1.13.38' S 78°56'52" E 1.13.38'	74.18. E	
Michael J. Werner, President	O.P.R.S.C.T. Z 9 15   0 2	10' Wide Utility  To V  Easement Dedication		A=96.50'
SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR	တို့ ( 84°06'03" W 1		10 $\frac{1}{8}$ 0.144 Acre $\frac{1}{8}$	/3 <sub>4"  </sub> /R=540.00'
THE STATE OF TEXAS, THIS DAY OF, 2020.	Solve 10	ment Dedication 0 0.953 Acres 11		767.9 <sub>1</sub> , T=48.38'
<del></del>	Future Development 16 g 0.161 Acre	40.00' 0.163 Acre 0.16	0.154 Acre	
NOTARY PUBLIC		Logs 10.0! L7 N 78°56′52″ W 137,60′	The Crossing Tov Cabinet F,	vn Center, Unit 6
	S 81°33'32" W	15.26' 10.0'  L11    N 78°56'52" W 137.60'	Plat 13 28 96' 8 172" P.R.S	C.C.T.
APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS		Called 119.715 Acres	0.213 Acre	
ON THIS DAY OF, 2020.	A=208.53' R=330.00'	Sandra Crank Taylor, Individually, and Sandra Crank Taylor, Trustee	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u> </u>
	D=36°12'18"	of the Sandra Crank Taylor Special  Marital Trust (Created under the  Last Will and Testament of Larry	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
CHAIRMAN	T=107.88' CB=N 25°00'28" W	James Taylor, Deceased)	7 1/5>, 0.134 Acre	
	LC=205.07'	Werner-Taylor Land &  Development, L.P., a Texas Limited	Lot 2 N.C.B. 1660-L	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	\ mas	Partnership Clerk's File No. 20180100016823 O.P.R.S.C.T.	The Crossing Town Center, Unit 5	\$ \$\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
ATTEST:	\ as \	20180100016823	75, N.C.P. 1660 L	
	Q	Easement	t Dedication Solvers S	
DATE			5 , 0.126 Acre	
	Quevedo	0,4		
RECORDED IN CABINET, SLIDE OF THE PLAT RECORDS	-	0.178 Acre N.C.B. 1660-S	S A S A S A S A S A S A S A S A S A S A	20 to 1
OF SMITH COUNTY, TEXAS. DATE	<b>₽</b>	Crosswater Garden Homes Cabinet F, Slide 40-B  Crosswater Garden Homes Cabinet F, Slide 40-B  Crosswater Garden Homes  By This	Sedication sedication sedication	LINE BEARING DISTANCE L1 S 04°35'22" E 2.56' L2 N 80°40'53" W 28 96'
	VICINITY MAP (α)	P.R.S.C.T.	Lot 1-A N.C.B. 1660-L	, LZ   N 03 40 33 VV   Z0.30
	NTS 0	16	The Crossing Town Center, Unit 3 Cabinet F, Slide 140-C	L3   N 60°47'43" W   23.96'
	ction	94	P.R.S.C.T.	L5   N 08°53'57" W   10.00'
	)			L8 N 27°02'01" E 105.26' L9 S 60°34'31" E 10.01'
	CITY LIMITS THREE LAKES PKWY	17	/ 143 Mag 3 Mag 2	L10   S 27°02'01" W   111.81'   L11   S 81°33'32" W   34.09'
	r Rosecti		0 No (4) 30 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	CURVE RADIUS ARC CHORD CHORD DELTA TANGENT  C1 133.00'   21.85'   21.82'   S.00°06'58" W   9°24'39"   10.95'
	LOCATION COOK THREE LAKES PKWY		S.C. So. Topologies	C1 133.00' 21.85' 21.82' S 00°06'58" W 9°24'39" 10.95' C2 96.00' 26.21' 26.13' S 03°13'53" W 15°38'30" 13.19' C3 330.00' 0.97' 0.97' S 43°01'33" E 0°10'07" 0.49'
	E OSPRWY	18		
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			10	
STATION FAA TYRA.	SS NATER STORIL		19	
	CRUS ,			O Denotes 1/2" Iron Rod Found With Cap Stamped
("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	0	60 120 180		"KLK #4687" Unless Otherwise Noted.  Denotes 1/2" Iron Rod Set With Cap Stamped
WITHHOLDING OF UTILITIES AND BUILDING PERMITS.")			,	"KLK #4687" Unless Otherwise Noted.
00347 FP Three Lakes Villas at The Crossing (rev9).dwg	Eimal Dlat			DECIONED DV. M.D.
1 <del>                                    </del>	Final Plat			DESIGNED BY: M.P.
ᅵ	Showing	IN TAILCORA	6712 Paluxy Drive Tyler, Texas 75703 O SURVEYING	DRAWN BY: R.T.W.
	e Lakes Villas at The Crossing	Lkilgore	• PLANNING	CHECKED BY: K.L.K.
ONS REMARKS REMARKS 1 NO. 1 NO.	<b>G</b>		(903)581-7800 OMAPPING	
<del>^</del>   º	13 Lots - 5.076 Acres	Company, Inc. www.kikilgore.com	Fax (903)581-3756 TBPLS FIRM NO. 10044500	DATE: Dec. 17, 2019
<u>                                     </u>	ler, Smith County, Texas			SCALE: 1" = 60'