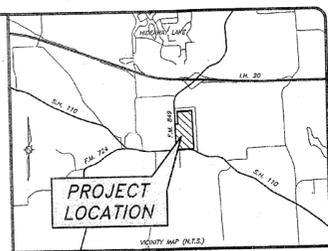


LINDSEY MANN SUR., A-630

FARM TO MARKET ROAD NO. 849 (80' R.O.W.)

POINT OF BEGINNING



STATE HIGHWAY NO. 110 (80' R.O.W.)

Filed for Record in
Smith County, Texas
8/26/2015 9:00:17 AM
Fee: \$51.00
20150100040706
PLAT
Deputy -Denise Avery
I hereby certify that this
instrument was filed and duly
recorded in the Official Public
Records of Smith County, Texas

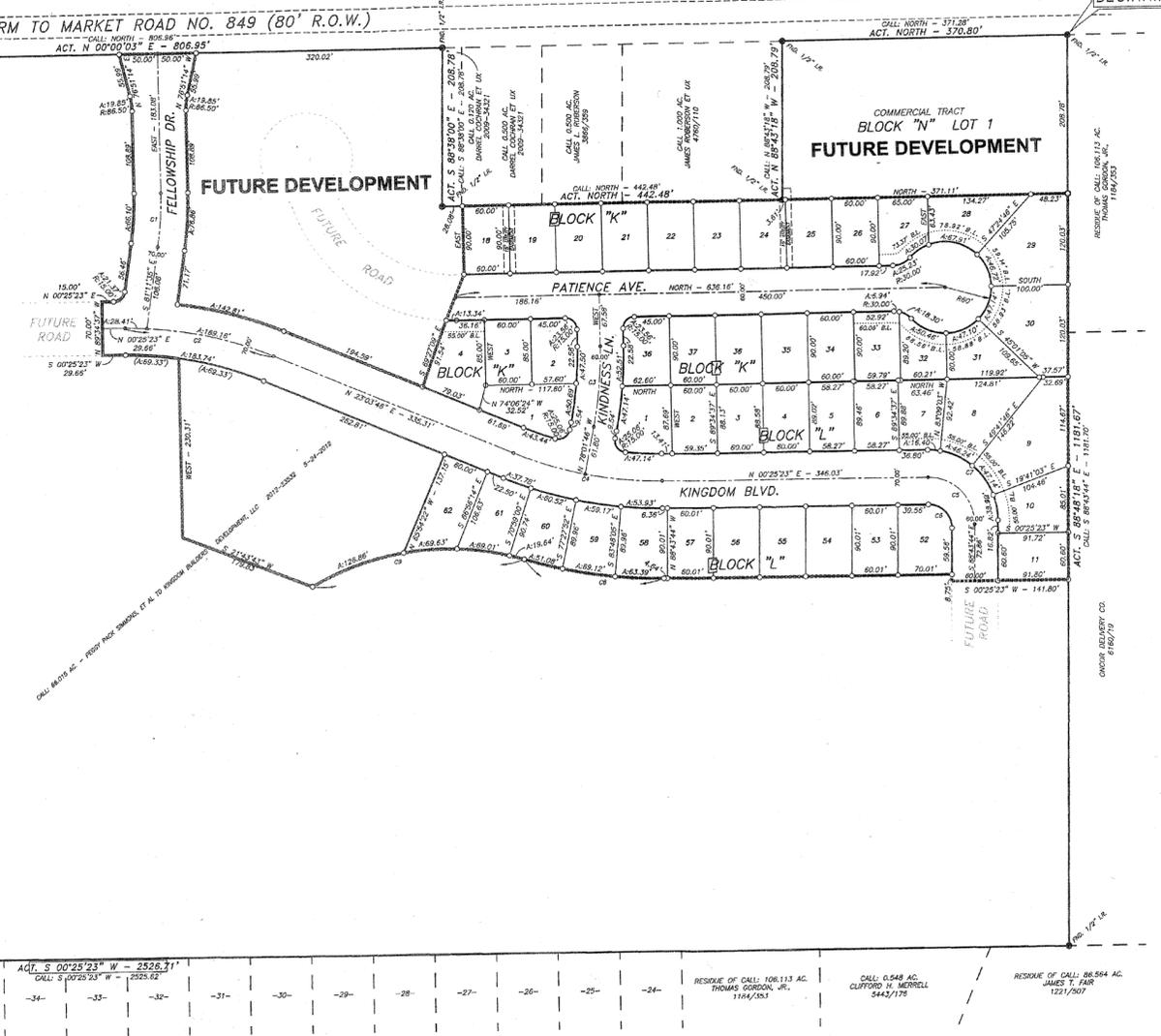
Karen Phillips
Karen Phillips
County Clerk



