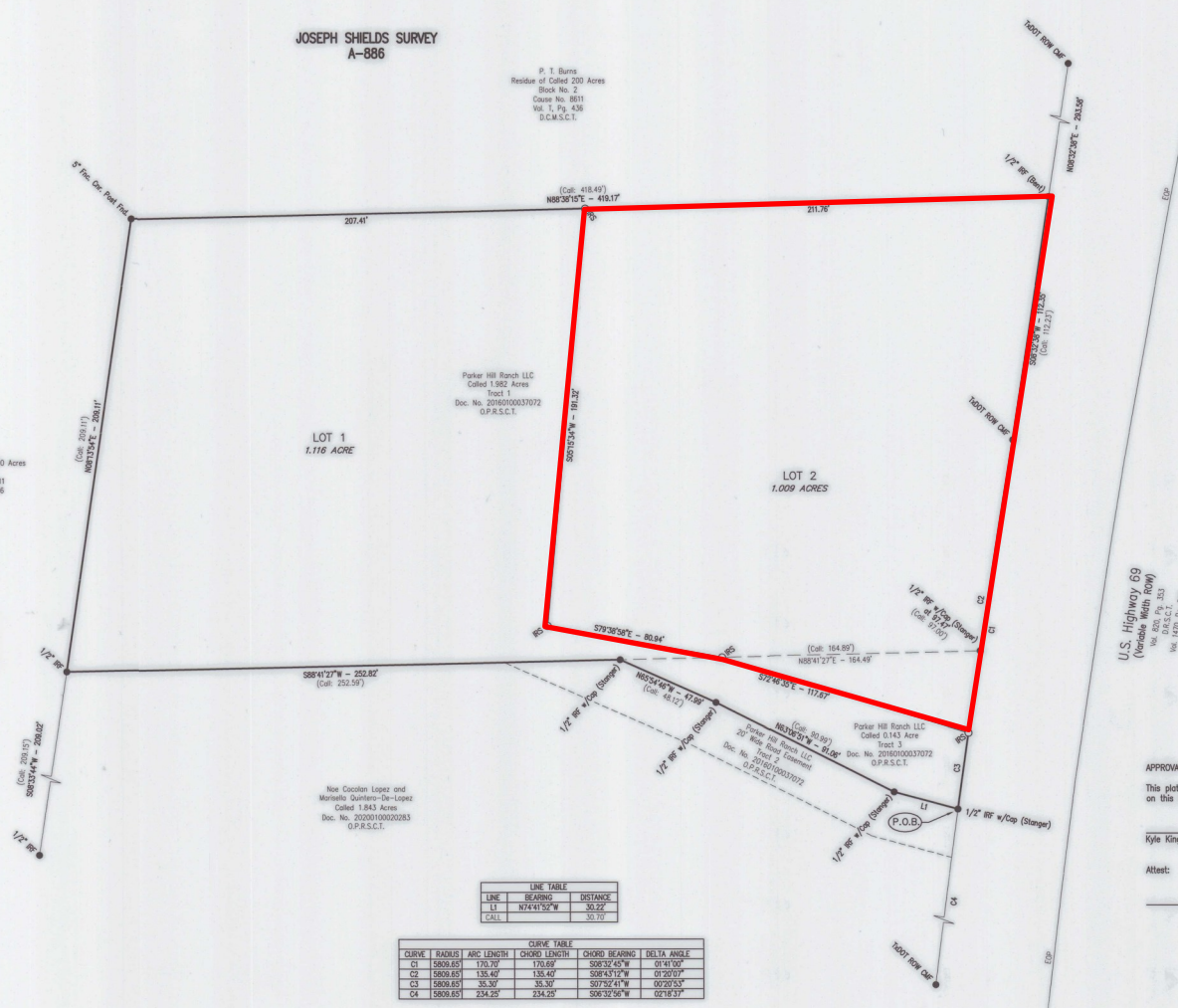


**JOSEPH SHIELDS SURVEY  
A-886**



**OWNER'S STATEMENT:**

Parker Hill Ranch LLC is the owner of the tract of land shown hereon and does accept this as the Plan for the subdividing into lots and blocks and do dedicate to the public forever the streets, alleys, and easements as shown. It is the owner's responsibility to verify easements prior to constructing any improvements.

