

1) BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, AS DETERMINED BY GPS OBSERVATIONS.

2) BY GEOGRAPHIC PLOTTING THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS (ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP NUMBER 48423C0390D, EFFECTIVE DATE APRIL 15, 2014.

3) THIS PLAT APPROVED SUBJECT TO ALL CURRENT PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF TYLER, TEXAS.

1) A FOURTEEN (14) LOT SUBDIVISION CONTAINING APPROXIMATELY 31,985 ACRES OF LAND, LOCATED ON COUNTY ROADS 2123, 2124, 2125. THE PURPOSES OF THE PLAT IS TO CREATE FOURTEEN (14) LOTS OUT OF THAT CERTAIN 4.096 ACRE TRACT OF LAND THAT CERTAIN 16,615 ACRE TRACT OF LAND (THE "LAND") BEING DESCRIBED IN A GENERAL WARRANTY DEED FROM MARK A. ROSS AND MELINDA L. ROSS TO B&D UNDERSTAKING, LLC, AS RECORDED IN INSTRUMENT NUMBER 202401001264 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS.

"NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF AN ABSTRACT
- TITLE.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH OF RECORDS, EASEMENTS OF RECORD, EASEMENTS, RESTRICTIVE COVENANTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR EMPLOY DATA CONCERNING THE EXISTENCE, OR DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON SUBJECT PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR MINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, TANKERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF PROPERTY.

NOTICE: THIS PROPERTY HAS BEEN
 PLACED TO BE IN ZONE 2 OF THE
 CITY OF ARLING PER INTERLOCAL
 AGREEMENT UNDER TEXAS
 LOCAL GOVERNMENT CODE SECTION
 001. APPROVAL BY THE CITY OF
 ARLING IS ALL THAT IS REQUIRED FOR
 PLAT, APPROVAL OF THIS PLAT
 INCLUDING DEDICATED PUBLIC ROADS,
 DRAINAGE EASEMENTS) DOES
 NOT GUARANTEE OR IMPLY COUNTY
 ACCEPTANCE OF SUCH PUBLIC
 EASEMENTS FOR COUNTY MAINTENANCE.
 THE SMITH COUNTY COMMISSIONERS
 AT BY FORMAL VOTE CAN ACCEPT
 DEDICATED PUBLIC ROADS, RIGHTS-OF-WAY AND
 EASEMENTS FOR COUNTY MAINTENANCE.

**Filed for Record
in the Official Records Of:
Smith County
On: 1/29/2024 9:56:36 AM
In the PLAT Records**

Doc Number: 202401002457
Number of Pages: 2
Amount: 100.00
By: Calhoun, Brenda

WITNESS STATEMENT:

STATEMENT:

ED UNDERTAKING, LLC, ARE THE OWNERS OF THE TRACT OF LAND SHOWN
N, AND HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS
LOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND
ENTS AS SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS
TO CONSTRUCTING ANY IMPROVEMENTS.

TO AND ACCEPTED BY:

DAVIS
NG MEMBER OF B&D UNDERTAKING, LLC

THIS THE 18 DAY OF January, 2024.

PUBLIC, STATE OF TEXAS

VAL:

AT APPROVED BY THE PLANNING DIRECTOR,
DATE 6 DAY OF December, 2024.2

And Anderson ATTEST

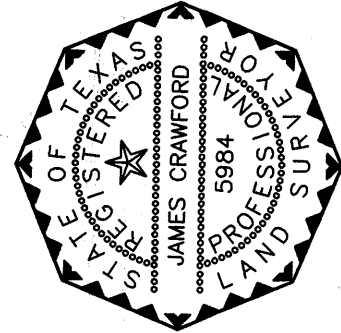
6 SLIDE 31B OF THE PLAT RECORDS OF
ED IN CABINET
COUNTY, TEXAS.

R'S CERTIFICATE:

PAWFOORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984,
CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
OF THE GROUND UNDER MY DIRECTION AND SUPERVISION AND BEARINGS,
AREAS, AND MONUMENTS ARE AS SHOWN.

FOR MY HAND & SEAL, THIS THE 18TH DAY OF JANUARY, 2024.

James C. Crawford
FORD
PROFESSIONAL LAND SURVEYOR NO. 5984



FINAL PLAT
NORTH FORTY MANOR - PHASE 2
BEING A PART OF THE
THOMAS ORR SURVEY, A-755
TYLER, SMITH COUNTY, TEXAS

DRAWN BY: B.A.J.

CHECKED BY: T.J.C.

JOB NUMBER: 00407045

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