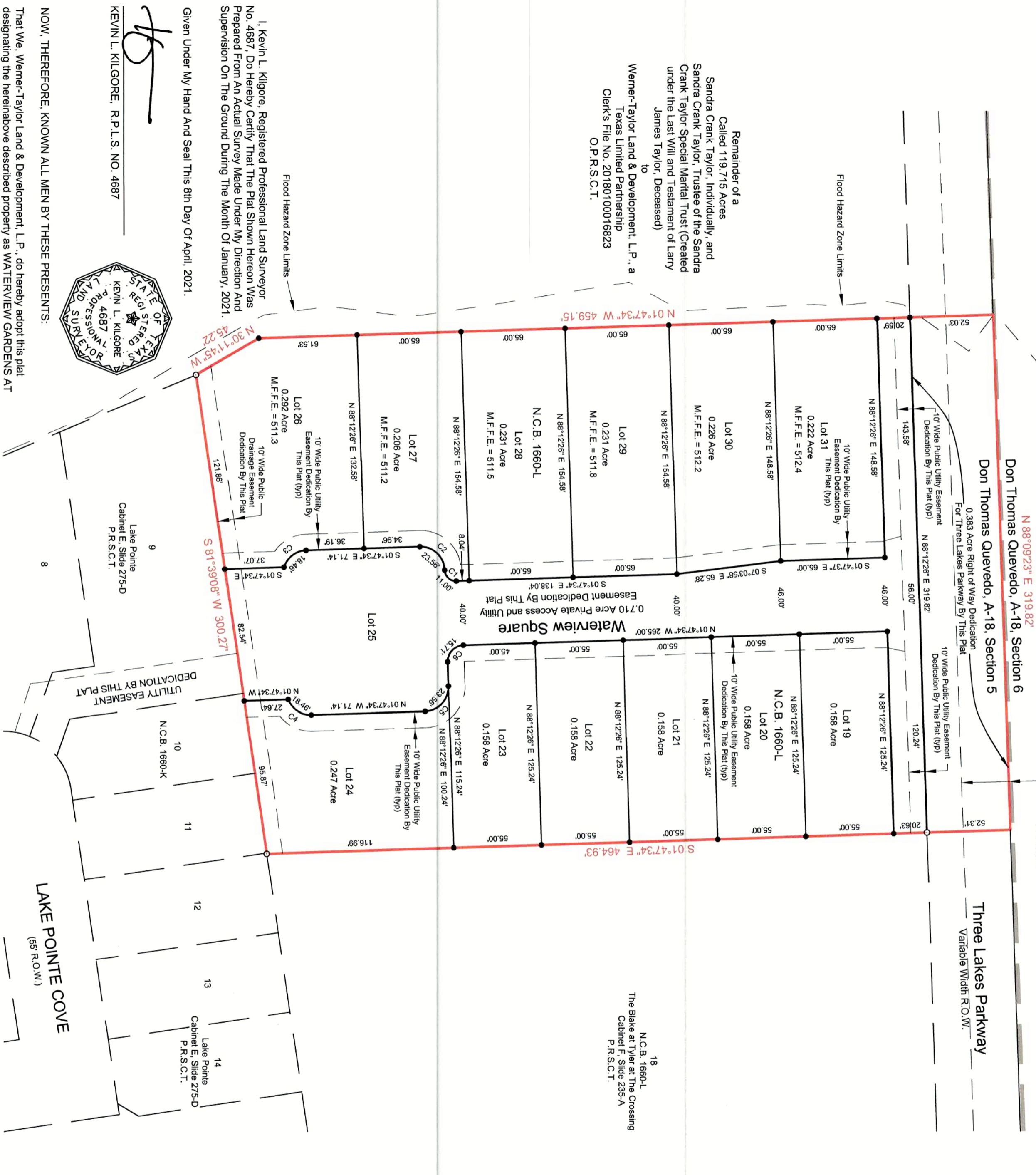
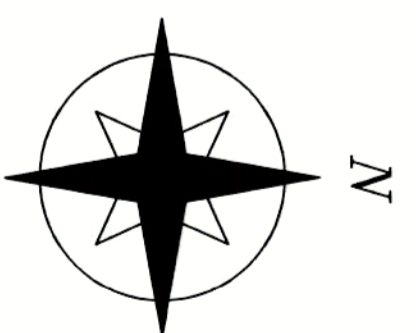


CURVE RADIUS	ARC	CHORD	CHORD	DELTA	TANGENT
C1	1,000	11,001	9,901	N 43°12'28" E	90°00'00"
C2	15,000	23,581	21,121	S 43°12'28" W	90°00'00"
C3	15,000	18,461	17,321	S 37°03'28" E	70°31'44"
C4	15,000	18,461	17,321	N 33°28'17" E	70°31'44"
C5	15,000	23,581	21,121	N 46°47'34" W	90°00'00"
C6	10,000	15,711	14,114	S 46°47'34" E	90°00'00"

Called 46.185 Acres  
M. G. Moore  
to  
Joe C. Moore  
February 28, 1975  
Volume 1521, Page 511  
L.R.S.C.T.

