

I, ROLAND NAVARRO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5876, 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 SEPTEMBER, 2009.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF NOVEMBER, 2009.



ROLAND NAVARRO, R.P.L.S. NO. 5876

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS 18TH DAY OF NOVEMBER, 2009.

NOTARY PUBLIC \_\_\_\_\_

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We, Kidd Living Trust, do hereby adopt this plat designating the hereinafter described property as K-J Grande Addition, an addition to the City of Tyler, Texas, and do hereby dedicate the easements shown hereon. In addition utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Tyler's use thereof. The City of Tyler and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements.

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

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2010.

BY: Steven Greg Kidd, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC \_\_\_\_\_

APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

CHAIRMAN \_\_\_\_\_

ATTEST:

SECRETARY DATE \_\_\_\_\_

RECORDED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_ OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, DATE \_\_\_\_\_

NOTES:

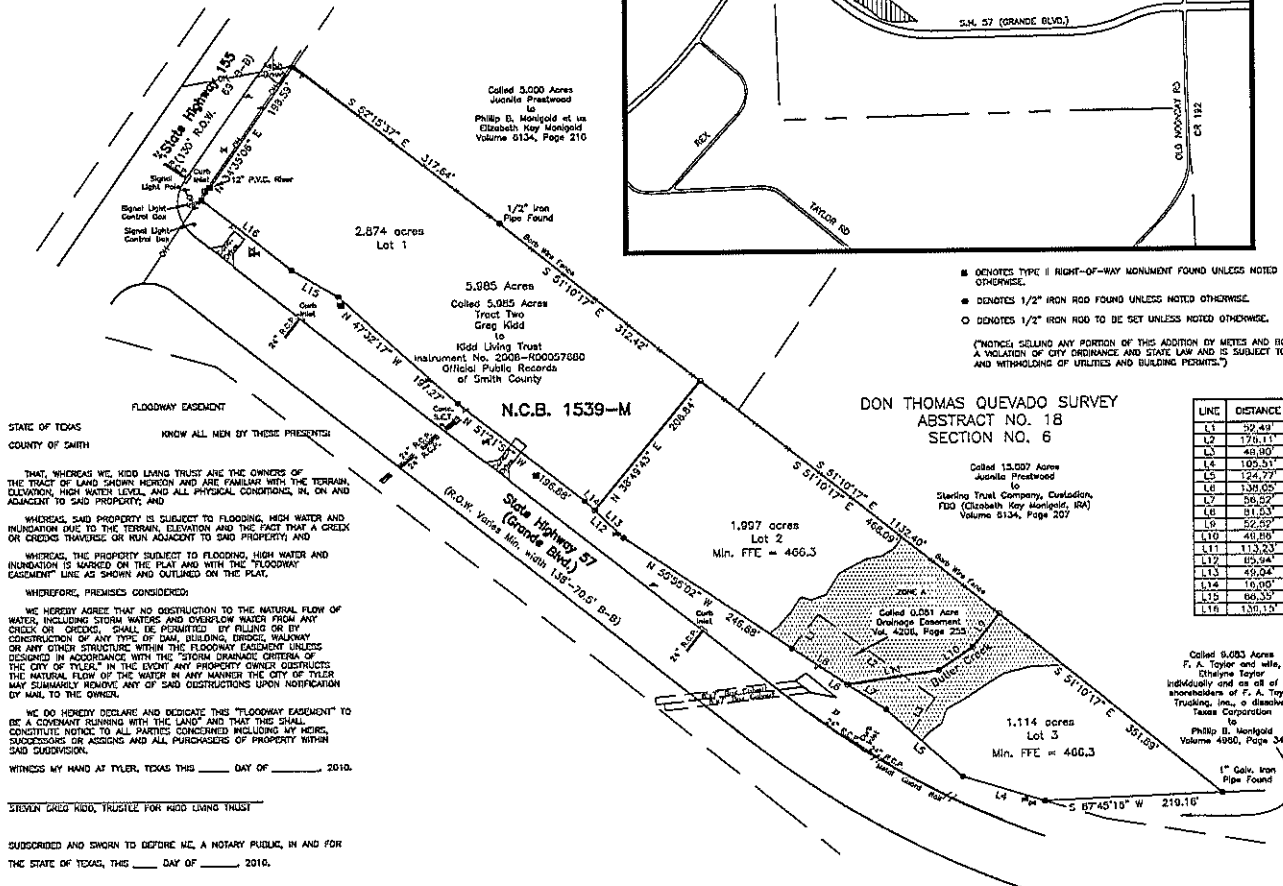
- 1.) DIMENSIONS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE AND 83 FEET, BASED ON THE 1983 ADJUSTMENT OF THE NAD 83 SYSTEM. REFERENCE MONUMENT IS FM TYLA.
- 2.) PORTIONS OF SUBJECT TRACT APPEAR TO BE SITUATED IN ZONE "A", SPECIAL FLOOD HAZARD AREA—NO BASE FLOOD ELEVATION DETERMINED, (AS SHOWN), AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480571 0360 G, EFFECTIVE DATE SEPTEMBER 29, 2006.
- 3.) Access to Grande Blvd (Texas Highway 57) and S.M. 153 in accordance with TADOT Access Management and City Ordinance.

