

GENERAL NOTES:

ZONING OF PROPERTY: OUTSIDE CITY LIMITS

UTILITIES:
 WATER—CITY OF TYLER
 SEWER—CITY OF TYLER
 ELEC.—ONCOR ELEC.(UNDGROD)
 GAS—CENTERPOINT ENERGY
 PHONE—AT&T
 CABLE TV—SUDDENLINK

STREETS: PUBLIC

SIDEWALKS: 4' WIDE CONCRETE ON BOTH SIDES OF STREET

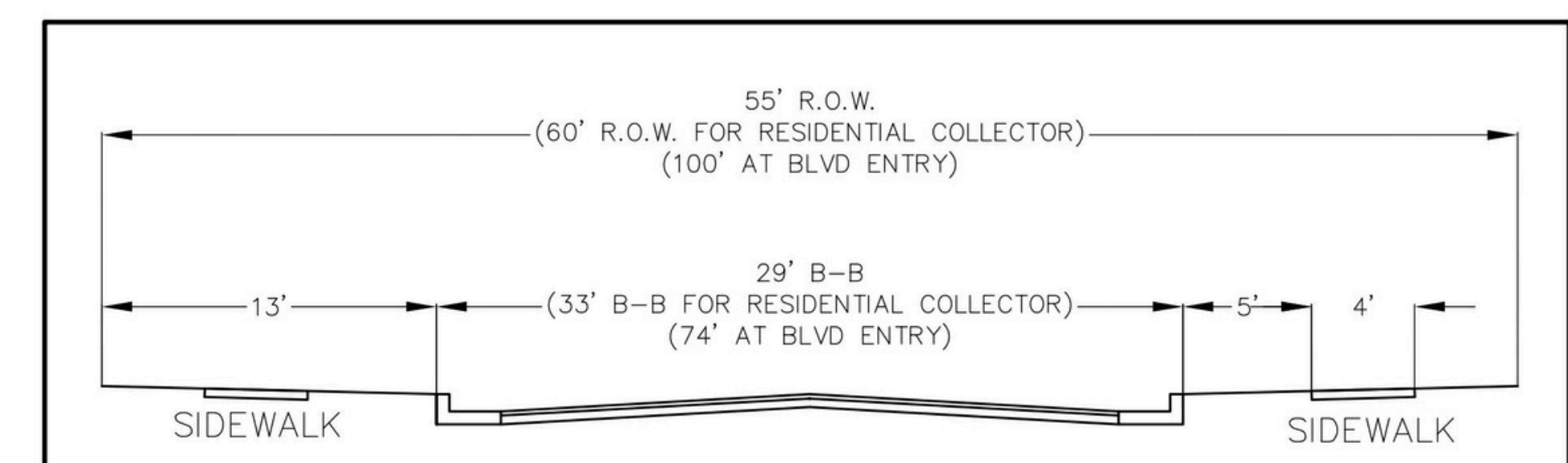
LOCATION: TYLER CITY LIMITS

DEVELOPER: WELLINGTON WAY, LLC

ENGINEER: THE C.T. BRANNON CORP.

PROJECT WILL BE CONSTRUCTED IN AT LEAST 10 PHASES

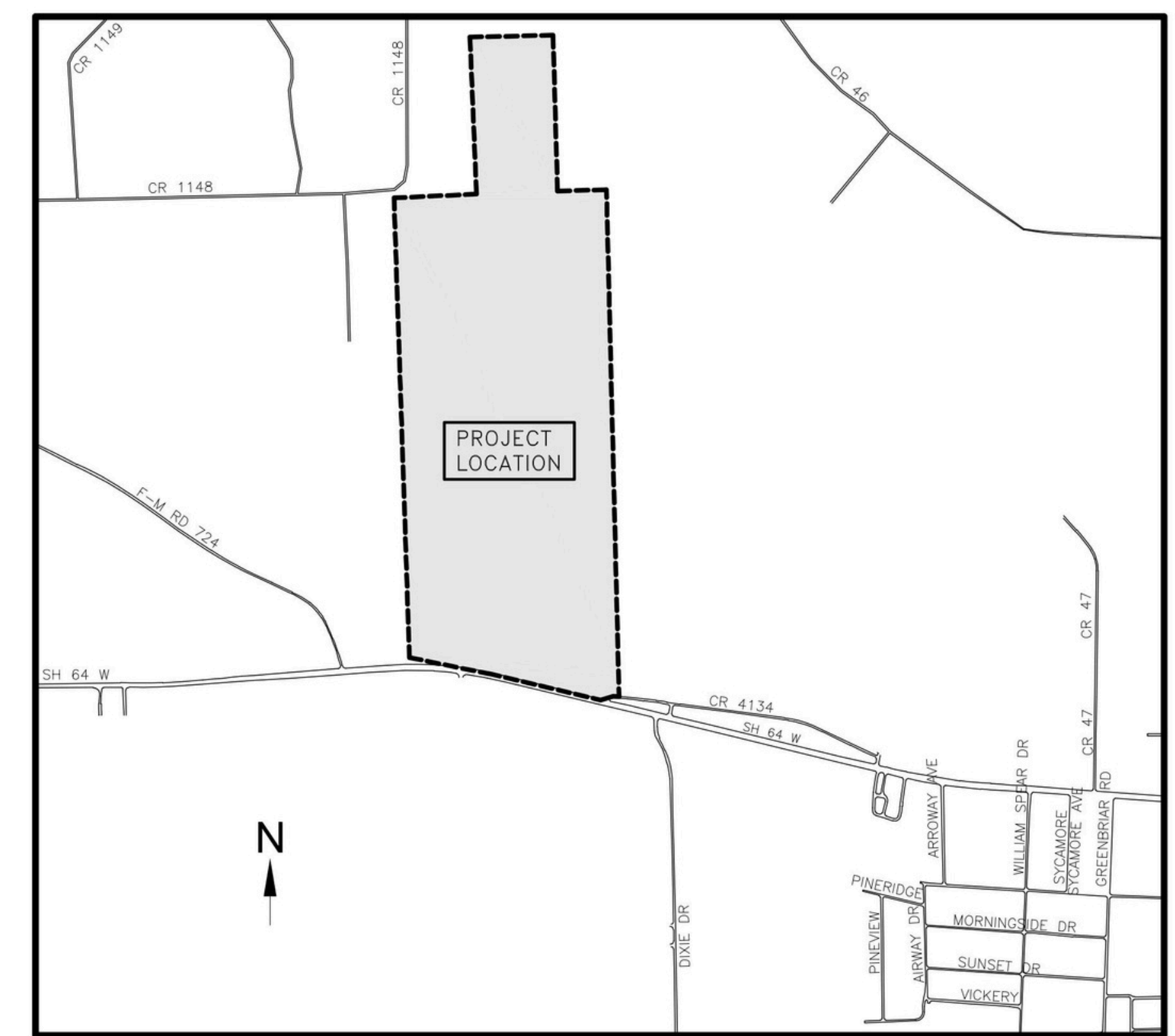
SETBACKS
 FRONT 25'
 REAR 25'
 SIDE, INTERIOR 6'
 SIDE, CORNER 12'



