

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 March, 2021.

Given Under My Hand And Seal This 23rd Day Of October, 2024.

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



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 LEGACY BEND, UNIT 8, 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 streets and easements as shown.

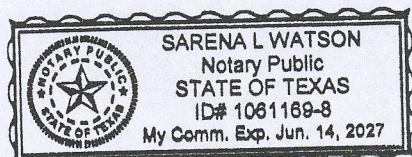
This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this the 18th day of November, 2024.

BY: William R. Brewer

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS 18th DAY OF November, 2024.

NOTARY PUBLIC



APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF TYLER, TEXAS

ON THIS THE 6th DAY OF December, 2024.

KYLE KINGMA, AICB

ATTEST: December 6, 2024

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.")

RECORDED IN CABINET 6, SLIDE 89A OF THE PLAT RECORDS

OF SMITH COUNTY, TEXAS. DATE Dec. 6, 2024

201614 FP Legacy Bend U-8.dwg

Corrected Final Plat
Bishops Gate at Oak Hollow Unit 1
Cabinet E, Slide 32-A
P.R.S.C.T.

Bishops Gate at Oak
Hollow Unit 2
Cab. E, Sl. 136-A
P.R.S.C.T.

20' Wide Pipeline Esmt.
To Fair Oil Company
Volume 1443, Page 375
Replaced by Esmt.
In Vol. 1507, Pg. 475
D.R.S.C.T.

Called 4.79 Acres
25' Wide
Water Line Easement
City of Tyler
Vol. 5409, Pg. 301-323

Bishops Gate at Oak
Hollow Unit 3
Cabinet E, Slide
257-C
P.R.S.C.T.

N.C.B. 1570-M

THOMAS PRICE SURVEY A-794

Filed for Record
in the Official Records Of:
Smith County
On: 12/6/2024 11:36:59 AM
In the PLAT Records

Doc Number: 202401035272
Number of Pages: 1
Amount: 100.00
By: Key, Adrius

Future Development

Karen Shipes
Smith County Clerk



NOTE:

- Public utilities are hereby granted easements to install their utilities within the public street right-of-ways and ten feet outside of right-of-way adjacent to the lots as shown.
- The subject Plat lies within Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 48423C0365D, effective date, April 16, 2014.

○ Denotes 1/2" Iron Rod Found.

● Denotes 1/2" Iron Rod set With Cap Stamped "KLK #4687".

