

I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, 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 29th Day Of March, 2021.

KEVIN L. KILGORE, R.P.L.S. NO. 4687



Filed for Record in the Official Records Of: Smith County On: 9/3/2021 3:44:39 PM in the PLAT RECORDS

Smith County Clerk



Doc Number: 202101036762 Number of Pages: 1 Amount: 101.00 By: Delgado, Alma

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We, Genecov West Mud Creek, LLC, do hereby adopt this plat designating the hereinabove described property as SENTINEL PARK AT LEGACY BEND, an addition to the City of Tyler, Texas, and do accept this plat as its plan for the subdividing into lots and blocks and do dedicate to the public forever the easements as shown.

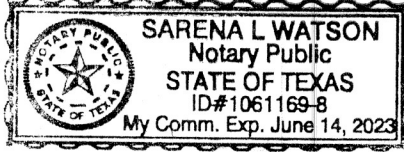
This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this 12th day of August, 2021.

BY: William R. Brewer

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS 12th DAY OF August, 2021.

Sarena L. Watson



APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS

ON THIS 4 DAY OF May, 2021.

CHAIRMAN

ATTEST: K. J. Narain Devi

9/2/2021 DATE

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE, NAD 83 (FEET) BASED ON THE 1993 ADJUSTMENT OF THE NAD 83 SYSTEM. THE REFERENCE MONUMENT IS STATION FAA TYRA.

("NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.")

○ Denotes 1/2" Iron Rod Found With Cap Stamped "KLK #4687".  
● Denotes 1/2" Iron Rod Set With Cap Stamped "KLK #4687".

RECORDED IN CABINET F, SLIDE 273C OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS. DATE 9.3.2021

Called 157.73 Acres Tract 6B Genecov West Mud Creek, LLC Clerk's File No. 20180100045153 O.P.R.S.C.T.

Called 157.73 Acres Tract 6B Genecov West Mud Creek, LLC Clerk's File No. 20180100045153 O.P.R.S.C.T.

20' Wide Pipeline Esmt. To Fair Oil Company Volume 1507, Page 475 Replaces Esmt. in Vol. 1443, Pg. 375

20' Wide Pipeline Esmt. To Fair Oil Company Volume 1507, Page 475 Transferred and Assigned To Harry S. Phillips in Volume 1509, Pg. 270 Memorandum 2222/186

201614 FP Sentinel Park.dwg

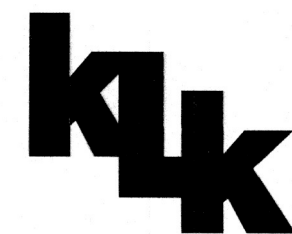
NO.	DATE	REVISIONS	REMARKS
1			

Final Plat Showing  
Sentinel Park At Legacy Bend  
28 Lots - 24.38 Acres  
Tyler, Smith County, Texas