CURVE #	DISTANCE	RADIUS	DELTA
C1	36.05'	300.00'	6.8855
C2	31.42'	20.00'	90.0000
C3	57.00'	1940.00'	1.6833
C4	213.33'	675.31'	13.6644
C5	130.94'	590.00'	12.9350

LINE #	LENGTH	BEARING
L1	64.03'	N88° 13' 17.72E
L2	28.88'	S1° 46' 42.28E
L3	60.00'	N88° 13' 17.72E
L4	106.21'	N88° 13' 17.72E
L5	68.25'	S89° 00' 00.00W
L6	111.98'	N12° 03' 59.24W
L7	80.00'	N88° 13' 17.72E
L8	125.00'	N1° 46' 42.28W
L9	40.00'	N88° 13' 17.72E
L10	140.00'	N1° 46' 42.28W

TOTAL AREA OF DIV. — 75.97 AC.
 TOTAL LOTS — 213
 EXISTING LOTS — 193
 FUTURE LOTS — 20



LOCATION MAP

Dr. Robert Carney
 Preliminary Plat Tract
 Meets and Bounds Description

The POINT OF BEGINNING is located at the Southeast corner of a 47.2 acre tract of land owned by Dr. Robert Carney off State Highway 64 West.

THENCE, headed West with a curve distance of 57.00 feet, radius of 1940.00 feet, delta of 1.6833;

THENCE, South 89°00'00" West, a distance of 68.25 feet;

THENCE, a curve with distance of 213.33 feet, radius of 875.31 feet, delta of 13.9644;

THENCE, North 77°01'53.91" West, a distance of 670.28 feet;

THENCE, North 01°09'23.72" East, a distance of 172.40 feet;

THENCE, a curve with distance of 130.94 feet, radius of 580.00 feet, delta of 12.9350;

THENCE, North 12°03'59.24" West, a distance of 111.98 feet;

THENCE, North 88°13'17.72" East, a distance of 80.00 feet;

THENCE, North 01°46'42.28" West, a distance of 125.00 feet;

THENCE, North 88°13'17.72" East, a distance of 40.00 feet;

THENCE, North 01°46'42.28" West, a distance of 140.00 feet;

THENCE, South 88°13'17.72" West, a distance of 300.00 feet;

THENCE, North 01°46'42.28" West, a distance of 1581.63 feet;

THENCE, a curve with distance of 36.05 feet, radius of 300.00 feet, delta of 6.8855;

THENCE, North 88°13'17.72" East, a distance of 64.03 feet;

THENCE, a curve with distance of 31.42 feet, radius of 20.00 feet, delta of 90.0000;

THENCE, South 01°46'42.28" East, a distance of 28.88 feet;

THENCE, North 88°13'17.72" East, a distance of 60.00 feet;

THENCE, North 01°46'42.28" West, a distance of 303.79 feet;

THENCE, North 88°13'17.72" East, a distance of 106.21 feet;

THENCE, South 20°47'40.64" East, a distance of 518.28 feet;

THENCE, South 39°05'32.53" East, a distance of 810.13 feet;

THENCE, South 18°15'25.22" East, a distance of 669.19 feet;

THENCE, South 01°26'42.16" East, a distance of 943.37 feet back to the POINT OF BEGINNING.

BOUNDARY DESCRIPTION

REV. DATE: OCT 15, 2024
PRELIMINARY PLAT

DESIGNED BY: RAB
 DATE: OCTOBER 2024



CONSTRUCTION PLANS
 FOR
WELLINGTON PLACE ADDITION
 TYLER, SMITH COUNTY, TEXAS

NO.	DATE	REVISIONS	REMARKS

ISSUED FOR:
PRELIMINARY

PROJECT NO. 18058
 SHEET NO. **PP**

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18058-Preliminary Plat 10150204.dwg