

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 APRIL, 2018.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF APRIL, 2018.

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



Wm. Gordon Survey A-390

Called 147.14 Acres
Grady Ferrell Rowland
(a/k/a/ Grady Rowland;
a/k/a/ Grady F. Rowland) and wife, Judy F. Rowland
to
Carney Land Investment & Resource Management, LLC.
Instrument # 2009-R00039797
Smith County Land Records

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We, Carney Land Investment & Resource Management, L.L.C., do hereby adopt this plat designating the hereinabove described property as WELLINGTON PLACE, UNIT 8, an addition to Smith County, 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.

WITNESSED my hand this 2nd day of July, 2018.

By: *Robert J. Carney*
Robert J. Carney, President and Member/Manager

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS 2ND DAY OF July, 2018.

Deborah Spears
DEBORAH SPEARS
Notary Public, State of Texas
Comm. Expires 05-26-2020
Notary ID 2133408

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

ON THIS 03 DAY OF JULY, 2018.

Chairman
CHAIRMAN

ATTEST: *K. Marandeni*

07/02/2018
DATE

RECORDED IN CABINET F, SLIDE 93A OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS. DATE 7-6-18

Future Development

Wellington Place, Unit 1
Cabinet D, Slide 297-B
P.R.S.C.T.

Wellington Place, Unit 5
Cabinet F, Slide 9-C
P.R.S.C.T.

NOTES:

EASEMENT RESEARCH WAS LIMITED TO INFORMATION FURNISHED TO US BY HOMELAND TITLE COMPANY UNDER GF NO. 091974-01 TO UNDER WHICH GRADY F. ROWLAND SOLD THE 147.14 ACRE TRACT, (BEING THE PARENT TRACT OF THE LOTS AS SHOWN ON THIS PLAT), TO CARNEY LAND INVESTMENT & RESOURCE MANAGEMENT, LLC.

THIS PLAT AND THE LOTS AS SHOWN ARE SUBJECT TO AN AVIGATION EASEMENT RECORDED IN VOLUME 7959, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS.

THIS PROPERTY HAS BEEN DETERMINED TO BE IN ZONE 2 OF THE CITY OF TYLER ETJ. PER INTERLOCAL AGREEMENT ADOPTED UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 242.001, APPROVAL BY THE CITY OF TYLER IS REQUIRED FOR THIS PLAT.

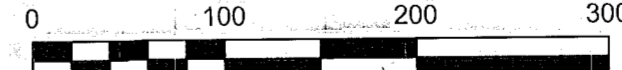
THE BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE, NAD83 (FEET) (1993 ADJUSTMENT OF 83 SYSTEM). THE REFERENCE MONUMENT IS STATION FAA TYRA.

(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.)

Filed for Record
Smith County, Texas
7/6/2018 2:01:42 PM
Fee: \$31.00
20180100028581