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

COMMERCIAL TRACT
BLOCK "N" LOT 1
FUTURE DEVELOPMENT



WHEREAS, KINGDOM BUILDERS DEVELOPMENT, L.L.C. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND DOES ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DOES DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS AS SHOWN. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

Brad DeGenaro
BRAD DEGENARO, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD DEGENARO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 22ND DAY OF JULY, 2015.

Gil Fleming
GIL FLEMING
NOTARY PUBLIC, STATE OF TEXAS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES FEBRUARY 5, 2019

I, CRUISE B. SUDDUTH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2013.

GIVEN UNDER MY HAND & SEAL, THIS 29TH DAY OF JULY, 2015.

Cruise B. Sudduth
CRUISE B. SUDDUTH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRUISE B. SUDDUTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 22ND DAY OF JULY, 2015.

Gil Fleming
GIL FLEMING
NOTARY PUBLIC, STATE OF TEXAS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES FEBRUARY 5, 2019

WOODVILLE SUBDIVISION CAB. B, SLIDE 216-D

FIELD NOTE DESCRIPTION
ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITHIN THE LINDSEY MANN SURVEY, ABSTRACT NO. 630, SMITH COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM PEGGY PACK SIMMONS, PATSY PACK CRAWFORD BOATRIGHT AND LINDA PACK LOEHMERT TO KINGDOM BUILDERS DEVELOPMENT, L.L.C. DATED MAY 23, 2012 AND FILED FOR RECORD UNDER COUNTY CLERKS FILE NO. 2012-23532 OF SMITH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

66.023 AC.
8.237 AC. - 47 LOTS
1.538 AC. - COMMON AREA
3.870 AC. - DEDICATED R.O.W.
52.378 AC. - FUTURE DEVELOPMENT

OWNER
KINGDOM BUILDERS DEVELOPMENT LLC
13416 FM 849
CITY LINDALE, TX 75771

APPROVED BY THE CITY OF LINDALE, SMITH COUNTY, TEXAS,
THIS 22ND DAY OF August 2015.
Robert Nelson
MAYOR

Michelle Phillips
ATTEST

APPROVED BY PLANNING AND ZONING, CITY OF LINDALE, SMITH COUNTY, TEXAS,
THIS 10TH DAY OF August 2015.
Bobby Ashcraft
CHAIRPERSON, PLANNING AND ZONING

Michelle Phillips
ATTEST



FINAL PLAT
KINGDOM ESTATES OF LINDALE
PHASE ONE
BEING
PART OF THE LINDSEY MANN SUR., A-630
CITY OF LINDALE,
SMITH COUNTY, TEXAS



CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	1455.00	71.48	08°48'25" S	85°35'49" E	71.41
C2	500.00	197.57	22°18'23" S	114°44'54" W	192.29
C3	500.00	194.48	11°58'14" N	84°02'53" W	194.25
C4	150.00	197.57	22°18'23" N	11°44'54" E	198.29
C5	60.00	95.14	80°50'53" N	45°50'50" E	85.48
C6	30.00	47.57	90°50'53" N	45°50'49" E	47.74
C7	20.00	142.71	80°50'53" S	45°50'50" W	128.29
C8	625.00	183.59	16°48'48" S	68°50'17" W	183.81
C9	348.00	285.14	48°40'42" S	09°05'10" E	277.32

- NOTES:
- TRU ELECTRIC DELIVERY IS HEREBY GRANTED EASEMENTS TO INSTALL THEIR UTILITIES WITHIN THE PUBLIC STREET RIGHTS-OF-WAY AND TEN FEET OUTSIDE OF RIGHTS-OF-WAY ADJACENT TO ALL THE LOTS.
 - SEE CITY OF LINDALE ORDINANCES FOR BUILDING SETBACKS.
 - A 10' DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL EXTERIOR LOT LINES.
 - ALL LOTS THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48423C 0225 C, DATED APRIL 16, 2014.
 - THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY OF LINDALE SUBDIVISION ORDINANCE. SEE INSET.

