

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, 2025.

Given Under My Hand And Seal This 16th 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 9, 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.

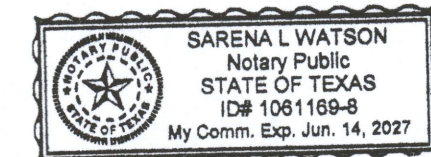
This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this the 12th day of June, 2025.

BY: William R. Brewer, III  
William R. Brewer, III  
Called 47.349 Acres  
Tract 3  
Genecov West Mud Creek, LLC  
Clerk's File No. 20180100045153  
O.P.R.S.C.T.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS 12th DAY OF June, 2025.

SARENA L. WATSON  
NOTARY PUBLIC  
STATE OF TEXAS  
ID# 1061159-8  
My Comm. Exp. Jun. 14, 2027



APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF TYLER, TEXAS ON THIS THE 26th DAY OF June, 2025.

KYLE KINGMA, AICP

ATTEST:

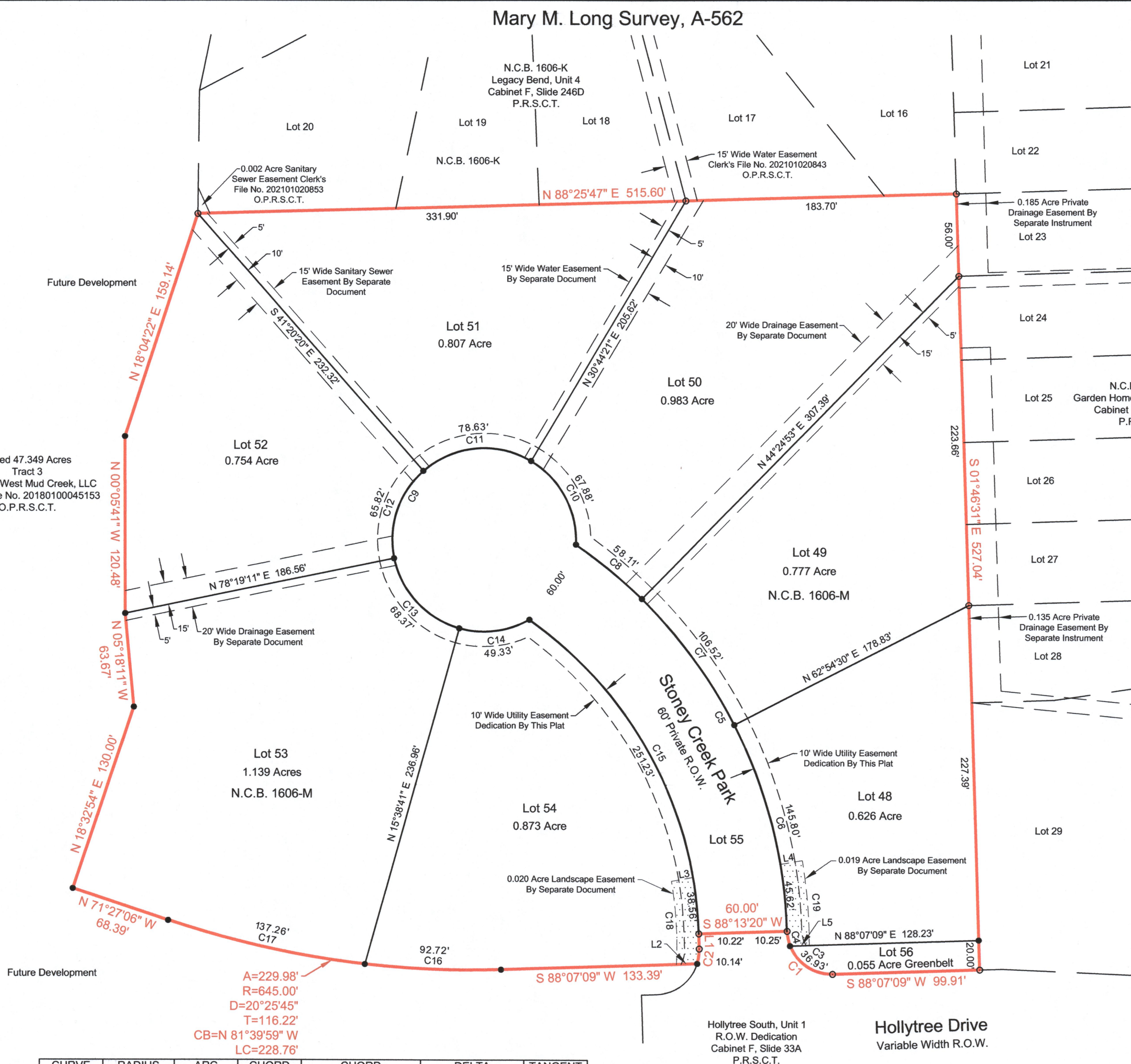
Notes:

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.

