

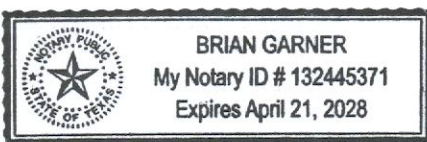
OWNER'S STATEMENT:

That Tyler South Commercial Park, L.P., current owner of 1 and Lot 2-B, is the Current Owner of the subject lots and do hereby accept this as its plan for the subdividing into lots and blocks and do dedicate to the public forever the streets, alleys and easements shown hereon.

TYLER SOUTH COMMERCIAL PARK, L.P

Steven E. Calhoun
Steven E. Calhoun, Director

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for
Smith County, Texas, this the 23rd day of January, 2025.



SURVEYOR'S STATEMENT:

I, Steven J. Freeman, II, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339,
do hereby state that this plat was prepared from an actual survey made on the ground
under my supervision and direction during the month of December, 2024.

Steven J. Freeman, II
Steven J. Freeman, II
Registered Professional Land Surveyor
State of Texas No. 6339

APPROVED BY: THE PLANNING DIRECTOR FOR THE CITY OF TYLER, TEXAS,
ON THE 3rd day of February, 2025.

Kyle Kingma
Kyle Kingma, AICP

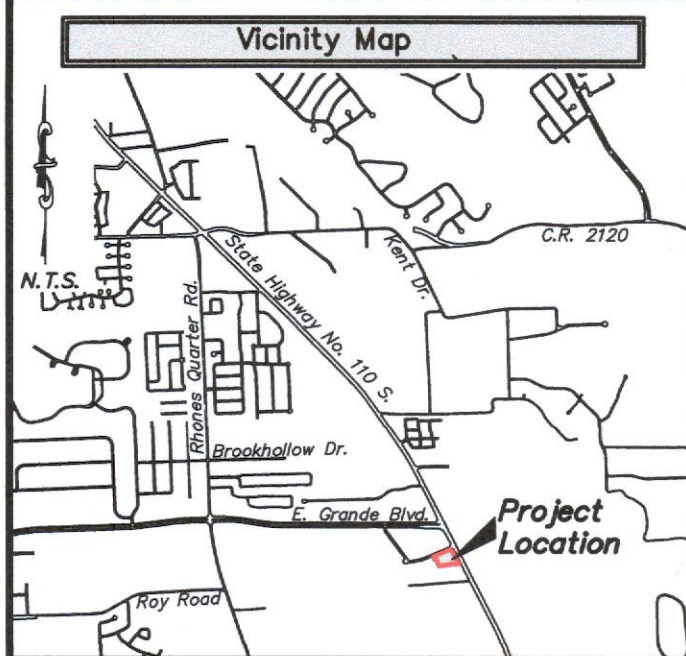
ATTEST:
An Lem
Secretary

Basis of Bearings: All bearings are GRID rotated to the Texas State
Plane Coordinate System, North American Datum of 1983 (2011), Texas North
Central Zone (4202), U.S. Survey Feet from the TopNET VRS Network System.

Flood Plain Statement: According to FIRM Map Panel No. 48423C0365D,
dated April 16, 2014, part of the subject tract appears to lie within Zone "X",
areas determined to be outside the 0.2% annual chance floodplain.

