

OWNER'S STATEMENT:  
That I, Brad DeGennaro, the owner of hereon shown property, do hereby certify that I am owner of the property shown hereon and do hereby accept this as its plan for subdividing into lots as shown and do dedicate to the public forever the streets, alleys, and easements shown hereon.

BY: *Brad DeGennaro*  
Brad DeGennaro

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

STATE OF TEXAS, THIS 24<sup>th</sup> DAY OF July, 2020.

*Barbara Blocker*  
NOTARY PUBLIC  
BARBARA BLOCKER  
My Notary ID # 132483882  
Expires May 19, 2024

SURVEYOR'S STATEMENT:

I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF July, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 24<sup>th</sup> DAY OF July, 2020.

*Casey Jordan*  
CASEY JORDAN, R.P.L.S. NO. 6789

APPROVED BY THE CITY OF LINDALE, SMITH COUNTY, TEXAS, ON THIS THE 21 DAY OF July, 2020.

*Mayor*  
MAYOR

APPROVED BY PLANNING AND ZONING OF THE CITY OF LINDALE, SMITH COUNTY, TEXAS, ON THIS THE 13<sup>th</sup> DAY OF July, 2020.

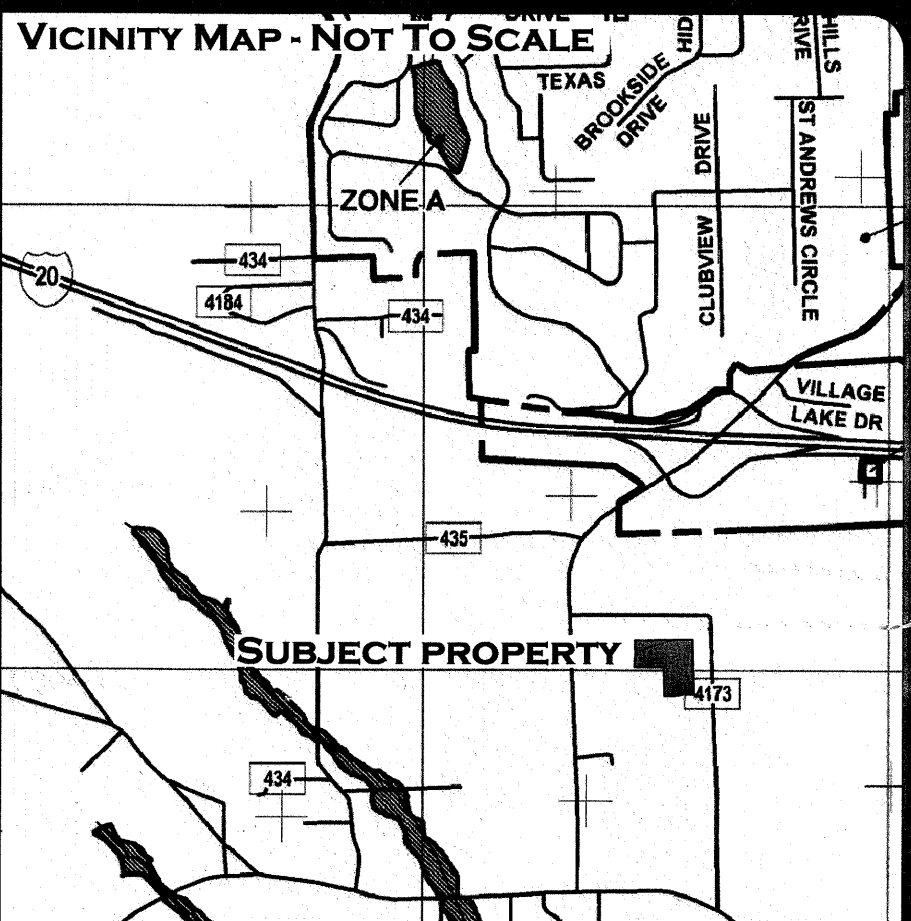
*Bobby A. Garcia*  
CHAIRMAN  
ISELA GARCIA  
Notary Public, State of Texas  
Comm. Expires 12-13-2020  
Notary ID 13093139-4  
ATTEST

PLAT RECORDED IN CABINET F, SLIDE 196B

DATE RECORDED: 7-29-20

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. ACCORDING TO FIRM MAP PANEL No. 48423C0225D, DATED APRIL 15, 2014, NO LOTS SHOWN HEREON LIE WITHIN ZONE "A", BEING AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.
4. THIS SURVEY CREATES 19 LOTS FROM PART OF THE REMAINDER OF A CALLED 66.023 ACRES CONVEYED TO KINGDOM BUILDERS DEVELOPMENT LLC IN DOCUMENT NO. 2012-23532 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS.
5. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.
6. AREAS BEING WITHIN ZONE "A" ARE NOT TO BE DEVELOPED WITHOUT AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT ISSUED BY SMITH COUNTY.

