

Given Under My Hand And Seal This 28th Day Of April, 2025.

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 10, 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.

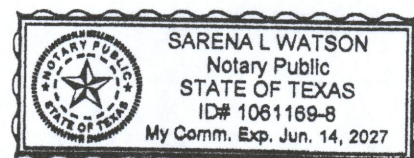
This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this the 13<sup>th</sup> day of May, 2025.

BY: William R. Brewer, III  
William R. Brewer, III

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS, THIS 13<sup>th</sup> DAY OF May, 2025.

NOTARY PUBLIC



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

ON THIS THE 15 DAY OF Nov, 2025.

KYLE KINGMA, AICP

ATTEST:

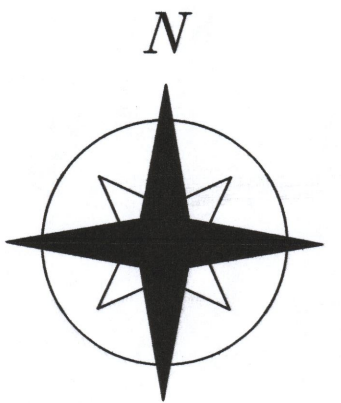
Notes:

1. Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone NAD 83, (Feet) based on the 1993 adjustment of NAD 83 System. The control monument is TJC1-Tyler, Leica Geosystems Smartnet of North America.
2. 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.
3. The subject property lies within Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 48423-03065D, effective date, April 16, 2014.