This plot approved subject to all plotting ordinances, rules, regulations, and ordinances of the City of Tyler, Texas.

By: **Bob G. Hill**  
Bob G. Hill - Manager/Member

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 11 day of September, 2023.

Notary Public, State of Texas  
**Justin Rowe**  
My Notary ID # 131696173  
Expires August 24, 2026

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 11 day of September, 2023.

Notary Public, State of Texas  
**Justin Rowe**  
My Notary ID # 131696173  
Expires August 24, 2026

**FIELDNOTE DESCRIPTION:**

**FIELDNOTES:** to all that certain tract or parcel being 2.125 acres, located in the Joseph Shields Survey, A-886 in Smith County, Texas, and being all of the called 1.982 acre tract described as Tract 1 and all of the called 0.143 of an acre tract described as Tract 3, both tracts described in a Warranty Deed from Bobby G. Hill and Donna Parker Hill to Parker Hill Ranch LLC, dated September 9, 2016 and recorded in Document No. 20160100037072 of the Official Public Records of Smith County, Texas (OPRSCT). Said 2.125 acre tract being more particularly described as follows:

**BEGINNING** of a 1/2-inch iron rod with cap (Stanger) found in the west right of way line of U.S. Highway 69 (Variable Width ROW) for the southeast corner of the herein described tract, some being the southeast corner of said called 0.143 of an acre tract, some being the northeast corner of a called 1.843 acre tract described in a Specific Warranty Deed from Nore Cocoon Lopez and Mariella Quintero-De-Lopez to Nore Cocoon Lopez and Mariella Quintero-De-Lopez, dated May 12, 2020 and recorded in Document No. 20200100020283 (OPRSCT), some being the northeast corner of a 20-foot wide road easement described as Tract 2 in said Document No. 20160100037072, from which a TxDOT concrete right of way monument found bears southwesterly along said west right of way line and along a curve to the left (having a radius of 5809.65 feet, a delta angle of 02°18'37", and a chord of South 06°32'56" West a distance of 234.25 feet) on arc distance of 234.25 feet;

**THENCE** along the common lines of said called 0.143 of an acre tract and said called 1.843 acre tract and along the north lines of said 20-foot wide road easement as follows:  
North 72°41'32" West a distance of 30.22 feet to a 1/2-inch iron rod with cap (Stanger) found for an angle corner;  
North 63°06'51" West a distance of 81.08 feet to a 1/2-inch iron rod with cap (Stanger) found for an angle corner;  
North 62°54'48" West a distance of 47.89 feet to a 1/2-inch iron rod with cap (Stanger) found for an angle corner of the herein described tract and of said called 1.843 acre tract, some being the west corner of said called 0.143 of an acre tract, some being located in the south line of said called 1.843 acre tract;

**THENCE** South 88°41'27" West a distance of 262.82 feet along the common line of said called 1.982 acre tract and said called 1.843 acre tract to a 1/2-inch iron rod found for the southwest corner of the herein described tract, some being the southwest corner of said called 1.982 acre tract and the northwest corner of said called 1.843 acre tract, some being located in the lower east line of the residue of a called 200 acre tract described as Block No. 2 and set apart to P. T. Burns in Partition Suit Cause No. 8611 recorded in Volume 1, Page 459 of the District Court Minutes of Smith County, Texas (DOMSCT), from which a 1/2-inch iron rod found for the southwest corner of said called 1.843 acre tract bears South 06°33'44" West a distance of 209.02 feet;

**THENCE** North 06°13'54" East a distance of 209.11 feet along a common line of said called 1.982 acre tract and said residue of called 200 acre tract to a 5-inch fence corner post found for the northwest corner of the herein described tract, some being the northwest corner of said called 1.982 acre tract and an angle corner of said residue of called 200 acre tract;

**THENCE** North 88°38'16" East a distance of 419.17 feet along a common line of said called 1.982 acre tract and said residue of called 200 acre tract to a 1/2-inch iron rod (bent) found in said west right of way line of U. S. Highway 69 for the northeast corner of the herein described tract, some being the northeast corner of said called 1.982 acre tract and the upper southeast corner of said residue of called 200 acre tract, from which a TxDOT concrete right of way monument found bears North 06°32'38" East a distance of 293.58 feet;

**THENCE** along said west right of way line of U.S. Highway 69 as follows:  
South 06°32'38" West a distance of 112.35 feet to a TxDOT concrete right of way monument found;  
Along a curve to the left (having a radius of 5809.65 feet, a delta angle of 01°41'00", and a chord of South 06°32'45" West a distance of 170.69 feet) at an arc distance of 97.47 feet passing a 1/2-inch iron rod with cap (Stanger) found for the southeast corner of said called 1.982 acre tract and the northeast corner of said called 0.143 of an acre tract, and continuing a total arc distance of 170.70 feet to the POINT OF BEGINNING and containing 2.125 acres.