NOTARY PUBLIC \_\_\_\_\_

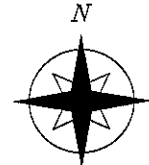
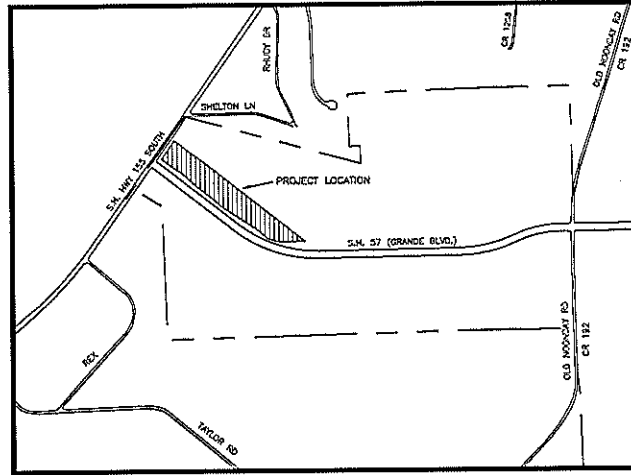
LEGEND

—	POWER POLE
⊗	GUY ANCHOR
⊕	FIRE HYDRANT
⊖	WATER VALVE
⊕	WATER METER
⊖	SIGN
⊕	TELEPHONE PEDESTAL

DON THOMAS QUEVEDO SURVEY  
ABSTRACT NO. 18  
SECTION NO. 6



VICINITY MAP - NOT TO SCALE



- DENOTES TYPE II RIGHT-OF-WAY MONUMENT FOUND UNLESS NOTED OTHERWISE.
  - DENOTES 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE.
  - DENOTES 1/2" IRON ROD TO BE SET UNLESS NOTED OTHERWISE.
- (NOTICES SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.)

STATE OF TEXAS  
COUNTY OF SMITH  
KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS WE, KIDD LIVING TRUST ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND ARE FAMILIAR WITH THE TERRAIN, ELEVATION, HIGH WATER LEVEL, AND ALL PHYSICAL CONDITIONS, ON, ON AND ADJACENT TO SAID PROPERTY; AND

WHEREAS, SAID PROPERTY IS SUBJECT TO FLOODING, HIGH WATER AND INUNDATION DUE TO THE TERRAIN, ELEVATION AND THE FACT THAT A CREEK OR CREEKS TRAVEL(S) OR RUN ADJACENT TO SAID PROPERTY; AND

WHEREAS, THE PROPERTY SUBJECT TO FLOODING, HIGH WATER AND INUNDATION IS MARKED ON THE PLAT AND WITH THE "FLOODWAY EASEMENT" LINE AS SHOWN AND OUTLINED ON THE PLAT.

WHEREFORE, PREMISES CONSIDERED

WE HEREBY AGREE THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER, INCLUDING STORM WATERS AND OVERFLOW WATER FROM ANY CHECK OR CHECKS, SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, WALLWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENT UNLESS DESIGNED IN ACCORDANCE WITH THE "STORM DRAINAGE CRITERIA OF THE CITY OF TYLER." IN THE EVENT ANY PROPERTY OWNER OBSTRUCTS THE NATURAL FLOW OF THE WATER IN ANY MANNER THE CITY OF TYLER MAY SUMMARILY REMOVE ANY OF SAID OBSTRUCTIONS UPON NOTIFICATION BY MAIL, TO THE OWNER.

WE DO HEREBY DECLARE AND DEDICATE THIS "FLOODWAY EASEMENT" TO BE A COVENANT RUNNING WITH THE LAND AND THAT THIS SHALL CONSTITUTE NOTICE TO ALL PARTIES CONCERNED INCLUDING MY HEIRS, SUCCESSORS OR ASSIGNS AND ALL PURCHASERS OF PROPERTY WITHIN SAID SUBDIVISION.

WITNESS MY HAND AT TYLER, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

STEVEN GREG KIDD, TRUSTEE FOR KIDD LIVING TRUST \_\_\_\_\_

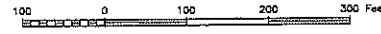
SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

DON THOMAS QUEVEDO SURVEY  
ABSTRACT NO. 18  
SECTION NO. 6

Called 13,007 Acres  
Justin Probstwood  
to  
Standing Trust Company, Custodian,  
TRU (Elizabeth Key Morley, IRA)  
Volume 5134, Page 207

LINE	DISTANCE	BEARING
L1	52.42'	N 35°01'24" E
L2	178.11'	S 54°02'44" E
L3	48.80'	S 37°13'00" W
L4	189.51'	N 25°05'40" W
L5	124.77'	N 45°33'19" W
L6	139.05'	N 58°44'58" W
L7	26.02'	N 58°44'58" W
L8	81.53'	N 58°44'58" W
L9	22.22'	S 38°59'58" W
L10	48.89'	S 58°29'51" W
L11	113.23'	S 81°25'02" W
L12	65.94'	N 45°40'05" W
L13	49.04'	N 45°40'05" W
L14	16.00'	N 45°40'05" W
L15	86.35'	N 58°23'05" W
L16	130.15'	S 51°28'21" W

Called 8,003 Acres  
F. A. Taylor and wife,  
Ethelma Taylor  
Individually and as all of the  
shareholders of F. A. Taylor  
Trustee, Inc., a dissolved  
Texas Corporation  
to  
Philip B. Monigold  
Volume 4980, Page 34



300032FP.DWG

DON THOMAS QUEVEDO SURVEY, ABSTRACT NO. 18, SECTION 6

NO.	DATE	REVISIONS
1		

1 OF 1

CONTRACT NO. 2009032  
SHEET NO.

Final Plat  
showing  
K-J Grande Addition  
3 Lots - 5.985 Acres Total  
Tyler, Smith County, Texas



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

- SURVEYING
- PLANNING
- MAPPING



DESIGNED BY:
DRAWN BY: R.N.
CHECKED BY: K.L.K.
DATE: Nov. 18, 2009
SCALE: 1"=100'