

# LINDSEY MANN SUR., A-630

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

POINT OF BEGINNING

COMMERCIAL TRACT  
BLOCK "N" LOT 1  
FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Filed for Record in  
Smith County, Texas  
8/28/2015 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  
County Clerk



FUTURE DEVELOPMENT

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 PERRY PACK CRAWFORD BOATRIGHT AND LINDA PACK LOEHMERT TO KINGDOM BUILDERS DEVELOPMENT, LLC 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:

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL (ZONE 4202).

BEGINNING AT A 1/2" IRON ROD (FOUND) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND IN THE SOUTH LINE OF A CALLED 106.113 ACRE TRACT DESCRIBED IN VOLUME 1184, PAGE 353 AND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 849 (80' RIGHT-OF-WAY):

THENCE SOUTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 1181.67 FEET, TO A 1/2" IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING AN ORIGINAL SOUTHEAST CORNER OF SAID 106.113 ACRE TRACT AND IN THE WEST LINE OF A CALLED 86.564 ACRE TRACT DESCRIBED IN VOLUME 1221, PAGE 507;

THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, WITH THE WEST LINE OF THE WOODVILLE SUBDIVISION, RECORDED IN CABINET B, SLIDE 216-D OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, A DISTANCE OF 2526.71 FEET TO A 1/2" IRON PIPE (FOUND) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 35 MINUTES 35 SECONDS WEST, A DISTANCE OF 197.08 FEET TO A 1/2" IRON PIPE (FOUND) FOR CORNER;

THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 8.99 FEET TO A 1/2" IRON PIPE (FOUND) FOR CORNER IN THE NORTH LINE OF STATE HIGHWAY 110 (80' RIGHT-OF-WAY);

THENCE NORTH 83 DEGREES 57 MINUTES 44 SECONDS WEST, WITH THE NORTH LINE OF STATE HIGHWAY 110, A DISTANCE 226.69 FEET TO A 1/2" IRON ROD (FOUND) FOR CORNER;

THENCE NORTH 88 DEGREES 21 MINUTES 58 SECONDS WEST, A DISTANCE OF 770.18 FEET, WITH SAID NORTH LINE, TO A 1/2" IRON ROD (FOUND) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE EAST LINE OF F.M. ROAD 849;

THENCE NORTH 01 DEGREE 54 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF F.M. ROAD 849, A DISTANCE OF 893.65 FEET TO A 1/2" IRON ROD (FOUND) FOR AN ANGLE BREAK;

THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, WITH THE EAST LINE OF F.M. ROAD 849, A DISTANCE OF 806.95 FEET TO A 1/2" IRON ROD (FOUND) FOR THE SOUTHWEST CORNER OF A CALLED 0.120 ACRE TRACT DESCRIBED UNDER COUNTY CLERKS FILE NO. 2009-34321;

THENCE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.78 FEET TO A 1/2" IRON ROD (FOUND) FOR THE SOUTHEAST CORNER OF SAID 0.120 ACRE TRACT;

THENCE NORTH, A DISTANCE OF 442.48 FEET TO A 1/2" IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF A CALLED 1.00 ACRE TRACT DESCRIBED IN VOLUME 4760, PAGE 110;

THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS WEST, A DISTANCE OF 208.79 FEET TO A 1/2" IRON ROD (FOUND) FOR THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT BEING IN THE EAST LINE OF F.M. 849;

THENCE NORTH, WITH THE EAST LINE OF F.M. 849, A DISTANCE OF 370.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.023 ACRES OF LAND.

