

OWNER'S STATEMENT:
 THAT I, CHAD FRANKE, THE OWNER OF HEREON SHOWN PROPERTY, DO HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN HEREON AND DO HEREBY ACCEPT THIS AS ITS PLAN FOR SUBDIVIDING INTO LOTS AS SHOWN AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

BY: _____
 CHAD FRANKE

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE

STATE OF TEXAS, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC

SURVEYOR'S STATEMENT:

I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789, DO HEREBY CERTIFY THAT THE PLAN SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF _____, 2021.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.



CASEY JORDAN, R.P.L.S. NO. 6789

APPROVED BY THE CITY OF LINDALE, SMITH COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 2021.

MAYOR

APPROVED BY PLANNING AND ZONING OF THE CITY OF LINDALE, SMITH COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 2021.

CHAIRMAN

ATTEST

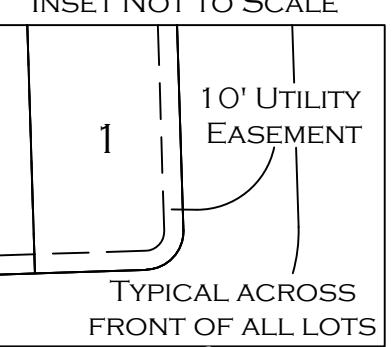
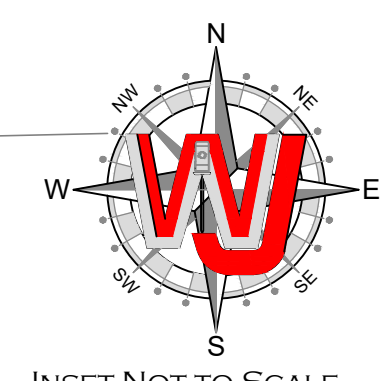
PLAT RECORDED IN CABINET _____ SLIDE _____

DATE RECORDED: _____

GENERAL NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY & CITY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ACCORDING TO FIRM MAP PANEL No. 48423C0225D, DATED APRIL 15, 2014, NO LOTS SHOWN HEREON LIE WITHIN ZONE "A", BEING AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.
4. THIS SURVEY CREATES 191 LOTS FROM A CALLED 77.12 ACRES CONVEYED TO CS FRANK INVESTMENTS LLC IN DOCUMENT NO. 2020-6016 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS.
5. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.
6. AREAS BEING WITHIN ZONE "A" ARE NOT TO BE DEVELOPED WITHOUT AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT ISSUED BY SMITH COUNTY.
7. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY OF LINDALE SUBDIVISION ORDINANCE.
8. ALL ROAD RIGHT-OF-WAY WIDTHS ARE 60.00' UNLESS OTHERWISE SPECIFIED.
9. ALL CUL-DE-SACS HAVE A RADIUS OF 60.00' UNLESS OTHERWISE SPECIFIED.

