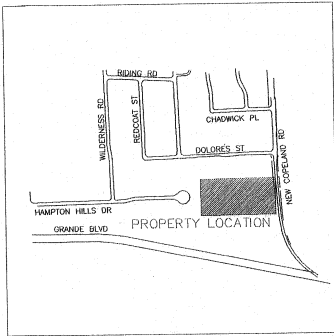


**SUSANNAH BUTLER SURVEY A-86**

(BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 MAP DATUM)



VICINITY MAP

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

**OWNER'S STATEMENT:**

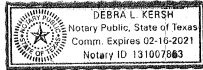
THAT WE, COPELAND POINT LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, ARE THE OWNERS OF THE TRACTS SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AS SHOWN. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS, MY HAND, THIS THE 19th DAY OF FEBRUARY, 2020.

BY: [Signature]  
SCOTT E. GREENE, MANAGER, COPELAND POINT LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 19th DAY OF February, 2020.

[Signature]



**SURVEYOR'S STATEMENT:**

I, JORDAN VULGAMOTT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6613, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF OCTOBER, 2019.

[Signature]  
JORDAN VULGAMOTT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS



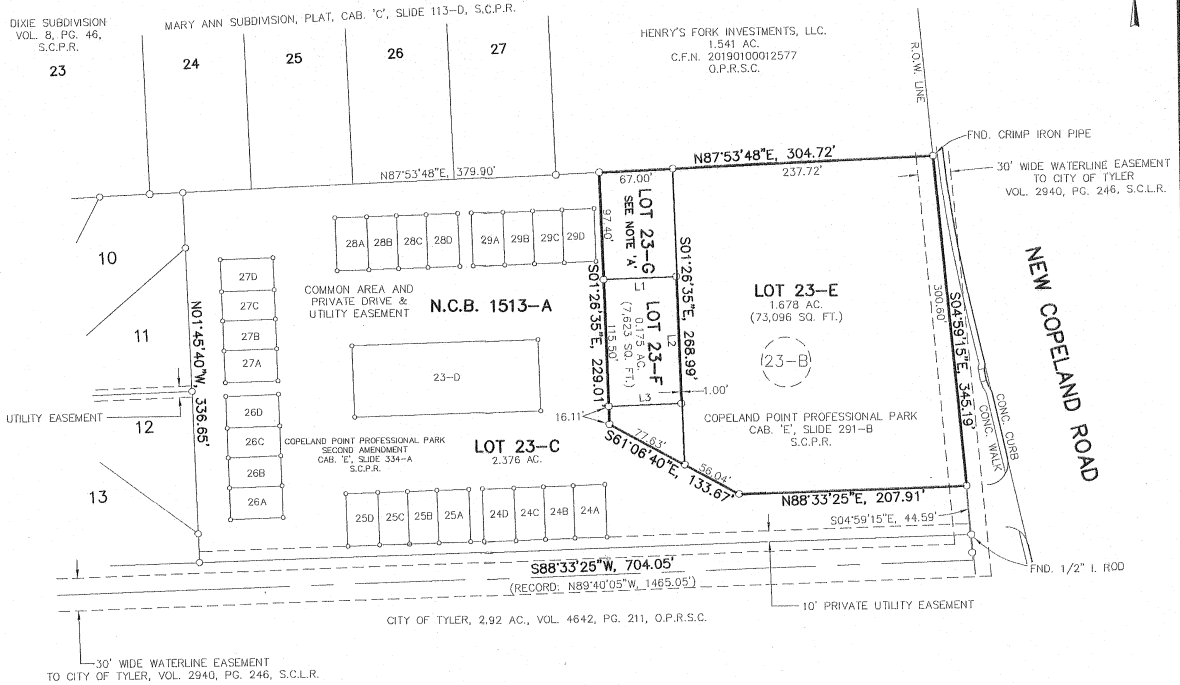
APPROVED BY: HEATHER NICK, AICP, PLANNING DIRECTOR

ON THIS 4th DAY OF March, 2020.

[Signature]  
HEATHER NICK, AICP

ATTEST:

[Signature]



NOTE: PRIVATE DRIVE AND UTILITY EASEMENTS ARE TO BE MAINTAINED AND SHARED UNDER WRITTEN AGREEMENT BETWEEN THE OWNERS OF THE LOTS UNDERLYING THE EASEMENT.

LINE	BEARING	DISTANCE
L1	N 88°33'25" E	586.00'
L2	S 01°26'35" E	115.50'
L3	S 88°33'25" W	1166.00'

Filed for Record in  
Smith County, Texas  
3/12/2020 9:38:45 AM  
Fee: \$101.00  
20200100009909  
PLAT  
Deputy: Suni Whitaker  
I hereby certify that this  
instrument was filed and duly  
recorded in the Official Public  
Records of Smith County, Texas

[Signature]  
Kara Phillips  
County Clerk

**NOTE 'A'**  
LOT 23-G TO BE RESERVED AS  
COMMON AREA AND PRIVATE  
DRIVE & UTILITY EASEMENT

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

ALL IRON RODS SET ARE  
MARKED WITH A PLASTIC CAP:  
BMS TYLER.

PLAT RECORDED IN CABINET 'F', SLIDE 176B  
DATE RECORDED: 3-12-20

COPELAND POINT PROFESSIONAL PARK  
THIRD AMENDMENT  
AN AMENDING REPLAT OF  
COPELAND POINT PROFESSIONAL PARK  
SECOND AMENDMENT  
LOT 23-B, N.C.B. 1513-A  
SUSANNAH BUTLER SURVEY, A-86  
CITY OF TYLER  
SMITH COUNTY, TEXAS

**BMS TYLER SURVEYORS**  
BOB MATUSH SURVEYING, INC.  
REGISTERED PROFESSIONAL LAND SURVEYORS  
2624 KENSINGTON DRIVE, SUITE 107  
TYLER, TEXAS 75701  
TEL. (903) 561-7287 www.bmsurveyors.com  
T.B.P.L.S. FIRM NO. 100482C  
**F/176-B**  
JOB NO. 13-078 DATE: 21 OCTOBER 2019 SCALE: 1"=80'