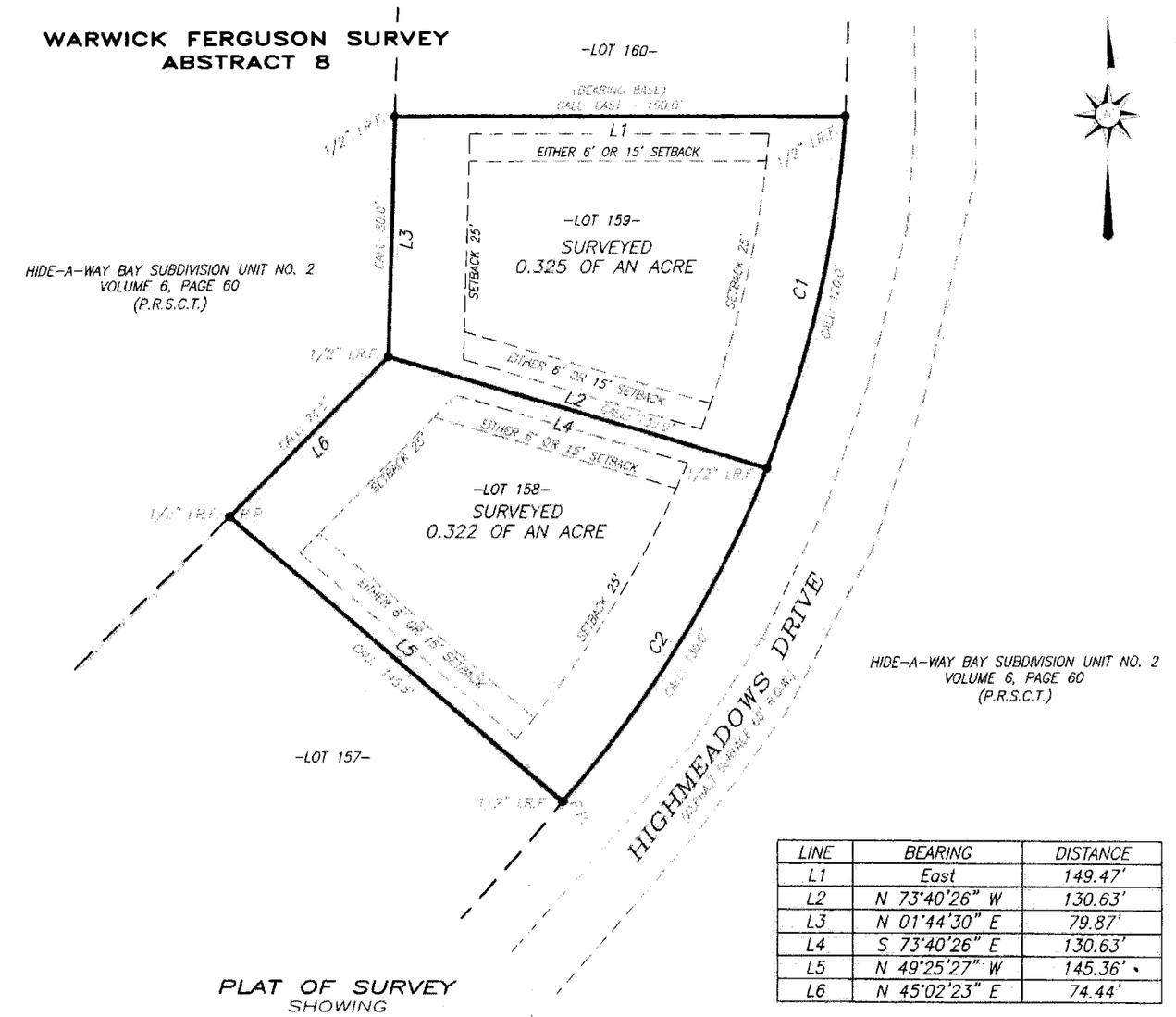
*NOTE: BEING ALL OF LOT 158 & 159, OF HIDE-AWAY-BAY SUBDIVISION, RECORDED IN VOLUME 6, PAGE 60 OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS (P.R.S.C.T.).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	383.98'	120.03'	119.54'	S 12°49'28" W	17°54'37"
C2	383.98'	130.12'	129.50'	S 31°29'15" W	19°24'57"