LOT AREA		LOT AREA		LOT AREA		LOT AREA		LOT AREA		LOT AREA		LOT AREA	
LOT	ACRES	LOT	ACRES	LOT	ACRES	LOT	ACRES	LOT	ACRES	LOT	ACRES	LOT	ACRES
1	0.247	28	0.243	55	0.227	82	0.209	109	0.433	136	0.168	163	0.205
2	0.207	29	0.264	56	0.227	83	0.209	110	0.307	137	0.330	164	0.250
3	0.207	30	0.219	57	0.303	84	0.209	111	0.280	138	0.278	165	0.221
4	0.207	31	0.226	58	0.310	85	0.242	112	0.283	139	0.172	166	0.265
5	0.207	32	0.272	59	0.265	86	0.228	113	0.333	140	0.171	167	0.335
6	0.207	33	0.269	60	0.208	87	0.332	114	0.512	141	0.181	168	0.276
7	0.207	34	0.264	61	0.243	88	0.292	115	0.275	142	0.186	169	0.412
8	0.207	35	0.259	62	0.264	89	0.209	116	0.275	143	0.183	170	0.221
9	0.207	36	0.301	63	0.265	90	0.209	117	0.275	144	0.181	171	0.165
10	0.207	37	0.334	64	0.265	91	0.209	118	0.275	145	0.184	172	0.165
11	0.207	38	0.275	65	0.295	92	0.209	119	0.286	146	0.172	173	0.253
12	0.207	39	0.267	66	0.255	93	0.209	120	0.283	147	0.178	174	0.205
13	0.207	40	0.340	67	0.209	94	0.209	121	0.277	148	0.184	175	0.225
14	0.219	41	0.329	68	0.209	95	0.209	122	0.380	149	0.270	176	0.753
15	0.383	42	0.395	69	0.209	96	0.209	123	0.331	150	0.194	177	0.798
16	0.815	43	0.246	70	0.209	97	0.209	124	0.327	151	0.165	178	0.408
17	0.377	44	0.198	71	0.209	98	0.209	125	0.281	152	0.165	179	0.278
18	0.252	45	0.172	72	0.220	99	0.209	126	0.290	153	0.248	180	0.278
19	0.323	46	0.201	73	0.267	100	0.209	127	0.281	154	0.205	181	0.279
20	0.231	47	0.224	74	0.255	101	0.264	128	0.286	155	0.165	182	0.280
21	0.235	48	0.236	75	0.209	102	0.286	129	0.203	156	0.165	183	0.280
22	0.249	49	0.220	76	0.209	103	0.285	130	0.165	157	0.275	184	0.280
23	0.223	50	0.280	77	0.209	104	0.276	131	0.165	158	0.222	185	0.280
24	0.267	51	0.244	78	0.222	105	0.284	132	0.165	159	0.165	186	0.280
25	0.255	52	0.287	79	0.209	106	0.291	133	0.165	160	0.165	187	0.280
26	0.244	53	0.273	80	0.209	107	0.392	134	0.165	161	0.165	188	0.280
27	0.232	54	0.227	81	0.209	108	0.677	135	0.165	162	0.165	189	0.502



Curve Table

C#	Chord	Dist.	Radius	Length
C1	S 43°14'50" W	28.28'	20.00'	31.42'
C2	S 71°36'28" W	45.82'	80.00'	46.47'
C3	S 36°01'26" W	51.94'	80.00'	52.90'
C8	S 7°40'11" W	26.16'	80.00'	26.28'
C9	N 43°15'11" E	28.28'	20.00'	31.41'
C10	S 20°48'07" E	37.47'	80.00'	37.82'
C11	N 18°02'37" W	11.23'	20.00'	11.38'
C12	S 28°19'40" E	4.19'	20.00'	4.20'
C13	N 28°19'40" W	16.78'	80.00'	16.81'
C14	S 19°38'48" E	1.86'	20.00'	1.86'
C15	N 19°38'48" W	7.43'	80.00'	7.44'
C16	N 61°59'02" W	28.28'	20.00'	31.42'
C17	N 27°39'42" E	28.46'	20.00'	31.66'
C18	S 21°52'05" E	47.68'	280.00'	47.74'