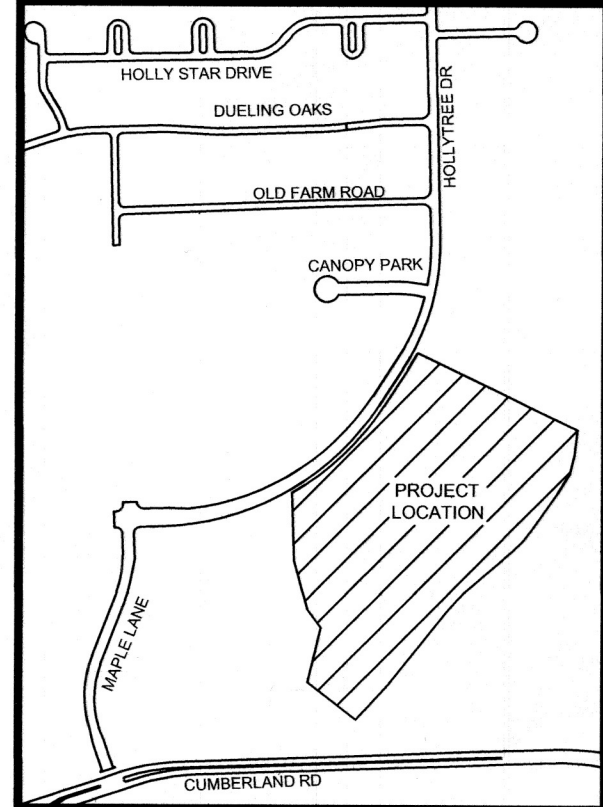
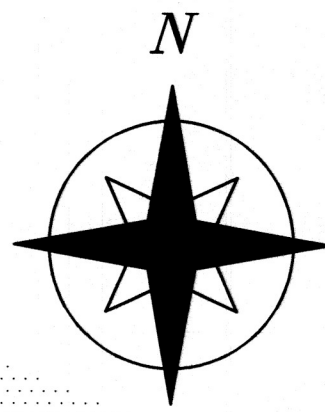
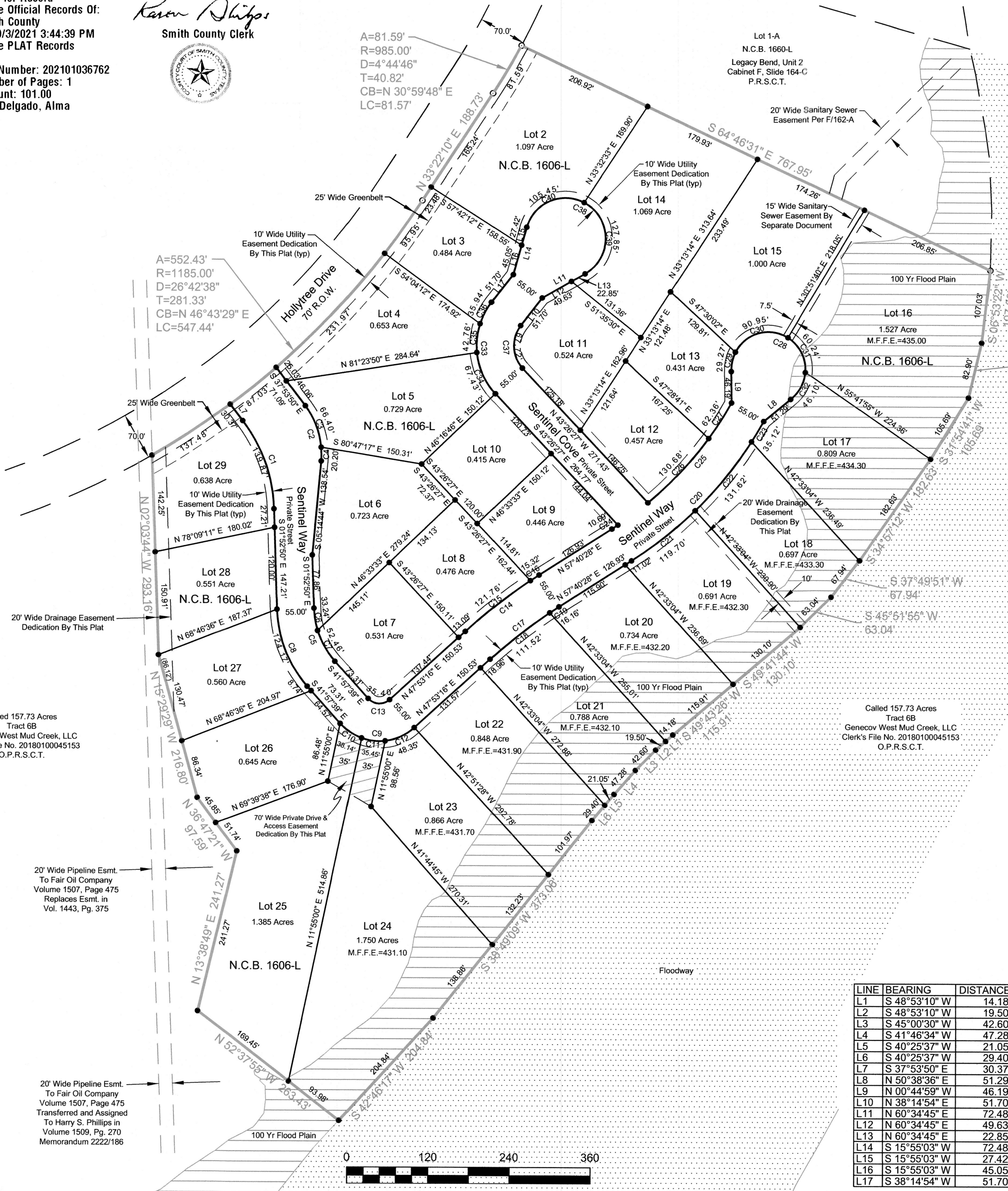
**KLK Kilgore & Company, Inc.**  
www.kilkilgore.com

6712 Paluxy Drive  
Tyler, Texas 75703  
(903)581-7800  
Fax (903)581-3756

○ SURVEYING  
○ PLANNING  
○ MAPPING  
TBPLS FIRM NO. 10044500



DESIGNED BY: M.P.  
DRAWN BY: R.T.W.  
CHECKED BY: K.L.K.  
DATE: March 29, 2021  
SCALE: 1" = 120'



CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA	TANGENT
C1	222.50'	139.87'	137.57'	N 19°53'20" W	36°01'00"	72.33'
C2	115.00'	86.59'	84.56'	N 16°19'33" W	43°08'34"	45.47'
C3	115.00'	66.40'	65.48'	N 21°21'26" W	33°04'49"	34.15'
C4	115.00'	20.20'	20.17'	N 00°12'52" E	10°03'45"	10.12'
C5	122.50'	85.69'	83.96'	S 21°55'15" E	40°04'49"	44.68'
C6	122.50'	33.24'	33.14'	S 09°39'13" E	15°32'45"	16.72'
C7	122.50'	52.46'	52.06'	S 29°41'37" E	24°32'04"	26.64'
C8	177.50'	124.17'	121.65'	S 21°55'15" E	40°04'49"	64.75'
C9	77.50'	121.94'	109.75'	S 87°02'12" E	90°09'05"	77.71'
C10	77.50'	38.14'	37.76'	S 56°03'32" E	28°11'46"	19.46'
C11	77.50'	35.45'	35.14'	S 83°15'42" E	26°12'34"	18.04'
C12	77.50'	48.35'	47.57'	N 65°45'38" E	35°44'45"	24.99'
C13	22.50'	35.40'	31.86'	S 87°02'12" E	90°09'05"	22.56'
C14	802.50'	137.08'	136.91'	S 52°46'52" W	9°47'12"	68.71'
C15	802.50'	121.76'	121.64'	S 52°14'03" W	8°41'36"	61.00'
C16	802.50'	15.32'	15.32'	S 57°07'40" W	1°05'37"	7.66'
C17	747.50'	127.68'	127.53'	S 52°46'52" W	9°47'12"	64.00'
C18	747.50'	111.52'	111.41'	S 52°09'42" W	8°32'52"	55.86'
C19	747.50'	16.16'	16.16'	S 57°03'18" W	1°14'20"	8.08'
C20	577.50'	286.44'	283.52'	N 43°27'54" E	28°25'09"	146.23'
C21	577.50'	119.70'	119.49'	N 51°44'11" E	11°52'33"	60.07'
C22	577.50'	131.62'	131.34'	N 39°16'09" E	13°03'31"	66.10'
C23	577.50'	35.12'	35.12'	N 30°59'52" E	3°29'04"	17.57'
C24	522.50'	10.69'	10.69'	N 57°05'17" E	1°10'21"	5.35'
C25	522.50'	193.04'	191.95'	N 39°50'23" E	21°10'06"	97.63'
C26	522.50'	130.68'	130.34'	N 43°15'31" E	14°19'49"	65.68'
C27	522.52'	62.36'	62.32'	N 32°40'28" E	6°50'17"	31.22'
C28	55.00'	226.56'	97.12'	N 65°19'28" W	236°01'13"	103.40'
C29	55.00'	29.27'	28.93'	S 11°54'41" W	30°29'30"	14.99'
C30	55.00'	90.95'	80.94'	S 74°31'48" W	94°44'45"	59.76'
C31	55.00'	60.24'	57.27'	N 26°43'12" W	62°45'15"	33.54'
C32	55.00'	46.10'	44.77'	N 28°40'17" E	48°01'43"	24.50'
C33	102.50'	146.14'	134.07'	S 02°35'46" E	81°41'20"	86.61'
C34	102.50'	67.43'	66.22'	S 24°35'37" E	37°41'39"	34.99'
C35	102.50'	42.76'	42.45'	S 06°12'20" W	23°54'14"	21.70'
C36	102.50'	35.94'	35.76'	S 28°12'10" W	20°05'27"	18.16'
C37	47.50'	67.72'	62.13'	S 02°35'46" E	81°41'20"	41.07'
C38	59.50'	233.30'	110.08'	N 51°45'06" W	224°39'42"	144.85'
C39	59.50'	127.85'	104.64'	N 00°58'45" W	123°07'00"	109.85'
C40	59.50'	105.45'	92.18'	S 66°41'24" W	101°32'42"	72.88'

LINE	BEARING	DISTANCE
L1	S 48°53'10" W	14.18'
L2	S 48°53'10" W	19.50'
L3	S 45°00'30" W	42.60'
L4	S 41°46'34" W	47.28'
L5	S 40°25'37" W	21.05'
L6	S 40°25'37" W	29.40'
L7	S 37°53'50" E	30.37'
L8	N 50°38'36" E	51.29'
L9	N 00°44'59" W	46.19'
L10	N 38°14'54" E	51.70'
L11	N 60°34'45" E	72.48'
L12	N 60°34'45" E	49.63'
L13	N 60°34'45" E	22.85'
L14	S 15°55'03" W	72.48'
L15	S 15°55'03" W	27.42'
L16	S 15°55'03" W	45.05'
L17	S 38°14'54" W	51.70'

