

# Vannoy & Assoc., Inc.

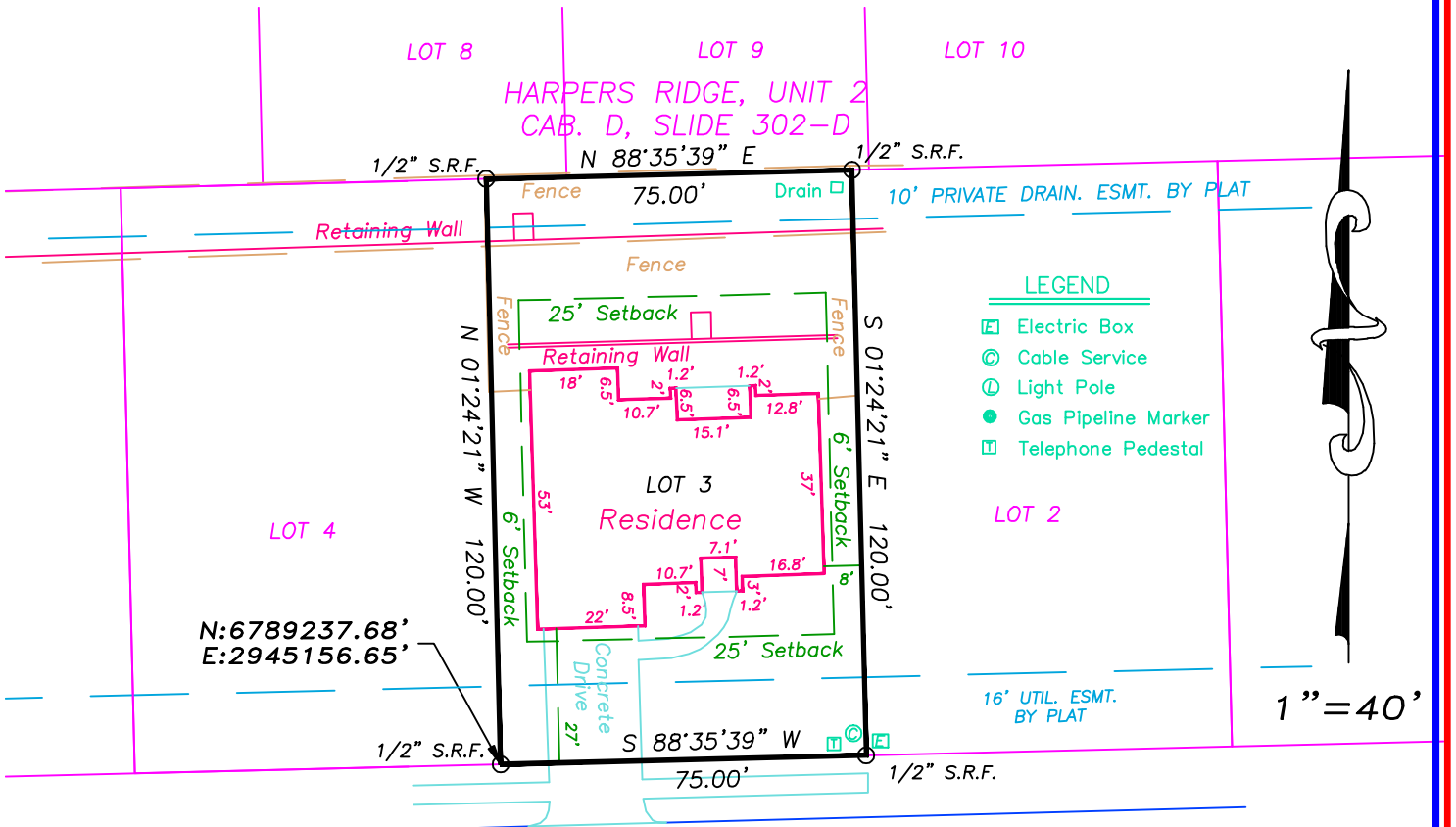
## SURVEY PLAT

STATE OF TEXAS  
COUNTY OF SMITH

Lot 3, New City Block 1137-E, Rockpoint, Unit 3, according to map or plat thereof recorded in Cabinet F, Slide 26B, of the Plat Records of Smith County, Texas.

### TITLE COMMITMENT NOTES:

Plottable elements shown in Cabinet F, Slide 26B are shown hereon. 20180100050148 calls for setbacks as required by the City of Tyler (Sec. 10-23 UDC). Actual setbacks for R-1B are shown hereon. 10.e. Utility Easements in 353-614, 535-90, 621-285, and 657-14 Do not affect subject tract. 359-9 Appears to be a bad reference. 579-129 and 613-225 contain vague descriptions; no visible evidence on subject lot. Utility easements in 671-229, 669-591, 752-383, and 1646-140 are not visible on the subject lot. 10.f. Pipeline Easements in 1475-513 and 2199-853 are blanket easements. 1509-794 and 1512-415 contain vague descriptions. There is no visible evidence of pipeline easements on subject lot. 1742-412 appears to be a bad reference. 10.g. Sanitary Sewer Easement in 7791-413 is out of a 422.7 acre tract, no visible evidence on subject lot.



GRASSY RIDGE LANE

Bearings and Coordinates hereon are based on Grid North, State Plane Coordinate System, NAD 83, Texas North Central Zone.

The plat as shown hereon was prepared from an on-the-ground survey performed by me on October 5, 2020; there are no visible easements, encroachments or protrusions except as shown hereon.

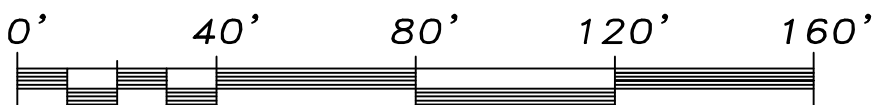
October 5, 2020



*Ray Vannoy*

Ray L. Vannoy  
R.P.L.S. No. 1988

G.F. No. 01-203556VJ  
1929 Grassy Ridge



3323 Teakwood, Tyler, TX 75701 903.574.1313 Firm No. 10118600

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