C19	N 32°32'55" W	112.81'	220.00'	114.08'	C49	S 37°02'20" W	28.28'	20.00'	31.42'
C20	S 32°51'28" E	59.56'	280.00'	59.68'	C50	N 52°57'40" W	28.28'	20.00'	31.42'
C21	S 32°11'39" E	41.98'	80.00'	42.48'	C51	N 37°02'20" E	28.28'	20.00'	31.42'
C22	S 61°22'40" E	38.64'	80.00'	39.02'	C52	S 52°57'40" E	28.28'	20.00'	31.42'
C23	N 61°22'40" W	106.25'	220.00'	107.31'	C53	N 37°02'20" E	28.28'	20.00'	31.42'
C24	S 45°04'06" E	59.56'	280.00'	59.67'	C54	S 52°57'40" E	28.28'	20.00'	31.42'
C25	S 57°14'40" E	59.23'	280.00'	59.34'	C55	N 37°02'20" E	28.28'	20.00'	31.42'
C26	S 69°20'00" E	58.71'	280.00'	58.82'	C56	N 72°51'20" E	25.53'	80.00'	25.64'
C27	S 80°24'40" E	49.39'	280.00'	49.45'	C57	S 72°51'20" W	6.38'	20.00'	6.41'
C28	N 88°25'25" E	59.56'	280.00'	59.67'	C58	N 61°29'35" W	23.77'	20.00'	25.46'
C29	N 82°10'43" E	1.36'	280.00'	1.36'	C59	N 31°28'59" W	18.00'	80.00'	18.03'
C30	S 86°33'25" W	34.66'	220.00'	34.70'	C60	S 22°02'56" W	34.64'	20.00'	41.88'
C31	N 82°08'17" W	52.00'	220.00'	52.12'	C61	S 82°56'28" E	28.28'	20.00'	31.42'
C32	S 52°57'40" E	28.28'	20.00'	31.42'	C62	N 22°03'32" E	60.00'	60.00'	62.83'
C33	S 37°02'20" W	28.28'	20.00'	31.42'	C63	N 81°23'42" E	58.79'	60.00'	61.44'
C34	N 11°42'57" E	13.47'	20.00'	13.74'	C64	S 49°02'52" E	41.48'	60.00'	42.35'
C35	N 78°17'03" W	37.66'	20.00'	49.09'	C65	S 8°36'18" E	41.48'	60.00'	42.35'
C36	S 52°57'40" E	28.28'	20.00'	31.42'	C66	S 31°50'15" W	41.48'	60.00'	42.35'
C37	S 37°02'20" W	28.28'	20.00'	31.42'	C67	S 82°03'32" E	60.00'	60.00'	62.83'
C38	S 22°04'55" E	39.03'	80.00'	39.43'	C68	S 7°03'32" W	28.28'	20.00'	31.42'
C39	S 39°17'01" E	8.60'	80.00'	8.60'	C69	S 64°50'49" E	18.10'	20.00'	18.78'
C40	S 5°29'09" E	24.00'	20.00'	25.75'	C70	N 40°08'35" W	29.77'	20.00'	33.58'
C41	N 78°17'03" W	37.66'	20.00'	49.09'	C71	N 46°45'10" W	28.28'	20.00'	31.42'
C42	N 36°58'58" E	3.90'	20.00'	3.90'	C72	S 88°58'22" W	2.03'	80.00'	2.03'
C43	S 36°58'58" W	15.59'	80.00'	15.61'	C73	N 47°45'06" W	27.26'	80.00'	27.40'
C44	N 41°16'37" E	3.62'	80.00'	3.62'	C74	N 73°55'55" W	45.09'	80.00'	45.71'
C45	N 23°36'40" E	45.09'	80.00'	45.71'	C75	S 49°51'25" E	26.71'	20.00'	29.25'
C46	N 0°21'35" W	21.16'	80.00'	21.23'	C76	S 51°23'56" E	27.50'	20.00'	30.33'
C47	S 17°18'21" W	17.07'	20.00'	17.64'	C77	S 38°38'04" W	29.04'	20.00'	32.51'
C48	S 52°57'40" E	28.28'	20.00'	31.42'	C78	N 67°10'56" W	18.57'	20.00'	19.31'
C49	N 40°27'07" W	1.94'	60.00'	1.94'	C79	N 40°27'07" W	1.94'	60.00'	1.94'
C80	N 80°48'09" W	76.21'	60.00'	82.57'	C81	S 27°14'29" W	64.53'	60.00'	68.13'
C82	S 32°54'20" E	55.63'	60.00'	57.84'	C83	S 45°09'32" E	10.60'	20.00'	10.73'
C84	S 20°55'48" E	6.16'	20.00'	6.19'	C85	N 36°32'57" E	30.01'	20.00'	33.94'
C86	N 55°00'47" W	27.25'	20.00'	29.98'	C86	N 55°00'47" W	27.25'	20.00'	29.98'
C87	S 31°27'25" E	53.13'	80.00'	54.15'	C87	S 31°27'25" E	53.13'	80.00'	54.15'
C88	S 72°08'01" E	58.08'	78.87'	59.44'	C88	S 72°08'01" E	58.08'	78.87'	59.44'
C89	N 84°18'37" E	6.34'	74.26'	6.34'	C89	N 84°18'37" E	6.34'	74.26'	6.34'