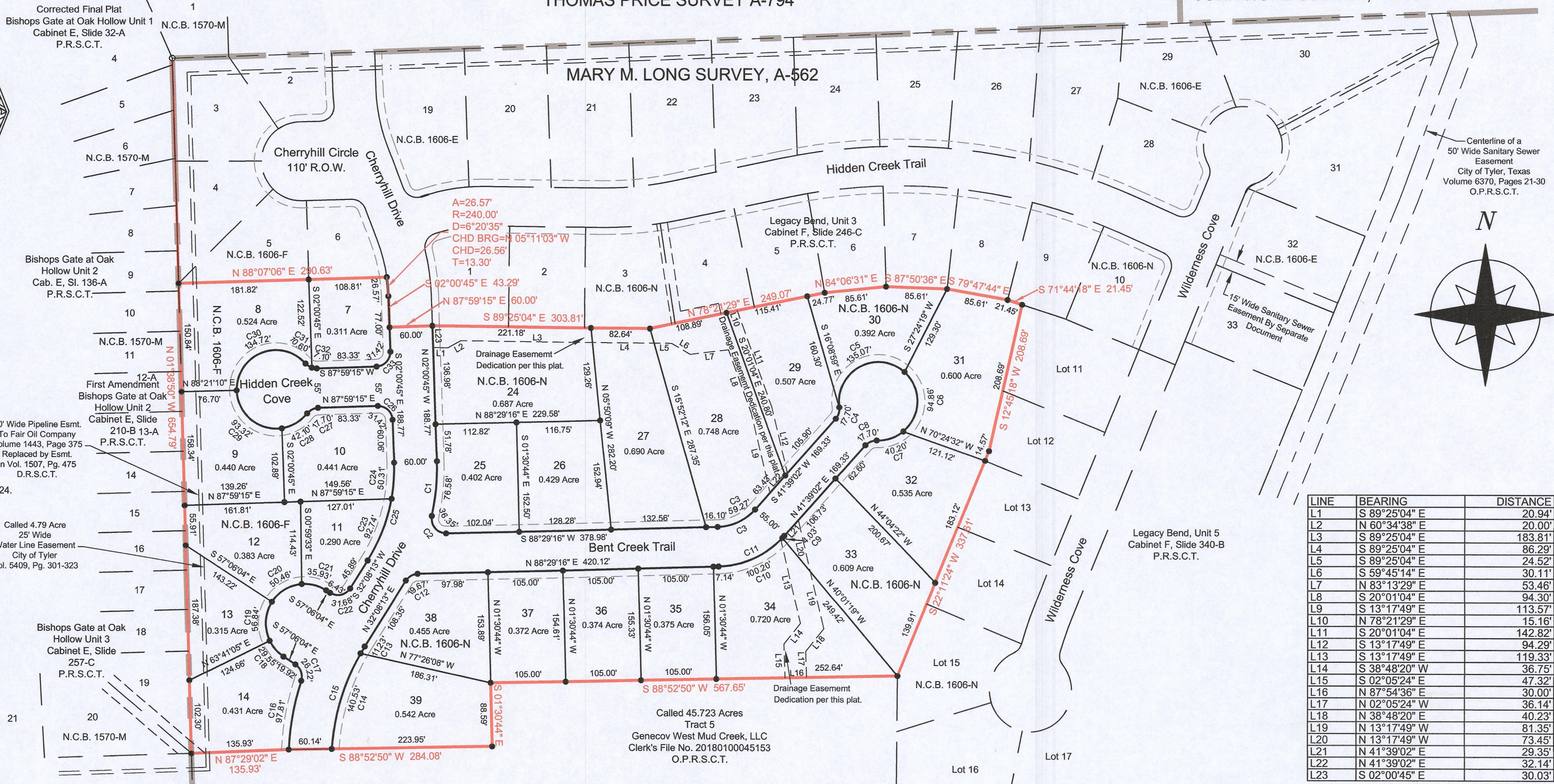
0 120 240 360



THOMAS PRICE SURVEY A-794

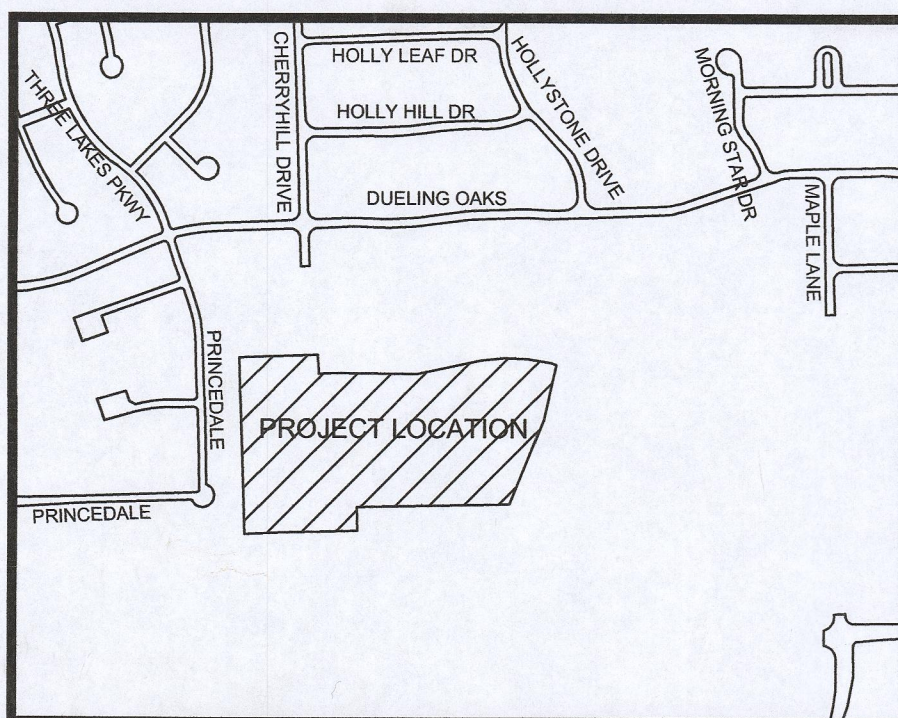
MARY M. LONG SURVEY, A-562

JOHN HOPE SURVEY, A-443



LINE	BEARING	DISTANCE
L1	S 89°25'04" E	20.94'
L2	N 60°34'38" E	20.00'
L3	S 89°25'04" E	183.81'
L4	S 89°25'04" E	86.29'
L5	S 89°25'04" E	24.52'
L6	S 59°45'14" E	30.11'
L7	N 83°13'29" E	53.46'
L8	S 20°01'04" E	94.30'
L9	S 13°17'49" E	113.57'
L10	N 78°21'29" E	15.16'
L11	S 20°01'04" E	142.82'
L12	S 13°17'49" E	94.29'
L13	S 13°17'49" E	119.33'
L14	S 38°48'20" W	36.75'
L15	S 02°05'24" E	47.32'
L16	N 87°54'36" E	30.00'
L17	N 02°05'24" W	36.14'
L18	N 38°48'20" E	40.23'
L19	N 13°17'49" W	81.35'
L20	N 13°17'49" W	73.45'
L21	N 41°39'02" E	29.35'
L22	N 41°39'02" E	32.14'
L23	S 02°00'45" E	30.03'

