

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 AUGUST, 2017.

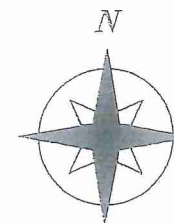
GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF JULY, 2019.

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



S. M. Grace Survey, A-371

IH-20



NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We, RSZZ, LLC, do hereby adopt this plat designating the hereinabove described property as INDEPENDENCE PARK, UNIT 2, 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 streets and easements as shown.

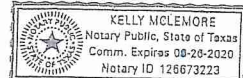
This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this the 14th day of Oct., 2019.

BY: Scott J. Zhorne

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS 14th DAY OF Oct., 2019.

NOTARY PUBLIC



APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS

ON THIS 3rd DAY OF September, 2019.

CHAIRMAN

ATTEST: [Signature]

DATE: October 30, 2019

Notes:

- 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. The control monument is TJC1-Tyler, Leica Geosystems Smartnet of North America.
- The subject property lies within Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 48423C0225 D, effective date, April 16, 2014.
- Access to U.S. Highway 69 North and Interstate Highway 20 in accordance with TxDOT Access Management.

(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.)

RECORDED IN CABINET F, SLIDE 154c OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS. DATE 10-30-19

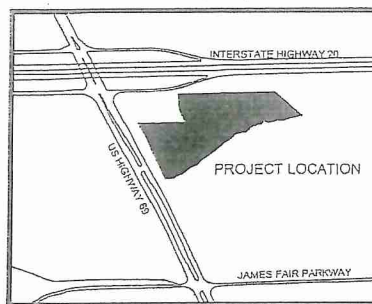
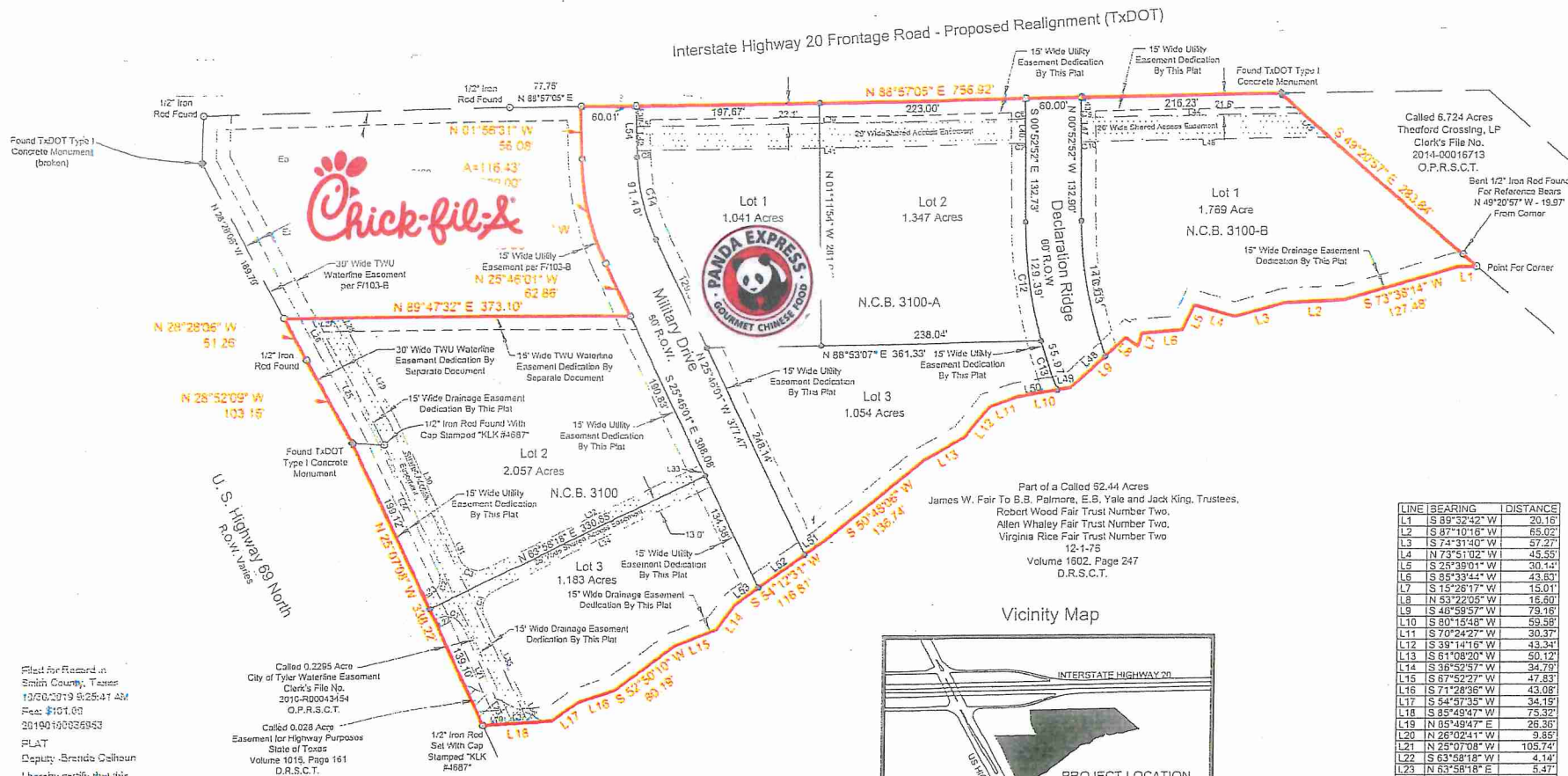
Filed for Record in Smith County, Texas 10/30/2019 9:25:41 AM Fee: \$101.00 20190100025853

PLAT Deputy Brenda Calhoun I hereby certify that this instrument was filed and duly recorded in the Official Public Records of Smith County, Texas.