J.H. Sanders Survey, A-948

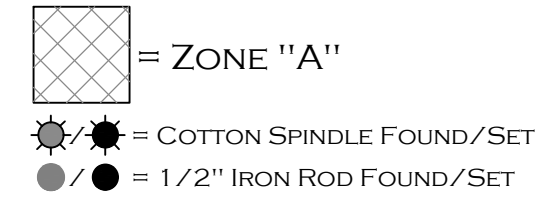
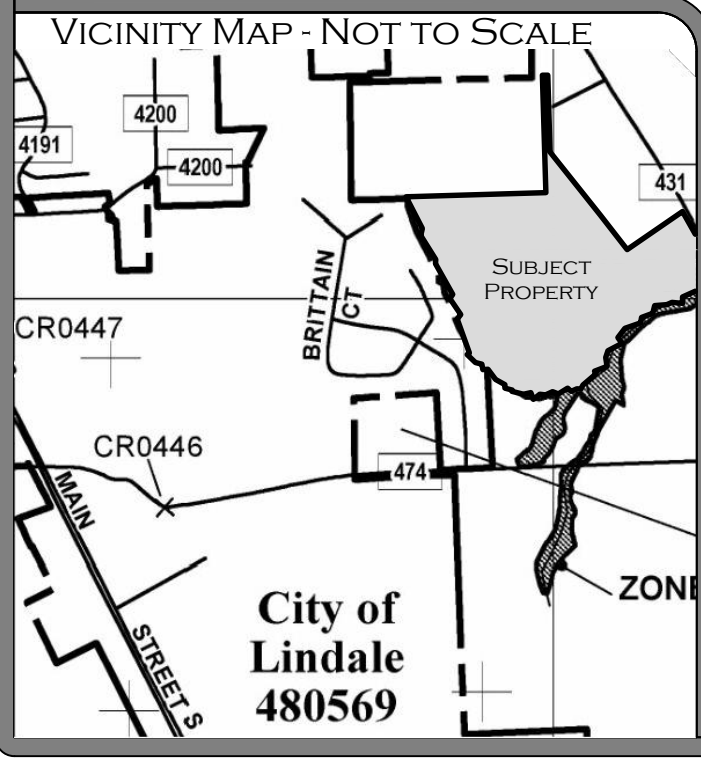
EAST TEXAS ELECTRIC COOP. INC.
 CALLED 100' EASEMENT
 V. 3714 PG. 105

TOBIAS R. JACKSON
 CALLED 15.00 ACRES
 V. 6332 PG. 87

DONNA GAIL NEEL
 CALLED 7.042 ACRES
 V. 6356 PG. 172

COUNTRY ACRES SUBDIVISION, UNIT 2
 CAB. B, SLIDE 238-A

E. Dillard Survey, A-325



**THE CROSSINGS AT MISSION RIDGE-PHASE 1
 D. SAVAGE SURVEY, A-901
 77.12 ACRES - 191 LOTS
 SMITH COUNTY, TEXAS**

WALKER, WARREN, & JORDAN
 SURVEYING & MAPPING
 10819 US Hwy 69 N
 TYLER, TX 75706
 903-534-9000
 TBPELS FIRM NO. 10025300

PROJECT MANAGER: B. BLOCKER
 ADDRESS: N/A
 CITY/COUNTY: LINDALE, SMITH CO.
 SURVEY/ABSTRACT NO.: N/A
 SUBDIVISION: N/A
 LOT/BLOCK NO.: N/A
 CLIENT: CHAD FRANKE

PREPARED BY: CBS ON JAN. 28TH, 2021
 JOB NO. 20-0510
 SCALE: 1" = 200'