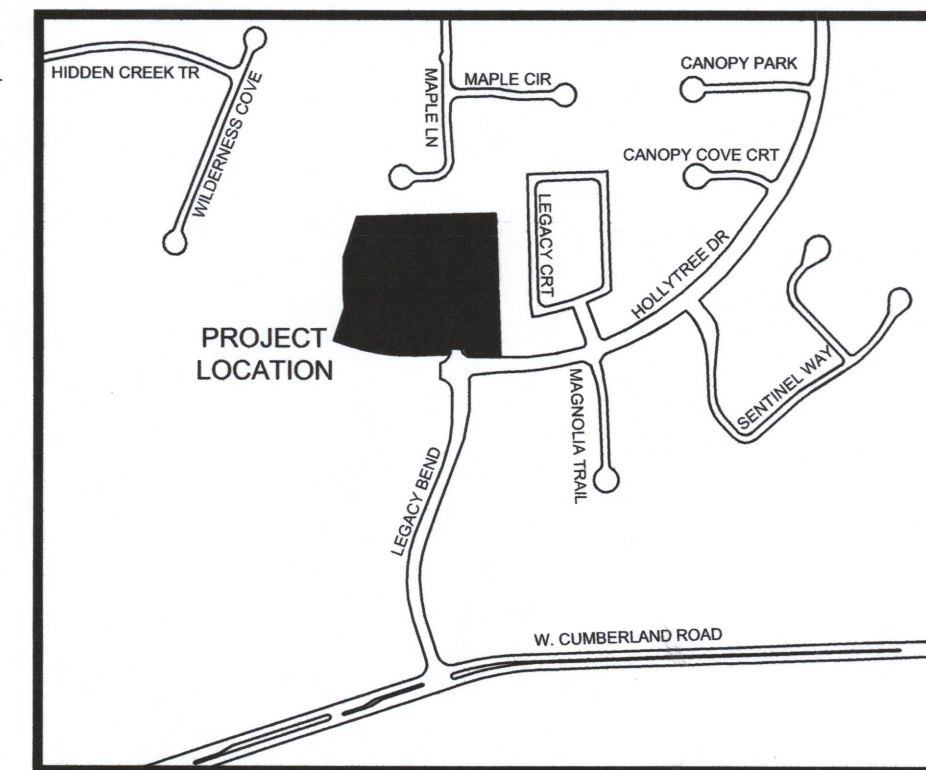
3. The subject property lies within Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 48423C0365D, effective date, April 16, 2014.

RECORDED IN CABINET G, SLIDE 131B OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS. DATE June 27, 2025



| CURVE | RADIUS  | ARC     | CHORD   | CHORD         | DELTA      | TANGENT |
|-------|---------|---------|---------|---------------|------------|---------|
| C1    | 30.00'  | 47.18'  | 42.46'  | N 46°49'46" W | 90°06'11"  | 30.05'  |
| C2    | 30.00'  | 10.14'  | 10.09'  | S 07°54'23" W | 19°22'05"  | 5.12'   |
| C3    | 30.00'  | 36.93'  | 34.64'  | N 56°36'59" W | 70°31'44"  | 21.21'  |
| C4    | 30.00'  | 10.25'  | 10.20'  | N 11°33'54" W | 19°34'28"  | 5.17'   |
| C5    | 330.00' | 310.43' | 299.11' | N 28°43'35" W | 53°53'51"  | 167.77' |
| C6    | 330.00' | 145.80' | 144.61' | N 14°26'05" W | 25°18'50"  | 74.11'  |
| C7    | 330.00' | 106.52' | 106.05' | N 36°20'18" W | 18°29'37"  | 53.72'  |
| C8    | 330.00' | 58.11'  | 58.04'  | N 50°37'49" W | 10°05'24"  | 29.13'  |
| C9    | 62.50'  | 330.03' | 60.08'  | S 31°41'47" W | 302°32'55" | 34.25'  |
| C10   | 62.50'  | 67.88'  | 64.60'  | N 28°08'42" W | 62°13'54"  | 37.73'  |
| C11   | 62.50'  | 78.63'  | 73.54'  | S 84°42'01" W | 72°04'40"  | 45.47'  |
| C12   | 62.50'  | 65.82'  | 62.82'  | S 18°29'26" W | 60°20'29"  | 36.33'  |
| C13   | 62.50'  | 68.37'  | 65.01'  | S 43°01'04" E | 62°40'31"  | 38.06'  |
| C14   | 62.50'  | 49.33'  | 48.06'  | N 83°02'00" E | 45°13'21"  | 26.03'  |
| C15   | 270.00' | 251.23' | 242.26' | S 28°26'03" E | 53°18'46"  | 135.54' |
| C16   | 645.00' | 92.72'  | 92.64'  | N 87°45'46" W | 8°14'11"   | 46.44'  |
| C17   | 645.00' | 137.26' | 137.00' | N 77°32'53" W | 12°11'34"  | 68.89'  |
| C18   | 254.99' | 56.63'  | 56.52'  | N 03°36'13" W | 12°43'31"  | 28.43'  |
| C19   | 345.00' | 57.72'  | 57.65'  | S 04°54'32" E | 9°35'09"   | 28.93'  |

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

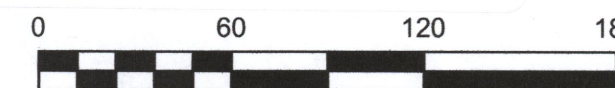


VICINITY MAP  
NOT TO SCALE

Filed for Record  
in the Official Records of:  
Smith County  
On: 6/27/2025 11:34:16 AM  
In the PLAT Records

Doc Number: 202501018987  
Number of Pages: 1  
Amount: 100.00  
By: Key, Adrius

Karen Shipps  
Smith County Clerk



201314 FP Legacy Bend U9.dwg

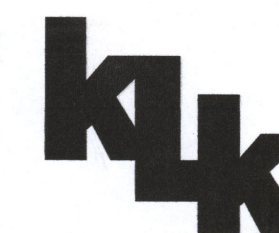
| NO.          | DATE   | REVISIONS |
|--------------|--------|-----------|
| 1            | OF     | 1         |
| CONTRACT NO. | 201614 |           |
| SHEET NO.    |        |           |

Final Plat  
Showing  
Legacy Bend, Unit 9  
7 Lots - 6.675 Acres  
Tyler, Smith County, Texas

**KLKilgore**  
& 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: April 16, 2025  
SCALE: 1" = 60'