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  
CITY LINDALE, TX 75771

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

Robert Nelson  
MAYOR

Michelle Phillips  
ATTEST

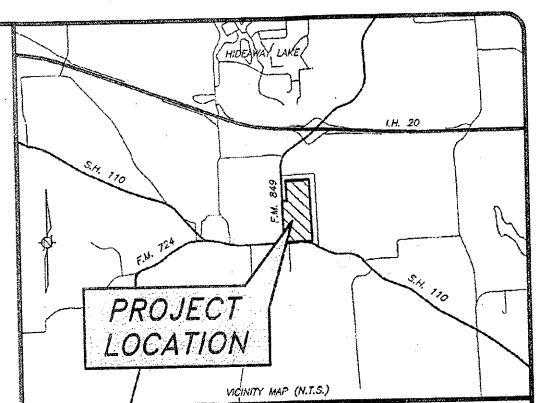
APPROVED BY PLANNING AND ZONING, CITY OF LINDALE, SMITH COUNTY, TEXAS,  
THIS 10 DAY OF August 2015.

Bobby Ashcraft  
CHAIRPERSON, PLANNING AND ZONING

Michelle Phillips  
ATTEST

RECORDED IN CABINET E, SLIDE 333D OF THE PLAT RECORDS OF  
SMITH COUNTY, TEXAS.

DRAWN BY: G. FLEMING CHECKED BY: S. DAVIDSON/C. SUDDUTH FILE: KINGDOM BUILDERS FINAL PLAT VERSION 3 (PHASE ONE) CRD:13-86 TOPO DATE: 7-23-2015



WHEREAS, KINGDOM BUILDERS DEVELOPMENT, LLC, 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 DeGennaro  
BRAD DEGENNARO, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD DEGENNARO, 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 22 DAY OF JULY, 2015.

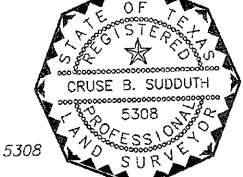
Gil Fleming  
NOTARY PUBLIC, STATE OF TEXAS  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,  
MY COMMISSION EXPIRES FEBRUARY 5, 2019



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 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 22 DAY OF JULY, 2015.

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



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

100 0 100 200 300  
SCALE IN FEET



CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	1465.00'	71.46'	1465.00'	S 85°15'49" E	71.41'
C2	500.00'	187.57'	22°38'23" N	S 11°44'34" W	182.29'
C3	500.00'	104.48'	11°58'12" N	S 84°00'51" W	104.25'
C4	150.00'	197.57'	22°38'23" N	N 11°44'34" E	198.29'
C5	60.00'	95.14'	90°50'51" N	S 45°50'50" E	65.48'
C6	30.00'	47.57'	90°50'51" N	S 45°50'50" E	47.24'
C7	30.00'	142.71'	90°50'51" N	S 45°50'50" E	128.22'
C8	625.00'	183.59'	16°49'48" S	S 68°50'17" W	183.81'
C9	348.99'	285.14'	48°40'52" S	S 08°05'10" E	277.32'

- NOTES:
1. THIS 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.
  2. SEE CITY OF LINDALE ORDINANCES FOR BUILDING SETBACKS.
  3. A 10' DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL EXTERIOR LOT LINES.
  4. 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 4842C 0228 C, DATED APRIL 16, 2014.
  5. 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

**COLLECTING AGENCY**

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

DATE : 8/6/2015

FEE : \$10.00

**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

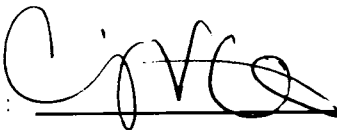
ISSUED TO :

KINGDOM BUILDERS DEVELOPMENT

ACCOUNT NUMBER:

100000063001012000

CERTIFIED BY :



SMITH COUNTY



# Smith County



---

**DO NOT REMOVE**

**THIS PAGE IS PART OF THE INSTRUMENT**

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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, reading "Karen Phillips".

Karen Phillips  
County Clerk



TAX CERTIFICATE FOR ACCOUNT : 100000063001011021

PAGE 1 OF 1

AD NUMBER: R116471

DATE : 8/6/2015

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 6685912

**PROPERTY DESCRIPTION****COLLECTING AGENCY**

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

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

**PROPERTY OWNER**

KINGDOM BUILDERS DEVELOPMENT LL

13416 FM 849  
LINDALE TX 75771

13416 FM 849  
LINDALE TX 75771

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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 :