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

Karen Phillips
Karen Phillips
County Clerk



CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	TANGENT
C1	58.00'	21.20'	21.08'	N 77°44'55" E	20°56'31"	10.72'
C2	330.00'	35.47'	35.45'	S 23°40'42" E	6°09'30"	17.75'
C3	270.00'	29.02'	29.01'	N 23°40'42" W	6°09'30"	14.52'
C4	10.00'	15.95'	14.31'	N 72°26'54" W	91°22'53"	10.24'
C5	277.50'	127.67'	126.55'	S 75°02'29" W	26°21'38"	64.89'
C6	277.50'	63.04'	62.91'	N 69°22'10" E	13°01'00"	31.86'
C7	277.50'	64.63'	64.48'	N 11°52'59" E	13°20'38"	32.46'
C8	60.00'	180.31'	119.72'	S 46°46'42" E	172°10'55"	878.07'
C9	60.00'	45.05'	44.00'	N 68°38'26" E	43°01'11"	23.65'
C10	60.00'	54.84'	52.95'	S 63°39'51" E	52°22'14"	29.50'
C11	60.00'	72.27'	67.98'	S 02°58'15" E	69°00'59"	41.25'
C12	60.00'	180.31'	119.72'	S 43°13'18" W	172°10'55"	878.07'
C13	60.00'	43.19'	42.26'	S 22°14'55" E	41°14'29"	22.58'
C14	60.00'	50.41'	48.94'	S 22°26'30" W	48°08'23"	26.80'
C15	60.00'	53.09'	51.38'	S 71°51'39" W	50°41'55"	28.43'
C16	60.00'	33.62'	33.18'	N 66°44'19" W	32°06'08"	17.26'
C17	72.50'	42.38'	41.78'	N 71°28'28" E	33°29'40"	21.82'
C18	10.00'	15.71'	14.14'	S 09°43'38" W	90°00'00"	10.00'
C19	470.00'	66.47'	66.42'	N 59°19'29" W	5°21'00"	24.76'
C20	470.00'	39.50'	39.49'	N 37°40'49" W	4°48'54"	19.76'
C21	530.00'	74.98'	74.90'	N 39°19'29" W	8°06'13"	37.54'
C22	530.00'	67.65'	67.60'	S 38°55'48" E	7°18'47"	33.87'
C23	6.50'	5.49'	5.33'	N 59°29'02" W	48°25'20"	2.92'
C24	48.50'	82.52'	72.92'	S 34°57'15" E	97°28'55"	55.29'
C25	48.50'	12.92'	12.88'	N 76°03'47" W	15°15'51"	6.50'
C26	48.50'	69.60'	63.78'	N 27°19'19" W	82°13'04"	42.32'
C27	6.50'	5.30'	5.15'	S 09°33'24" E	46°41'12"	2.81'
C28	530.00'	56.82'	56.79'	N 29°49'43" W	6°08'33"	28.44'
C29	530.00'	7.33'	7.33'	N 32°30'13" W	0°47'33"	3.67'
C30	530.00'	49.49'	49.47'	N 29°25'57" W	5°21'00"	24.76'
C31	10.00'	16.10'	14.42'	N 79°08'28" W	92°15'48"	10.40'
C32	470.00'	51.29'	51.26'	N 29°53'01" W	6°15'07"	25.67'
C33	10.00'	15.71'	14.14'	S 18°14'33" W	90°00'00"	10.00'
C34	222.50'	97.00'	96.24'	N 75°43'55" E	24°58'45"	49.28'
C35	33.00'	51.84'	46.67'	S 46°46'42" E	90°00'00"	33.00'
C36	33.00'	51.84'	46.67'	S 43°13'18" W	90°00'00"	33.00'
C37	127.50'	74.54'	73.48'	N 71°28'28" E	33°29'40"	38.37'
C38	127.50'	38.25'	38.10'	N 79°37'40" E	17°11'16"	19.27'
C39	127.50'	36.29'	36.16'	N 62°52'50" E	16°18'24"	18.27'
C40	252.50'	32.96'	32.94'	N 58°28'01" E	7°28'47"	16.50'
C41	252.50'	38.90'	38.86'	N 66°37'13" E	16°18'24"	18.49'
C42	252.50'	71.86'	71.82'	N 62°52'50" E	16°18'24"	36.18'
C43	252.50'	39.88'	39.84'	N 75°33'30" E	9°02'56"	19.98'
C44	252.50'	38.87'	38.84'	N 84°09'08" E	8°08'20"	17.96'
C45	252.50'	75.75'	75.46'	N 79°37'40" E	17°11'16"	38.16'
C46	342.00'	14.31'	14.31'	S 87°01'22" W	2°23'52"	7.16'
C47	342.00'	79.55'	79.37'	S 79°09'36" W	13°19'38"	39.96'
C48	342.00'	31.15'	31.14'	S 69°53'13" W	5°13'08"	15.59'
C49	60.00'	8.14'	8.14'	S 35°25'30" W	7°46'30"	4.08'