Called 0.177 Acre Easement  
City of Tyler, Texas  
Volume 5477, Page 79  
O.P.R.S.C.T.



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

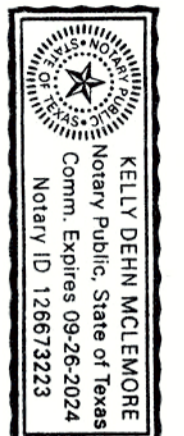
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:  
That We, Werner-Taylor Land & Development, L.P., do hereby adopt this plat designating the hereinabove described property as WATERVIEW GARDENS AT THE CROSSING, an addition to the City of Tyler, Texas, and do accept this plat as its plan for the subdividing into lots and blocks and do dedicate to the public forever the 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 26th day of May, 2021.

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 26th DAY OF MAY, 2021.



NOTARY PUBLIC

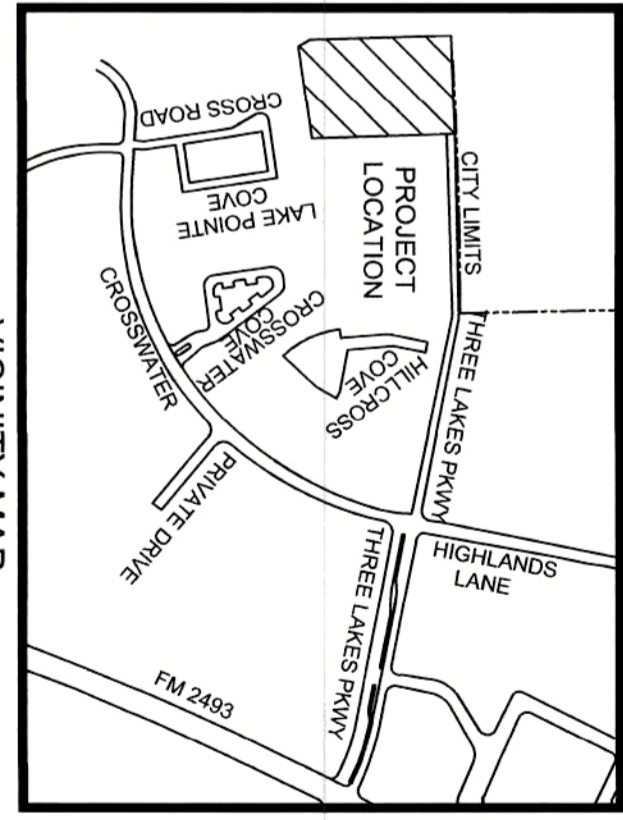
APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS  
ON THIS 7 DAY OF June, 2021.

ATTEST: *Christina*

DATE: 6/7/2021

Filed for Record in the Official Records Of: Smith County  
On: 6/8/2021 8:43:51 AM  
In the PLAT Records  
Doc Number: 202101022388  
Number of Pages: 1  
Amount: 101.00  
By: Delgado, Alma

*Karen Delgado*  
Smith County Clerk



VICINITY MAP  
N.T.S.

LEGEND

- These standard abbreviations will be found in the drawing.
- 1/2" IRON ROD FOUND WITH CAP STAMPED "K.L.K #4687"
- 1/2" IRON ROD SET WITH CAP STAMPED "K.L.K #4687"



RECORDED IN CABINET **F** SLIDE **254B** OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS. DATE **6.8.2021**

Notes:  
1.) Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone NAD 83. (Feet) based on the 1993 adjustment of NAD 83 System. Vertical data is based on NAVD88 datum. The control monument is TJC1-Tyer, Leica Geosystems Smartnet of North America.  
2.) The subject property lies within Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 48423C0365D, effective date, April 16, 2014.

(\*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.\*)

DESIGNED BY: M.P.  
DRAWN BY: R.T.W.  
CHECKED BY: K.L.K.  
DATE: April 8, 2021  
SCALE: 1" = 50'



○ SURVEYING  
○ PLANNING  
○ MAPPING  
TBPLS FIRMA NO. 10044500

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

**Kilgore & Company, Inc.**  
www.kilkilgore.com

Final Plat Showing  
Waterview Gardens at The Crossing  
12 Lots - 3.537 Total Acres  
Tyler, Smith County, Texas

NO.	DATE	REMARKS

CONTRACT NO. 200347  
SHEET NO. 1 OF 1