**BEGINNING** and containing 2.125 acres.

P. T. Burns  
Residue of Called 200 Acres  
Block No. 2  
Cause No. 8611  
Vol. 1, Pg. 458  
D.C.M.S.C.T.

Parker Hill Ranch LLC  
Called 1.982 Acres  
Tract 1  
Doc. No. 20160100037072  
OPRSCT.

Nore Cocoon Lopez and  
Mariella Quintero-De-Lopez  
Called 1.843 Acres  
Doc. No. 20200100020283  
OPRSCT.

LINE	BEARING	DISTANCE
L1	N74°41'32"W	30.22
L2	S81°06'51"W	81.08

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5809.65	170.70	170.69	S06°32'45"W	01°41'00"
C2	5809.65	135.40	135.40	S06°43'12"W	01°20'00"
C3	5809.65	35.37	35.37	S07°32'45"W	00°28'33"
C4	5809.65	234.25	234.25	S06°32'56"W	02°18'37"

**NOTICE:**

Setting 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.

This property has been determined to be in Zone 2 of the City of Tyler ETJ per Interlocal Agreement accepted under Texas Local Government Code Section 242.001. Approval by the City of Tyler is all that is required for this plat. Approval of this plat showing dedicated public roads, rights-of-way, and easements (including drainage easements) does not guarantee or imply county acceptance of such public improvements for county maintenance. Only the Smith County Commissioners Court by formal vote can accept county roads, rights-of-way, and easements for county maintenance.

Plat is for recording purposes only until such time that dedicated property is formally accepted into Smith County's maintenance inventory by the County's Commissioners Court.

Access to U.S. Highway 69 must be in accordance with TxDOT Access Management. No additional access will be permitted.

The existing 20' Wide Road Easement shown hereon is private and the easement rights belong to the owner of Lot 1. The owner of Lot 1 shall operate and maintain this road easement. The land this existing road easement crosses belongs to the owner of the adjoining parcel.

**NOTES:**

Base of Bearings is referenced referenced to the Texas State Plane Coordinate System, Texas North Central Zone (4202) NAD83 (2011) as derived from GPS observations.

Iron rods shown hereon as set are 1/2-inch iron rods with yellow plastic cap stamped 'ELS Surveying'. Subject property lies within the bounds of unadvised Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 4842304800 with a revision date of April 16, 2014.

This survey was performed without the benefit of a Title Commitment. Other easements, encroachments, and/or encumbrances may exist.

**SURVEYOR'S STATEMENT:**

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 63566, do hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision during August 2022 & January 2023.

**CONNOR G. BROWN**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 63566



Revisions	Project: <b>FINAL PLAT SHOWING</b>
	<b>PARKER HILL RANCH SUBDIVISION</b>
	<b>JOSEPH SHIELDS SURVEY, A-886</b>
	<b>SMITH COUNTY, TEXAS</b>
	<b>2.125 ACRES - 2 LOTS</b>
Job No.: <b>429055</b>	Date: <b>1/11/2023</b>
Drafter: <b>CJG/CGB</b>	Checked: <b>CGB</b>

PLAT RECORDED IN CABINET **F** SLIDE **372C**  
DATE RECORDED: **1-27-23**

Scale: 1" = 40'

Filed for Record  
In the Official Records Of:  
Smith County  
On 01/11/2023 at 09:27:20 AM  
In the PLAT Records  
Doc Number: 202301002892  
Number of Pages: 1  
By: Mesutlan, Senator

Eastern  
D. Taylor  
Smith County Clerk

APPROVAL:  
This plot approved by the Director of Planning of the City of Tyler, Texas on this the 11 day of September, 2023.

Kyle Kingma  
Attest: *[Signature]*