

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 24th 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 24th 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

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

Bobby A. Garcia
CHAIRMAN
Isele Garcia
ATTEST

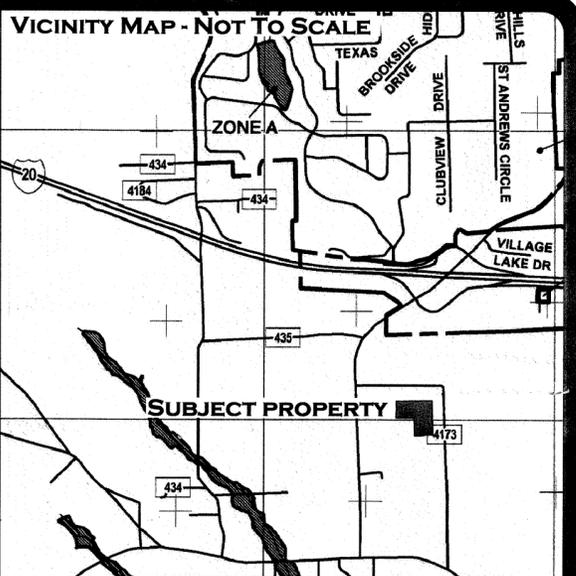
ISELA GARCIA
Notary Public, State of Texas
Comm Expires 12-13-2020
Notary ID 13093139-4

PLAT RECORDED IN CABINET F, SLIDE 196B

DATE RECORDED: 7-29-20

GENERAL NOTES:

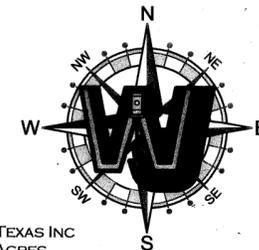
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY & CITY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ACCORDING TO FIRM MAP PANEL No. 48423C0225D, DATED APRIL 15, 2014, NO LOTS SHOWN HEREON LIE WITHIN ZONE "A", 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.