LINE	BEARING	DISTANCE
L1	East	149.47'
L2	N 73°40'26" W	130.63'
L3	N 01°44'30" E	79.87'
L4	S 73°40'26" E	130.63'
L5	N 49°25'27" W	145.36'
L6	N 45°02'23" E	74.44'

PLAT OF SURVEY
SHOWING
LOTS 158 & 159 OF HIDE-A-WAY BAY SUBDIVISION UNIT NO. 2 VOLUME 6, PAGE 60 PLAT RECORDS OF SMITH COUNTY, TEXAS
SCALE: 1" = 40'

0 40' 80' 120'

CORNER LEGEND

● I.R.F. - IRON ROD (FOUND)

LEGEND

BOUNDARY LINE
OVERHEAD POWER
ADJOINER LINE
•P.P. POWER POLE

NOTES:

1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2) THERE ARE NO VISIBLE OR APPARENT ENCROACHMENTS, PROTRUSIONS OR CONFLICTS, EXCEPT AS SHOWN.

3) BEARINGS ARE BASED ON COMPASS BEARINGS AS DETERMINED BY FIELD OBSERVATIONS.

4) RESEARCH OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THE FOLLOWING, IN CONNECTION WITH GF NO. 205864:

-RESTRICTIONS AS SHOWN IN VOLUME 1349, PAGE 548 (EFFECTS), VOLUME 1370, PAGE 969 (EFFECTS), AND UNDER CLERKS FILE No's 2012-00029135 (EFFECTS), 2014-00028970 (EFFECTS), 2014-00028936 (EFFECTS), 2015010002823274 (EFFECTS), AND 2019010001711720 (EFFECTS), DEED, OFFICIAL PUBLIC RECORDS, SMITH COUNTY, TEXAS, (OMITTING ANY COVENANTS, CONDITIONS, OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE).

-HOME OWNERS MAINTENANCE ASSESSMENT LIEN (AS SET FORTH BY INSTRUMENT RECORDED UNDER CLERKS FILE No. 2012-00029135, OFFICIAL RECORDS OF SMITH COUNTY, TEXAS. (EFFECTS)
-BLANKET EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 1367, PAGE 610, DEED RECORDS OF SMITH COUNTY, TEXAS. (WIDTH THEREOF MAY BE AFFECTED)
FLOODWAY EASEMENT TO UPPER NECHES RIVER MUNICIPAL WATER AUTHORITY RECORDED IN VOLUME 1214, PAGE 466, DEED RECORDS, SMITH COUNTY, TEXAS. (EFFECTS)
-RIGHT OF WAY TO STATE OF TEXAS RECORDED IN VOLUME 1790, PAGE 154, DEED RECORDS, SMITH COUNTY, TEXAS (DOES NOT EFFECT)

I, ROBERT A. WEDGEWORTH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2020.

GIVEN UNDER MY HAND & SEAL, THIS THE 19TH DAY OF MARCH, 2020.

BY: _____
ROBERT A. WEDGEWORTH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5791
TBPLS FIRM NO. 10015700

STATE OF TEXAS
REGISTERED
ROBERT A. WEDGEWORTH
5791
PROFESSIONAL
LAND SURVEYOR

PREPARED BY:
STANGER SURVEYING TYLER LLC
1595 E. Grande Blvd.
Tyler, Texas 75703
(903) 534-0174

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STANGER SURVEYING, TYLER, LLC
TYLER, TEXAS

