

OWNER'S STATEMENT:

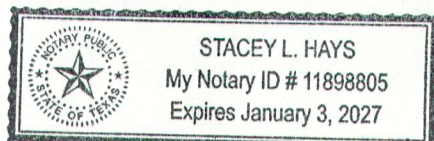
THAT WE, BEAVERS DEN LLC, ARE THE SOLE OWNER OF THE PROPERTY SHOWN HEREON AND DO HEREBY CERTIFY THAT WE, THE OWNER OF THE PROPERTY, DO HEREBY ACCEPT THIS AS ITS PLAN FOR SUBDIVIDING INTO A LOT AS SHOWN AND DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

BY: Jonathan Moore  
JONATHAN MOORE

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

THIS 7 DAY OF February, 2025.

NOTARY PUBLIC



Lot 38

Karen Oliver  
Smith County Clerk

Filed for Record in the Official Records of Smith County, Texas on 2/26/25 1:01:08 PM In the PLAT Records Doc Number: 202301003574 Amount of Pages: 7 By: Calloun, Brenda

Lot 37

APPROVED BY THE COMMISSIONERS COURT, SMITH COUNTY, TEXAS, ON

THIS THE 25<sup>th</sup> DAY OF FEB, 2025.

COUNTY JUDGE

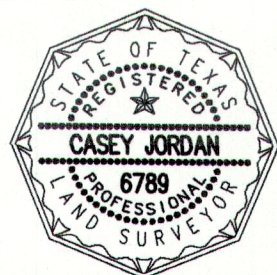
PLAT RECORDED IN CABINET G SLIDE 107B

DATE RECORDED: 2-26-25

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING JANUARY, 2025.

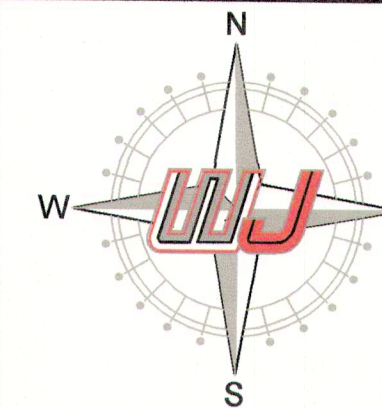
GIVEN UNDER MY HAND AND SEAL THIS 7<sup>th</sup> DAY OF February, 2025.



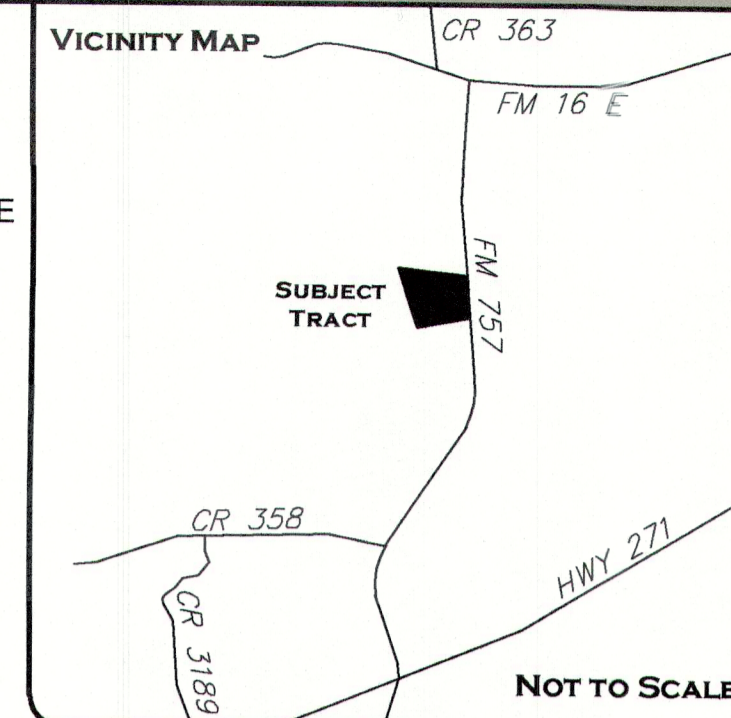
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

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. THIS ADDITION LIES IN ZONE "X" AS SHOWN ON FIRM PANEL 48423C0300C. EFFECTIVE DATE: 9/26/2008
3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.
4. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT AFFECT THIS TRACT.
6. THIS PROPERTY HAS DIRECT ACCESS TO FARM-TO-MARKET ROAD 757 AND WILL BE ACCESSED VIA TWO 24' DRIVEWAYS. TXDOT PERMIT NUMBERS 11330 & 11331



HELEN JO LOWRY  
CALLED 32.454 ACRES  
Doc. No. 201300025304



STAR CABINET F, SLIDE 359-C  
PHASE 1

Lot 6  
2.700 Acres

Lot 5  
2.612 Acres

Lot 4  
2.520 Acres

Lot 3  
2.442 Acres

Lot 2  
2.350 Acres

Lot 1  
2.262 Acres

Lot 36

Lot 32

Lot 33

Lot 34

- OWNER -  
BEAVER'S DEN LLC  
CALLED 15.462 ACRES  
Doc. No. 202301003042

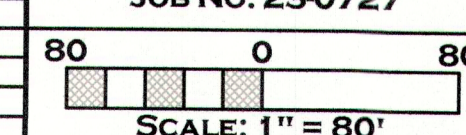
☼ = COTTON SPINDLE FOUND/SET  
○ = 1/2" IRON ROD FOUND/SET



10819 US Hwy 69 N  
TYLER, TX 75706  
903-534-9000

REPLAT OF LOTS 1-4  
BEAVER'S DEN  
ISAAC W. HALL SURVEY, A-428  
SMITH COUNTY, TEXAS

MANAGER: ACJ	CREW CHIEF: C.P	REVISED BY: RAM ON JAN. 14TH, 2025
ADDRESS: 13445 FM 757		
CITY/COUNTY: WINONA / SMITH		
SURVEY/ABSTRACT No.: HALL / A-428		
SUBDIVISION: NA		
LOT/BLOCK No.: NA		
CLIENT: JONATHAN MOORE		



SMITH COUNTY, TX