TAX CERTIFICATE FOR ACCOUNT : 100000063001012000
 AD NUMBER: R029724
 GF NUMBER:
 CERTIFICATE NO : 6685916

DATE : 8/6/2015
 FEE : \$10.00

COLLECTING AGENCY
 Gary B. Barber
 Smith County Tax Office
 P.O. Box 2011
 Tyler TX 75710-2011

PROPERTY DESCRIPTION
 ABST A0630 L MANN TRACT 12 S01
 (PT 66.015AC/ SEE TR 11) LIN
 DALE CITY ANNEX 2014

0013320 FM 849
 8.87 ACRES

REQUESTED BY
 KINGDOM BUILDERS DEVELOPMENT

 13416 F M 849
 LINDALE TX 75771

PROPERTY OWNER
 KINGDOM BUILDERS DEVELOPMENT LL

 13416 FM 849
 LINDALE TX 75771

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE SMITH COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

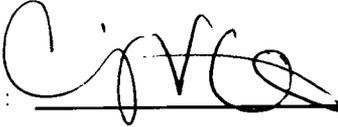
THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

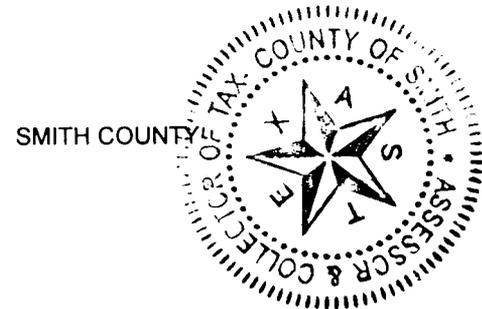
CURRENT VALUES			
LAND MKT VALUE:	1,118	IMPROVEMENT :	0
AG LAND VALUE:	47,667	DEF HOMESTEAD:	0
APPRAISED VALUE:	48,785	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2014	CITY OF LINDALE	0.00	0.00	0.00	0.00	0.00	0.00
2014	LINDALE I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2014	SMITH COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2014	SMITH COUNTY EMERG SERV #1	0.00	0.00	0.00	0.00	0.00	0.00
2014	TYLER JR COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00
2014 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 8/2015 : \$ 0.00

ISSUED TO : KINGDOM BUILDERS DEVELOPMENT
 ACCOUNT NUMBER: 100000063001012000

CERTIFIED BY: 



Smith County



DO NOT REMOVE

THIS PAGE IS PART OF THE INSTRUMENT

Filed for Record in
Smith County, Texas
08/28/2015 09:00:17 AM
Fee: \$51.00
20150100040706

PLAT

Deputy -Denise Avery

I hereby certify that this instrument was
filed and duly recorded in the Official
Public Records of Smith County, Texas

A handwritten signature in cursive script that reads "Karen Phillips".

Karen Phillips
County Clerk



TAX CERTIFICATE FOR ACCOUNT : 100000063001011021
 AD NUMBER: R116471
 GF NUMBER:
 CERTIFICATE NO : 6685912

DATE : 8/6/2015
 FEE : \$10.00

COLLECTING AGENCY
 Gary B. Barber
 Smith County Tax Office
 P.O. Box 2011
 Tyler TX 75710-2011

PROPERTY DESCRIPTION
 ABST A0630 L MANN TRACT 11B.1
 S01 (PT 66.015AC/ SEE TR 12)
 LINDALE CITY ANNEX 2014 WAS 50
 .895AC/ 2014 COMBINE
 0013310 FM 849
 54.112 ACRES

REQUESTED BY
 KINGDOM BUILDERS DEVELOPMENT

 13416 FM 849
 LINDALE TX 75771

PROPERTY OWNER
 KINGDOM BUILDERS DEVELOPMENT LL

 13416 FM 849
 LINDALE TX 75771

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE SMITH COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	6,818	IMPROVEMENT :	0
AG LAND VALUE:	290,798	DEF HOMESTEAD:	0
APPRAISED VALUE:	297,616	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2014	CITY OF LINDALE	0.00	0.00	0.00	0.00	0.00	0.00
2014	LINDALE I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2014	SMITH COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2014	SMITH COUNTY EMERG SERV #1	0.00	0.00	0.00	0.00	0.00	0.00
2014	TYLER JR COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00
2014 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 8/2015 : \$ 0.00

ISSUED TO : KINGDOM BUILDERS DEVELOPMENT
 ACCOUNT NUMBER: 100000063001011021

CERTIFIED BY : 