Karen Phillips County Clerk



● Denotes 1/2" Iron Rod Found With Cap Stamped "KLK #4687" Unless Noted Otherwise.
○ Denotes 1/2" Iron Rod To Be Found With Cap Stamped "KLK #4687" Unless Noted Otherwise.



CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	TANGENT
C1	20.00'	31.73'	28.51'	S 70°34'28"E	90°54'33"	20.32'
C2	20.00'	31.10'	28.06'	S 19°25'35"W	89°05'27"	19.69'
C3	20.00'	32.49'	29.03'	N 69°29'30"W	83°04'23"	21.10'
C4	20.00'	31.10'	28.06'	S 19°25'35"W	89°05'27"	19.69'
C5	15.00'	0.78'	0.78'	N 89°37'02"W	2°59'43"	0.39'
C6	15.00'	5.04'	5.01'	N 79°15'58"E	19°14'15"	2.54'
C7	15.00'	5.16'	5.13'	S 81°15'44"E	19°42'18"	2.61'
C8	15.00'	1.37'	1.37'	S 88°16'02"W	5°14'10"	0.69'
C9	15.00'	5.16'	5.13'	N 61°18'44"W	19°42'18"	2.61'
C10	15.00'	5.04'	5.01'	S 79°15'58"W	19°14'15"	2.54'
C11	445.00'	149.03'	148.34'	S 10°28'31"E	19°11'19"	75.22'
C12	505.00'	129.39'	129.04'	S 08°13'17"E	14°40'51"	65.05'
C13	505.00'	55.97'	55.92'	S 18°42'12"E	8°20'59"	28.01'
C14	220.00'	91.49'	90.82'	S 13°51'16"E	13°49'30"	46.41'

LINE	BEARING	DISTANCE
L1	S 89°33'42"W	30.16'
L2	S 92°10'16"W	65.02'
L3	S 74°31'40"W	57.21'
L4	N 73°51'02"W	45.55'
L5	S 25°38'01"W	30.14'
L6	S 89°33'44"W	43.63'
L7	S 15°26'17"W	15.01'
L8	N 53°22'05"W	16.60'
L9	S 46°55'57"W	79.16'
L10	S 80°15'48"W	59.58'
L11	S 70°24'27"W	30.37'
L12	S 39°14'16"W	43.34'
L13	S 61°08'20"W	50.12'
L14	S 38°52'57"W	34.79'
L15	S 67°52'27"W	47.83'
L16	S 71°28'36"W	43.08'
L17	S 54°07'35"W	34.19'
L18	S 85°48'47"W	75.32'
L19	N 85°48'47"E	28.36'
L20	N 26°02'41"W	9.85'
L21	N 25°07'08"W	105.74'
L22	S 63°58'18"W	4.14'
L23	N 63°58'18"E	5.47'
L24	N 25°07'08"W	167.02'
L25	N 28°52'09"W	103.77'
L26	N 28°28'06"W	37.60'
L27	N 89°47'32"E	31.79'
L28	S 28°28'06"E	22.45'
L29	S 28°52'09"E	104.59'
L30	S 25°07'08"E	142.49'
L31	S 25°37'19"E	25.54'
L32	N 63°58'18"E	258.13'
L33	S 25°46'01"E	26.00'
L34	S 63°58'18"W	260.84'
L35	S 25°07'08"E	106.58'
L36	S 26°02'41"E	20.08'
L37	S 85°49'47"W	28.02'
L38	S 01°56'31"E	22.29'
L39	N 88°53'07"E	414.54'
L40	S 07°52'52"E	27.72'
L41	N 88°53'07"W	413.35'
L42	N 01°56'31"W	26.05'
L43	S 00°52'52"E	20.87'
L44	N 88°53'07"E	225.54'
L45	S 80°15'48"W	39.03'
L46	S 88°53'07"W	264.68'
L47	N 00°52'52"W	27.72'
L48	S 46°59'57"W	46.65'
L49	S 80°15'48"W	15.18'
L50	S 80°15'48"W	44.40'
L51	S 54°12'31"W	26.77'
L52	S 54°12'31"W	80.99'
L53	S 54°12'31"W	29.11'
L54	N 01°56'31"W	55.14'

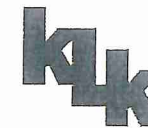
NO.	DATE	REVISIONS	REMARKS
1	OF		
1			

Final Plat Showing
Independence Park, Unit 2
6 Lots - 9.617 Acres
Tyler, Smith County, Texas



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

○ SURVEYING
○ PLANNING
○ MAPPING
TOLPS FIRM NO. 10044300



DESIGNED BY:
DRAWN BY: R.T.W.
CHECKED BY: K.L.K.
DATE: July 11, 2019
SCALE: 1" = 100'