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

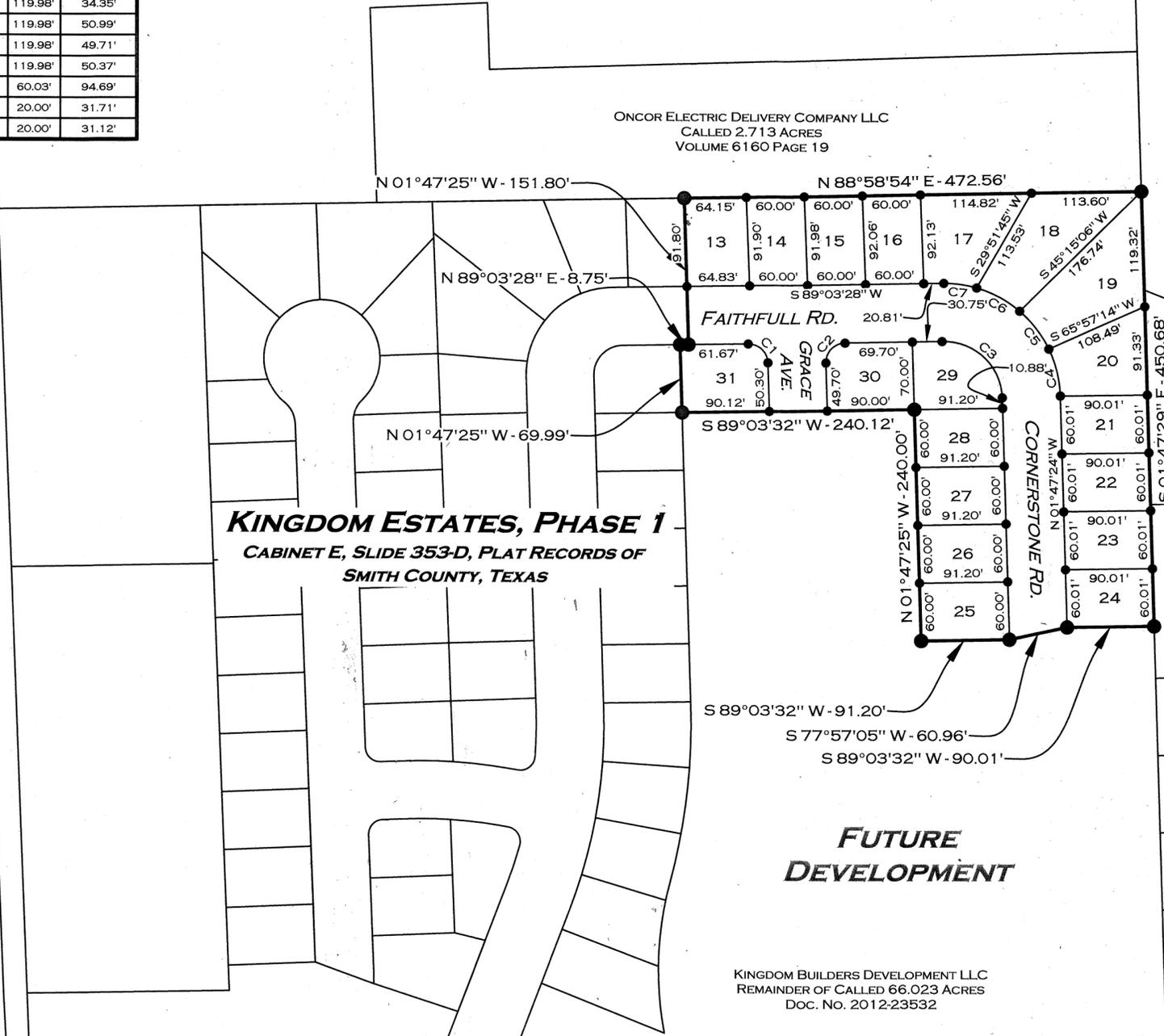
CURVE #	CHORD	C. LENGTH	RADIUS	ARC LENGTH
C7	N 82°07'44" W	34.24'	119.98'	34.35'
C6	N 61°44'59" W	50.61'	119.98'	50.99'
C5	N 37°42'17" W	49.35'	119.98'	49.71'
C4	N 13°48'26" W	50.00'	119.98'	50.37'
C3	S 46°59'41" E	85.18'	60.03'	94.69'
C2	N 43°38'04" E	28.49'	20.00'	31.71'
C1	S 46°21'57" E	28.07'	20.00'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



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

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: \$101.00
2020010025530
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	PREPARED BY: R.A.M. ON JUNE 9TH, 2020
	ADDRESS: FM 849 & CR 4173	JOB No. 20-0550
	CITY/COUNTY: LINDALE, SMITH CO.	
	SURVEY/ABSTRACT No.: A-630	
	SUBDIVISION: KINGDOM ESTATES (2)	100 0 100
	LOT/BLOCK No.: N/A	SCALE: 1" = 100'
	CLIENT: BRAD DEGENNARO	

SMITH COUNTY, TX

TAX CERTIFICATE FOR ACCOUNT : 100000063001011021
 AD NUMBER: R116471
 GF NUMBER:
 CERTIFICATE NO : 10247224

DATE : 7/29/2020
 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 52.378AC/ SEE TR 11A)

0000000 FM 849
 50.595 ACRES

REQUESTED BY

KINGDOM BUILDERS DEVELOPMENT LL

13416 FM 849
 LINDALE TX 757710000

PROPERTY OWNER

KINGDOM BUILDERS DEVELOPMENT LL

13416 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

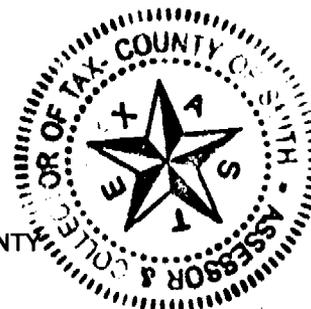
TOTAL CERTIFIED TAX DUE 7/2020 : \$ 0.00

ISSUED TO : KINGDOM BUILDERS DEVELOPMENT LL
 ACCOUNT NUMBER: 100000063001011021

CERTIFIED BY _____



SMITH COUNTY



Smith County



DO NOT REMOVE

THIS PAGE IS PART OF THE INSTRUMENT

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