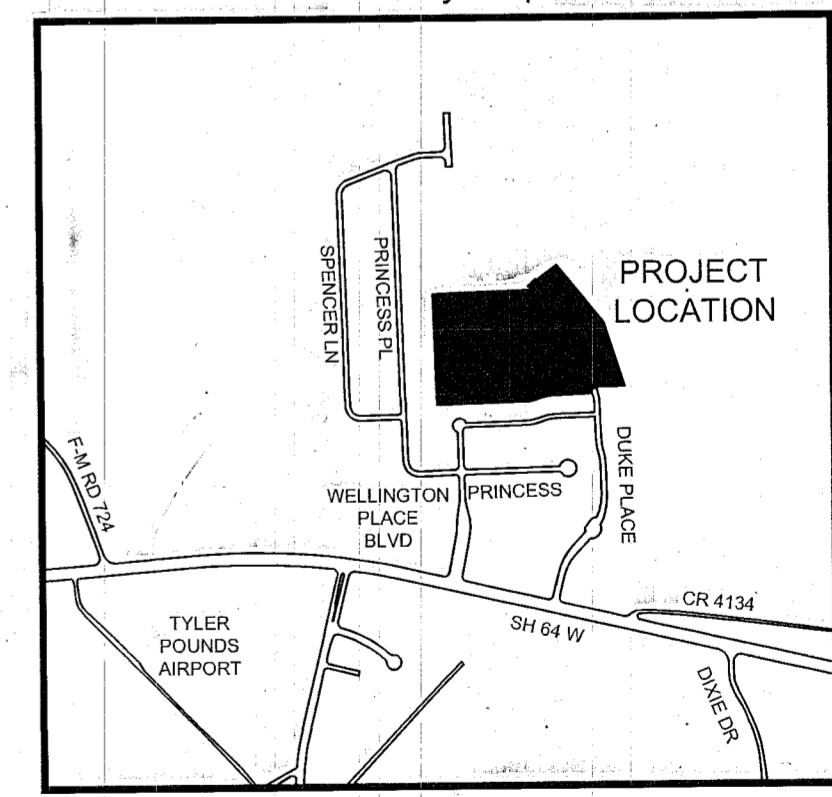
LINE	BEARING	DISTANCE
L1	S 67°16'39" W	9.99'
L2	S 63°14'33" W	6.93'
L3	N 54°43'38" E	22.77'
L4	S 54°43'38" W	22.41'
L5	S 54°43'38" W	18.07'

Easement Note "A"
15' Wide Drainage Easement Dedication By This Plat

City of Tyler, Texas
Clerk's File No. 2007-R00005509
O.P.R.S.C.T.

Zone A - Special Flood Hazard Area Subject to Inundation By The 1% Annual Chance Flood (No Base Flood Elevations Determined) Flood Plain Information Taken From Flood Insurance Rate Map No. 48423C0350D, Effective Date April 16, 2014

Vicinity Map



○ DENOTES 1/2" IRON ROD FOUND WITH CAP STAMPED "KLK #4687" UNLESS OTHERWISE NOTED.
● DENOTES 1/2" IRON ROD SET WITH CAP STAMPED "KLK #4687" UNLESS OTHERWISE NOTED.

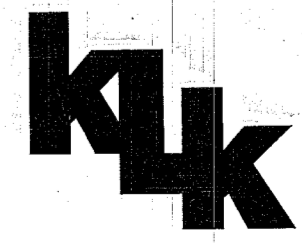
NO.	DATE	REVISIONS	REMARKS
1			

Final Plat Showing
Wellington Place, Unit 8
42 Lots - 13.70 Acres
Smith County, Texas



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

○ SURVEYING
○ PLANNING
○ MAPPING
TBPLS FIRM NO. 10044500



DESIGNED BY: R.A.B.
DRAWN BY: R.T.W.
CHECKED BY: K.L.K.
DATE: May 17, 2018
SCALE: 1" = 100'