RECORDED IN CABINET G, SLIDE 127D OF THE PLAT RECORDS  
OF SMITH COUNTY, TEXAS. DATE May 23, 2025

201614 Legacy Bend U-10.dwg

MARY M. LONG SURVEY, A-562



**Hollytree Drive**  
Variable Width R.O.W.

**Lot 46**  
1.383 Acres

**Lot 45**  
1.099 Acres

**Lot 44**  
1.118 Acres

**Lot 43**  
N.C.B. 1606-L  
Legacy Bend Commercial Addition  
Cabinet G, Slide 58-B  
P.R.S.C.T.

**Legacy Bend**  
Variable Width R.O.W.

**West 267.81'**

**20' Wide Utility Easement**  
Dedication By This Plat and  
By Separate Document

**10' Wide Suddenlink Easement**  
Clerk's File No. 202101015914  
O.P.R.S.C.T.

**15' Wide Oncor Electric Delivery**  
Company Easement  
Clerk's File No. 20230101222  
O.P.R.S.C.T.

**10' Wide Public Utility**  
Easement Dedication  
By This Plat

**25' Wide Greenbelt**

**10' Wide Suddenlink Easement**  
Clerk's File No. 202101015914  
O.P.R.S.C.T.

**15' Wide Oncor Electric Delivery**  
Company Easement  
Clerk's File No. 20230101222  
O.P.R.S.C.T.

**Lot 41**  
N.C.B. 1606-L  
Magnolia Trail at Legacy Bend  
Cabinet G, Slide 65B  
P.R.S.C.T.

**Lot 40-A**  
N.C.B. 1606-L  
Magnolia Trail at Legacy Bend  
Cabinet G, Slide 65B  
P.R.S.C.T.

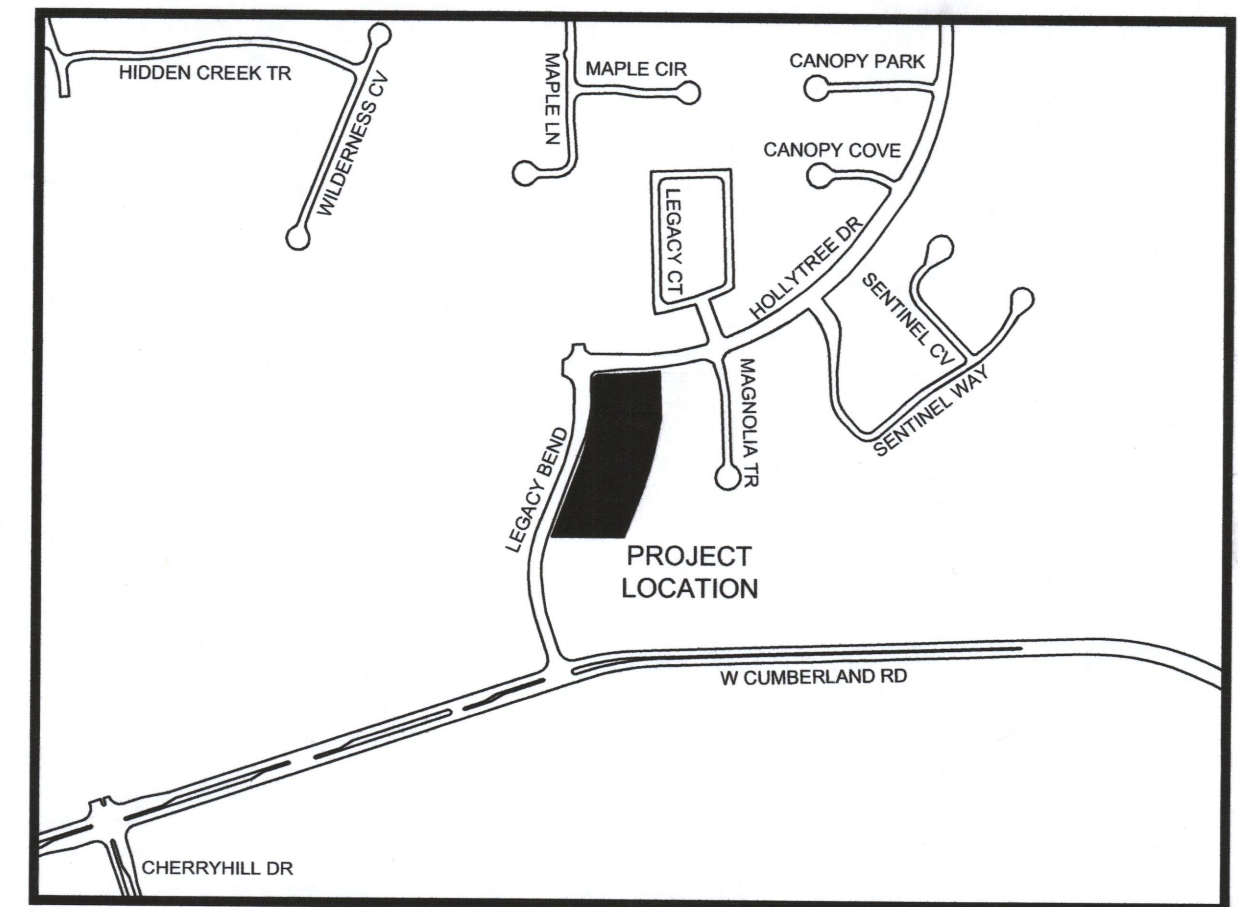
**Lot 38-A**  
N.C.B. 1606-L  
Resub. of Magnolia Trail at Legacy Bend  
Cabinet G, Slide 114A  
P.R.S.C.T.

**Part of a Called 18.193 Acres**  
Tract 6A  
Genecov West Mud Creek, LLC  
Clerk's File No. 20180100045153  
&  
Genecov Investments, Ltd  
Clerk's File No. 20180100045151  
O.P.R.S.C.T.

**Curve Data:**  
A=42.36', R=27.00', D=89°53'49", T=26.95', CB=N 43°10'14" E, LC=38.15'  
A=84.53', R=485.00', D=9°59'08", T=42.37', CB=N 16°01'12" E, LC=84.42'  
A=120.15', R=1185.00', D=5°48'34", T=60.13', CB=N 85°12'52" E, LC=120.10'  
A=128.09', R=735.00', D=9°59'08", T=64.21', CB=S 16°01'12" W, LC=127.93'

**Bearings and Distances:**  
N 01°46'40" W 113.55'  
N 88°07'09" E 103.11'  
N 01°46'40" E 175.10'  
S 01°46'40" E 175.10'  
S 78°58'22" E 250.00'  
S 78°58'22" E 253.85'  
S 21°00'45" W 204.25'  
S 21°00'45" E 300.28'  
S 78°58'22" E 253.85'  
S 78°58'22" E 250.00'  
S 21°00'45" W 204.25'  
S 21°00'45" E 300.28'  
S 78°58'22" E 253.85'  
S 78°58'22" E 250.00'  
S 21°00'45" W 204.25'  
S 21°00'45" E 300.28'

**Other Notes:**  
O Denotes 1/2" Iron Rod Set With Cap Stamped "KLK #4687"



VICINITY MAP  
NOT TO SCALE

Filed for Record  
in the Official Records Of:  
Smith County  
On: 5/23/2025 10:35:02 AM  
In the PLAT Records

Doc Number: 202501015200  
Number of Pages: 1  
Amount: 100.00  
By: Key, Adrius

Karen Shippo  
Smith County Clerk



Part of a Called 18.193 Acres  
Tract 6A  
Genecov West Mud Creek, LLC  
Clerk's File No. 20180100045153  
&  
Genecov Investments, Ltd  
Clerk's File No. 20180100045151  
O.P.R.S.C.T.

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

**Final Plat  
Showing  
Legacy Bend, Unit 10  
3 Lots - 3.600 Acres  
Tyler, Smith County, Texas**

**KL Kilgore**  
**& Company, Inc.**  
[www.kilkilgore.com](http://www.kilkilgore.com)

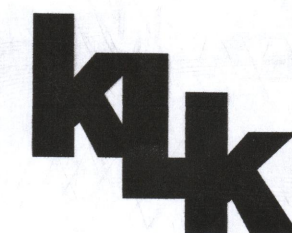
**6712 Paluxy Drive  
Tyler, Texas 75703**

○

**(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: April 28, 2025

SCALE: 1" = 60'