DRAWN BY: J.L.P. CHECKED BY: R.A.W. TB/PO: 23'8, 20' JOB NO. T200107_LOT 158&159 BOUNDARY PLAT.DWG

*NOTE: BEING ALL OF LOT 158 & 159, OF HIDE-A-WAY-BAY SUBDIVISION, RECORDED IN VOLUME 6, PAGE 60 OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS (P.R.S.C.T.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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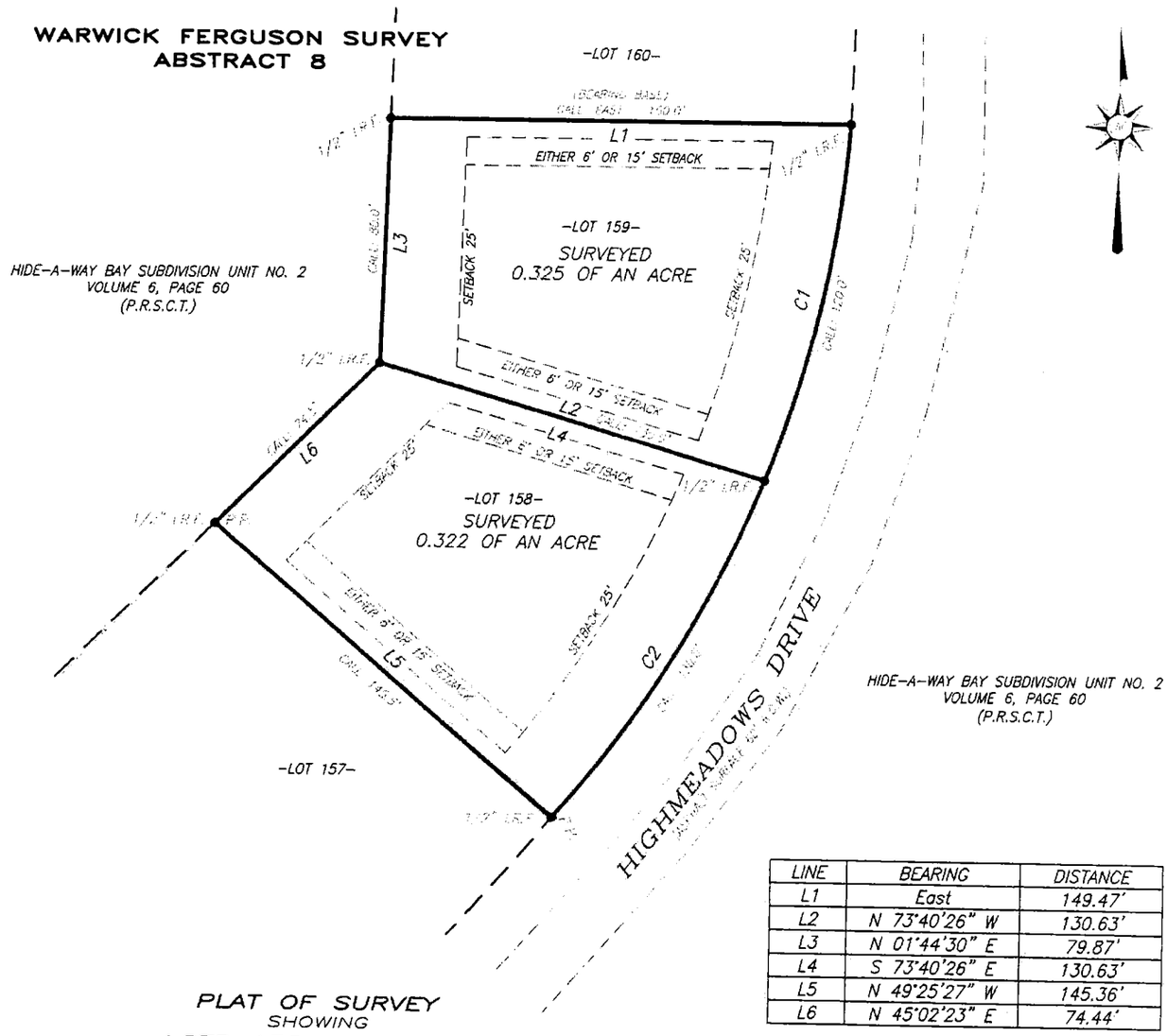

