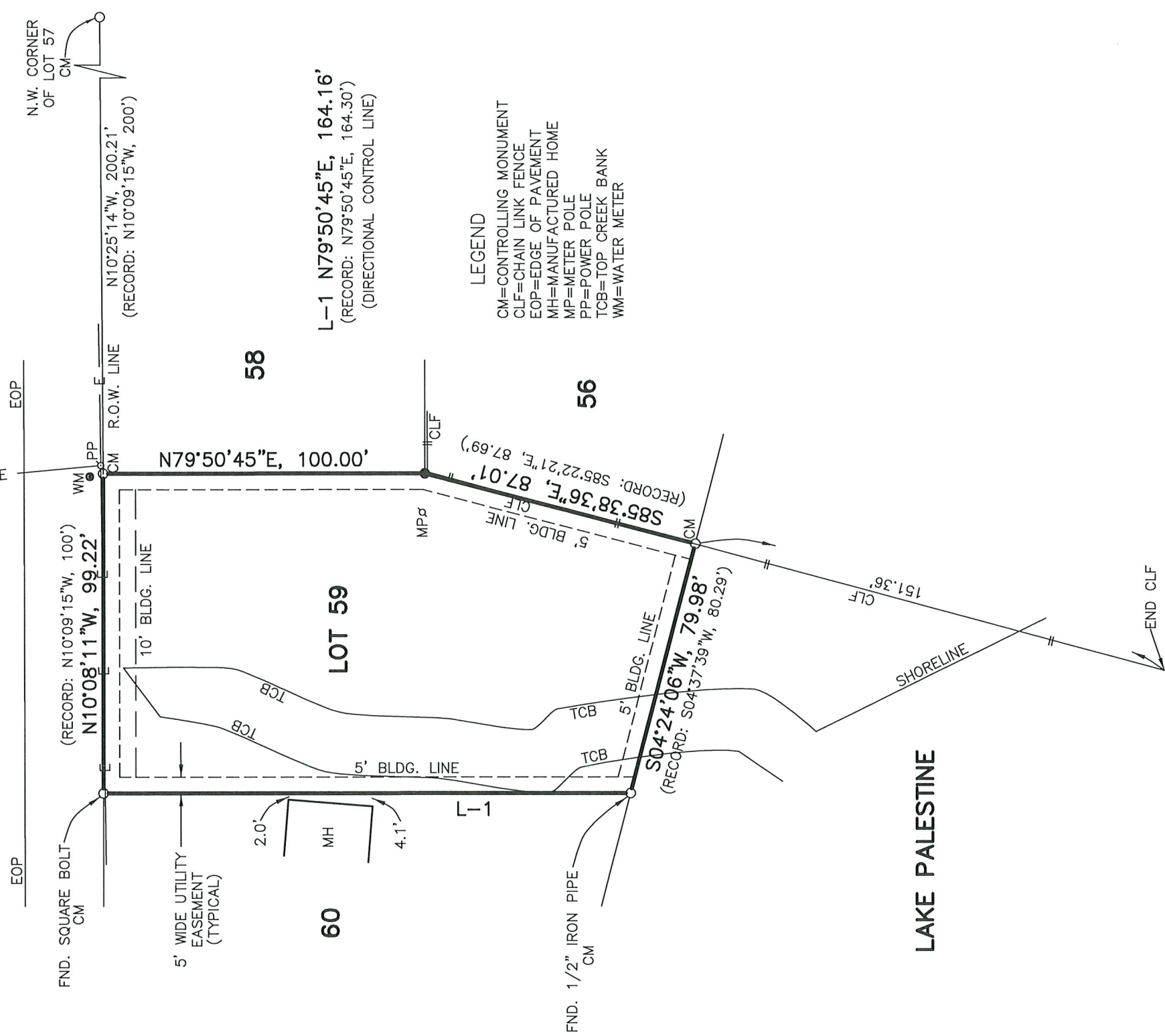


INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

INDICATES SET 1/2" I. ROD
MARKED WITH A PLASTIC CAP;
BMS TYLER.

CREEKWOOD DRIVE (60' R.O.W.)



LAKE PALESTINE

PLAT OF RESIDENTIAL LOT SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located at 22693 Creekwood Drive, Flint, Smith County, Texas, and being further described as follows:

Being all of Lot 59, LAKEWAY HARBOR SUBDIVISION SECTION 'A', according to the plat thereof recorded in Volume 7, Page 192, of the Plat Records of Smith County, Texas.

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. All easements and/or building setback lines are shown as per recorded plat and Deed Restrictions recorded in Vol. 1562, Pg. 71, S.C.D.R.; Vol. 2341, Pgs. 730, 731, and 733; Vol. 2956, Pg. 171; Vol. 3003, Pg. 810; Vol. 3200, Pg. 743, S.C.L.R.; Vol. 4018, Pgs. 187 and 189; C.F.N. 2008-R00035212; 2009-R00028264; 2010-R00053911; 2012-00030462; 20190100005353; 20190100029871; 202501002805; 202501002806; and 202501002807, O.P.R.S.C. There is an "additional 5 feet reserved for electric company above ground to trim trees", per the plat. A Texas Power & Light Co. easement (no location described) is mentioned in Vol. 1557, Pg. 552, S.C.D.R. Evaluation of Restrictions and Easements has been limited to those provided in Schedule B of the Title Commitment under the GF number shown hereon.

(PURCHASERS: Richard E. Tibbett and Heather L. Tibbett)
GF NO. 253363

Joseph K. Pollard
Joseph K. Pollard - R.P.L.S. 6499
Job No. 25-185 2 July 2025 Scale: 1"=40'



BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

JOB NO. 25-185 DATE: 2 JULY 2025 SCALE: 1"=40'

2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703 TEL. (903) 561-7287
T.B.P.E.L.S. FIRM NO. 10048200 www.bmstyler.com