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA	TANGENT
C1	300.00'	76.58'	76.38'	S 05°18'02" W	14°37'35"	38.50'
C2	20.00'	36.35'	31.55'	N 39°26'57" W	104°07'34"	25.66'
C3	72.50'	59.27'	57.63'	N 65°04'09" E	46°50'14"	31.40'
C4	20.00'	17.70'	17.13'	S 16°17'55" W	50°42'13"	9.48'
C5	55.00'	135.07'	103.60'	N 61°17'55" E	140°42'13"	154.05'
C6	55.00'	94.86'	83.53'	S 01°03'44" W	98°49'25"	64.20'
C7	55.00'	40.20'	39.31'	S 71°24'50" W	41°52'48"	21.05'
C8	20.00'	17.70'	17.13'	S 67°00'08" W	50°42'13"	9.48'
C9	127.50'	4.03'	4.03'	S 42°33'21" W	1°48'39"	2.01'
C10	127.50'	100.20'	97.64'	S 65°58'28" W	45°01'35"	52.85'
C11	127.50'	104.23'	101.35'	S 65°04'09" W	46°50'14"	55.22'
C12	20.00'	19.67'	18.89'	S 60°18'44" W	56°21'02"	10.71'
C13	300.00'	11.23'	11.23'	S 31°03'53" W	2°08'40"	5.61'
C14	300.00'	140.53'	139.25'	S 16°34'22" W	26°50'22"	71.58'
C15	300.00'	151.76'	150.15'	N 17°38'42" E	28°59'02"	77.54'
C16	360.00'	97.51'	97.51'	S 10°13'26" W	15°34'03"	49.21'
C17	20.00'	26.22'	24.38'	S 19°32'48" E	75°06'31"	15.38'
C18	55.00'	29.55'	29.20'	N 41°42'30" W	30°47'10"	15.14'
C19	55.00'	56.84'	54.35'	N 03°17'31" E	59°12'51"	31.25'
C20	55.00'	50.46'	48.71'	N 59°11'00" E	52°34'08"	27.16'
C21	55.00'	35.93'	35.30'	S 75°48'59" E	37°25'53"	18.63'
C22	20.00'	31.68'	28.47'	N 77°31'05" E	90°45'43"	20.27'
C23	240.00'	92.74'	92.16'	N 21°04'03" E	22°08'21"	46.95'
C24	240.00'	50.31'	50.22'	N 03°59'34" E	12°00'38"	25.25'
C25	240.00'	143.05'	140.94'	S 15°03'44" W	34°08'59"	73.72'
C26	20.00'	31.42'	28.28'	N 47°00'45" W	90°00'00"	20.00'
C27	20.00'	17.70'	17.13'	S 62°38'08" W	50°42'13"	9.48'
C28	55.00'	42.10'	41.08'	S 59°12'46" W	43°51'28"	22.14'
C29	55.00'	93.32'	82.52'	N 50°15'10" W	97°12'40"	62.40'
C30	55.00'	134.72'	103.48'	N 68°31'18" E	140°20'18"	152.51'
C31	20.00'	10.60'	10.48'	S 56°29'34" E	30°22'02"	5.43'
C32	20.00'	7.10'	7.06'	S 81°50'40" E	20°20'11"	3.59'
C33	20.00'	31.42'	28.28'	N 42°59'15" E	90°00'00"	20.00'



VICINITY MAP

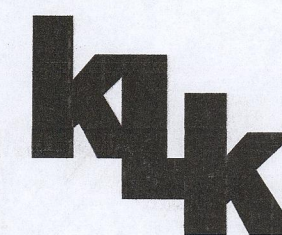
NOT TO SCALE

Final Plat
Showing
Legacy Bend, Unit 8
24 Lots - 14.048 Acres
Tyler, Smith County, Texas

KL 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: R.A.B.

DRAWN BY: R.T.W.

CHECKED BY: K.L.K.

DATE: October 23, 2024

SCALE: 1" = 120'