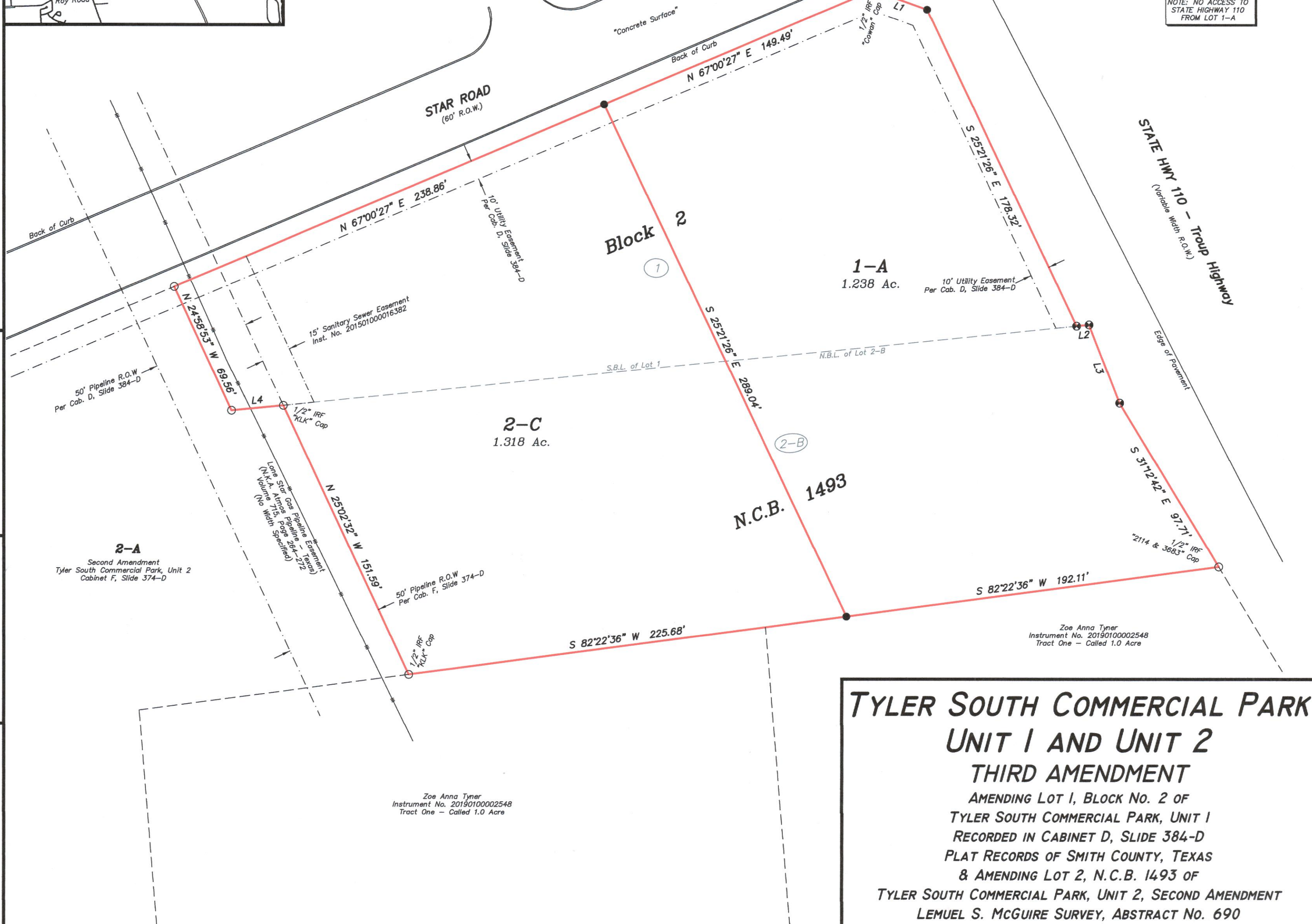
Notice: Selling a portion of this addition by metes and bounds is a
violation of city ordinance and state law and is subject to fines and
withholding of utilities and building permits.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°06'22" E	29.31'
L2	N 84°15'12" E	6.38'
L3	S 21°21'44" E	43.01'
L4	S 84°27'39" W	26.57'



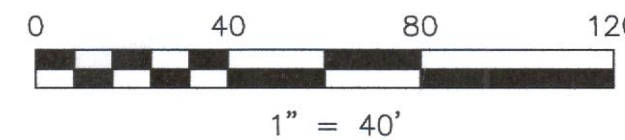
Filed for Record
in the Official Records Of:
Smith County
On: 2/11/2025 1:54:23 PM
In the PLAT Records
Doc Number: 202501004009
Number of Pages: 1
Amount: 100.00
By: Jenkins, Casey

Karen Shipps
Smith County Clerk



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- Legend
- 1/2" Iron Rod Found Unless Otherwise Noted
 - 1/2" Iron Rod Found With Yellow Cap Stamped "Freeman Surveying"
 - Type I Concrete Right of Way Monument



NOTE: NO ACCESS TO
STATE HIGHWAY 110
FROM LOT 1-A

**TYLER SOUTH COMMERCIAL PARK
UNIT 1 AND UNIT 2
THIRD AMENDMENT**
AMENDING LOT 1, BLOCK No. 2 OF
TYLER SOUTH COMMERCIAL PARK, UNIT 1
RECORDED IN CABINET D, SLIDE 384-D
PLAT RECORDS OF SMITH COUNTY, TEXAS
& AMENDING LOT 2, N.C.B. 1493 OF
TYLER SOUTH COMMERCIAL PARK, UNIT 2, SECOND AMENDMENT
LEMUEL S. MCGUIRE SURVEY, ABSTRACT No. 690
CITY OF TYLER, SMITH COUNTY, TEXAS

DRAWN BY: BCG
DATE: December 30, 2024
DWG. NO.: 24.1651 Replat
FB: 545/69

APPROVED BY: SJF
PROJ. NO. 24.1651

REVISIONS
1-23-25 - Issued Mylar For Signatures

Plat Recorded in Cabinet G, Slide 103B

Date Recorded: 2.11.25

FREEMAN
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