LINE	BEARING	DISTANCE
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L6	N 45°02'23" E	74.44'

PLAT OF SURVEY
SHOWING
LOTS 158 & 159 OF
HIDE-A-WAY BAY SUBDIVISION UNIT NO. 2
VOLUME 6, PAGE 60
PLAT RECORDS OF SMITH COUNTY, TEXAS
SCALE: 1" = 40'

0 40' 80' 120'

CORNER LEGEND

● I.R.F. - IRON ROD (FOUND)

LEGEND

BOUNDARY LINE
OVERHEAD POWER
ADJOINER LINE
•P.P. POWER POLE

NOTES:

1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

2) THERE ARE NO VISIBLE OR APPARENT ENCROACHMENTS, PROTRUSIONS OR CONFLICTS, EXCEPT AS SHOWN

3) BEARINGS ARE BASED ON COMPASS BEARINGS AS DETERMINED BY FIELD OBSERVATIONS

4) RESEARCH OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THE FOLLOWING, IN CONNECTION WITH GF NO. 205864

-RESTRICTIONS AS SHOWN IN VOLUME 1349, PAGE 542 (EFFECTS), VOLUME 1370, PAGE 869 (EFFECTS), AND UNDER CLERKS FILE No's 2012-00029135 (EFFECTS), 2014-00008710 (EFFECTS), 2014-00029466 (EFFECTS), 2015010006259 (EFFECTS), AND 2019010001720 (EFFECTS), DEED, OFFICIAL PUBLIC RECORDS, SMITH COUNTY, TEXAS, STATING, AND I QUOTE, "THERE ARE NO COVENANTS, CONDITIONS, OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND UNTIL IT IS AND SHALL NOT BE CONSTRUED TO REFER TO ANY RESTRICTION THAT VIOLATES FEDERAL LAW AS OF THE DATE THAT THIS DOCUMENT IS EXECUTED." UNQUOTE

-TEXAS POWER & LIGHT COMPANY MAINTENANCE ASSESSMENT LIEN UNLAWFUL BY INSTRUMENT RECORDED UNDER CLERKS FILE NO. 2012-00001 IN OFFICIAL RECORDS OF SMITH COUNTY, TEXAS, (EFFECTS), SUBJECT EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 430, PAGE 616, DEED RECORDS OF SMITH COUNTY, TEXAS, (BLANKET EASEMENT) EASEMENT TO UPPER NECHES RIVER MUNICIPAL WATER AUTHORITY RECORDED IN VOLUME 1414, PAGE 406, DEED RECORDS, SMITH COUNTY, TEXAS, (EFFECTS) RIGHT OF WAY TO STATE OF TEXAS RECORDED IN VOLUME 1260, PAGE 164, DEED RECORDS, SMITH COUNTY, TEXAS (DOES NOT EFFECT)

I, ROBERT A. WILDELWORTH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2020.

GIVEN UNDER MY HAND & SEAL, THIS THE 19TH DAY OF MARCH, 2020

BY: _____
ROBERT A. WILDELWORTH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4781
TBPLS FIRM NO. 100570-00

ROBERT A. WILDELWORTH
4781
REGISTERED
PROFESSIONAL
LAND SURVEYOR

PREPARED BY
STANGER SURVEYING TYLER LLC
1595 E. Grande Blvd.
Tyler, Texas 75703
(903) 534-0174

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STANGER SURVEYING TYLER LLC
TYLER, TEXAS

DRAWN BY: J.T.P CHECKED BY: R.A.W FB/PG: 2378, 20 JOB NO: 1900167, LOT 158&159 BOUNDARY PLAT.DWG