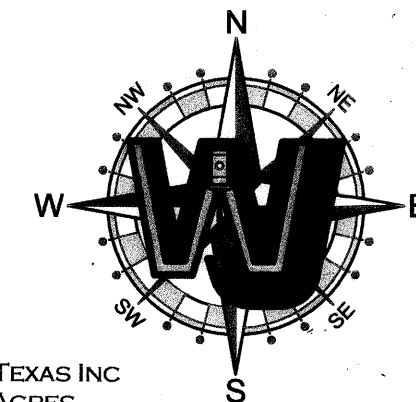


CURVE TABLE				
CURVE #	CHORD	C. LENGTH	RADIUS	ARC LENGTH
C7	N 82°07'44" W	34.24'	119.98'	34.35'
C6	N 61°44'59" W	50.61'	119.98'	50.99'
C5	N 37°42'17" W	49.35'	119.98'	49.71'
C4	N 13°48'26" W	50.00'	119.98'	50.37'
C3	S 46°59'41" E	85.18'	60.03'	94.69'
C2	N 43°38'04" E	28.49'	20.00'	31.71'
C1	S 46°21'57" E	28.07'	20.00'	31.12'

# Lindsey Mann Survey, A-630

ONCOR ELECTRIC DELIVERY COMPANY LLC  
CALLED 2.713 ACRES  
VOLUME 6160 PAGE 19

CRYSTAL SYSTEMS TEXAS INC  
CALLED 1.802 ACRES  
DOC. NO. 2013-27700



N 01°47'25" W - 151.80'

N 88°58'54" E - 472.56'

N 89°03'28" E - 8.75'

FAITHFULL RD.

N 01°47'25" W - 69.99'

## KINGDOM ESTATES, PHASE 1 CABINET E, SLIDE 353-D, PLAT RECORDS OF SMITH COUNTY, TEXAS

S 89°03'32" W - 91.20'

S 77°57'05" W - 60.96'

S 89°03'32" W - 90.01'

## FUTURE DEVELOPMENT

KINGDOM BUILDERS DEVELOPMENT LLC  
REMAINDER OF CALLED 66.023 ACRES  
DOC. NO. 2012-23532



Filed for Record in  
Smith County, Texas  
7/29/2020 10:46:31 AM  
Fee: \$701.00  
20200100025530  
PLAT  
Deputy: Tammy Platter  
I hereby certify that this  
instrument was filed and duly  
recorded in the Official Public  
Records of Smith County, Texas  
Karen Phillips  
County Clerk

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

## KINGDOM ESTATES OF LINDALE PHASE TWO

LINDSEY MANN SURVEY, A-630  
CITY OF LINDALE, SMITH COUNTY, TEXAS

WALKER, WARREN, & JORDAN  
SURVEYING & MAPPING  
10819 US HWY 69 N  
TYLER, TX 75706  
903-534-9000  
TBPELS FIRM NO. 10025300

PROJECT MANAGER: R. MARTIN  
ADDRESS: FM 849 & CR 4173  
CITY/COUNTY: LINDALE, SMITH CO.  
SURVEY/ABSTRACT No.: A-630  
SUBDIVISION: KINGDOM ESTATES (2)  
LOT/BLOCK No.: N/A  
CLIENT: BRAD DEGENNARO

PREPARED BY: R.A.M. ON JUNE 9TH, 2020

JOB No. 20-0550

100 0 100  
SCALE: 1" = 100'

Farm to Market Road No. 849 (80' R.O.W.)

LOT AREA	
LOT #	ACRES
13	0.136
14	0.127
15	0.127
16	0.127
17	0.184
18	0.223
19	0.235
20	0.154
21	0.124
22	0.124
23	0.124
24	0.124
25	0.126
26	0.126
27	0.126
28	0.126
29	0.129
30	0.143
31	0.143

SMITH COUNTY, TX

C.R. 4173

Woodville Subdivision Cab. B, Slide 216-D

TAX CERTIFICATE FOR ACCOUNT : 100000063001011021

PAGE 1 OF 1

AD NUMBER: R116471

DATE : 7/29/2020

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 10247224

**PROPERTY DESCRIPTION****COLLECTING AGENCY**ABST A0630 L MANN|TRACT 11B.1  
S01 (PT 52.378AC/ SEE TR 11A)Gary B. Barber  
Smith County Tax Office  
P.O. Box 2011  
Tyler TX 75710-20110000000 FM 849  
50.595 ACRES**REQUESTED BY****PROPERTY OWNER**

KINGDOM BUILDERS DEVELOPMENT LL

KINGDOM BUILDERS DEVELOPMENT LL

13416 FM 849  
LINDALE TX 75771000013416 FM 849  
LINDALE TX 757710000

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:	6,375	IMPROVEMENT :	0
AG LAND VALUE:	339,695	DEF HOMESTEAD:	0
APPRAISED VALUE:	346,070	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	CITY OF LINDALE	0.00	0.00	0.00	0.00	0.00	0.00
2019	LINDALE I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2019	SMITH COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2019	SMITH COUNTY EMERG SERV #1	0.00	0.00	0.00	0.00	0.00	0.00
2019	TYLER JR COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 7/2020 :

\$ 0.00

ISSUED TO :

KINGDOM BUILDERS DEVELOPMENT LL

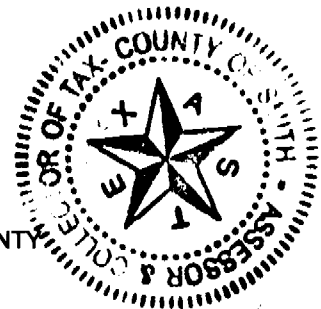
ACCOUNT NUMBER:

100000063001011021

CERTIFIED BY



SMITH COUNTY



# Smith County



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**DO NOT REMOVE**

**THIS PAGE IS PART OF THE INSTRUMENT**

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Filed for Record in  
Smith County, Texas  
07/29/2020 10:46:31 AM  
Fee: \$101.00  
20200100026530  
PLAT  
Deputy -Tammy Platzer  
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

