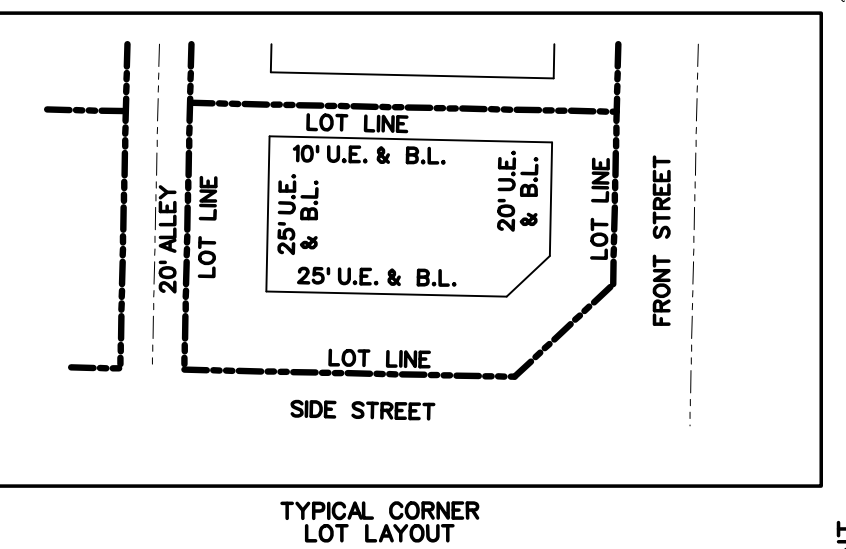
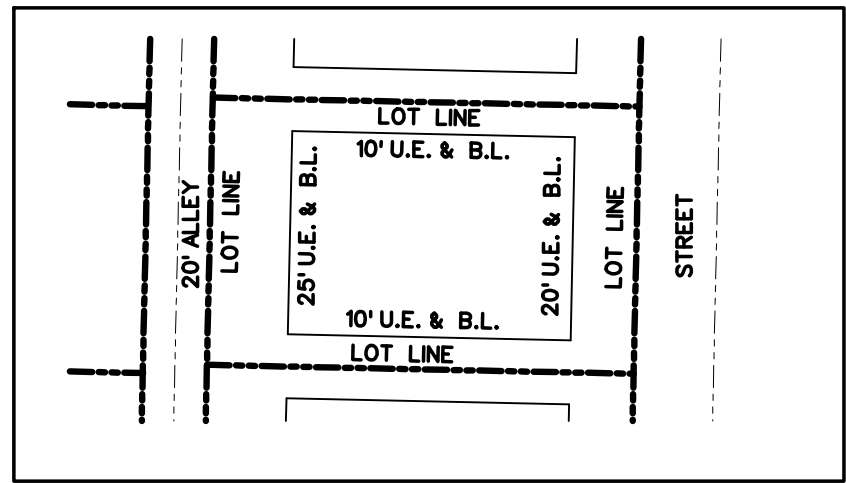


PLAT NOTES:
1. BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING US STATE PLANE 1983,
NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)
2. ALL UTILITIES SHOWN ARE PREEXISTING.
3. THE SUBJECT PROPERTY IS NOT WITHIN ANY FLOOD HAZARD ZONE PER FEMA FIRM PANEL
NO. 48337C0405D DATED AUGUST 16, 2011
4. THE INTENT OF THIS PLAT IS TO SUBDIVIDE INTO 67 RESIDENTIAL LOTS.
5. SES PROJECT NO. 25110 UPPER MONTAGUE ROAD, BOWIE, MCT 76230



NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	35° 50' 58"	50.00	31.28	30.78	N 1° 4' 21" E
C2	51° 36' 43"	50.00	45.04	43.53	N 44° 52' 11" E
C3	61° 7' 52"	50.00	53.35	50.85	S 78° 45' 32" E
C4	62° 49' 12"	50.00	54.82	52.12	S 16° 47' 0" E
C5	55° 21' 2"	50.00	48.30	46.45	S 77° 41' 53" E
C6	60° 0' 0"	50.00	52.36	50.00	S 20° 1' 22" E
C7	60° 0' 0"	50.00	52.36	50.00	S 39° 58' 38" W
C8	33° 10' 54"	50.00	28.46	28.55	S 86° 34' 6" W
C9	17° 59' 13"	50.00	15.70	15.63	S 7° 50' 32" E
C10	67° 0' 56"	50.00	58.48	55.20	S 34° 39' 32" W
C11	82° 26' 31"	50.00	54.44	51.83	N 80° 36' 45" W
C12	63° 59' 55"	50.00	55.85	52.99	N 17° 23' 32" W
C13	67° 52' 23"	50.00	59.23	55.83	N 71° 23' 32" W
C14	69° 1' 34"	50.00	60.24	56.66	N 3° 0' 25" W
C15	63° 26' 22"	50.00	55.36	52.58	N 63° 13' 33" E

HILL COUNTY
SCHOOL LAND
SURVEY NO. 310
ABSTRACT NO. 310
BLOCK 7

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15

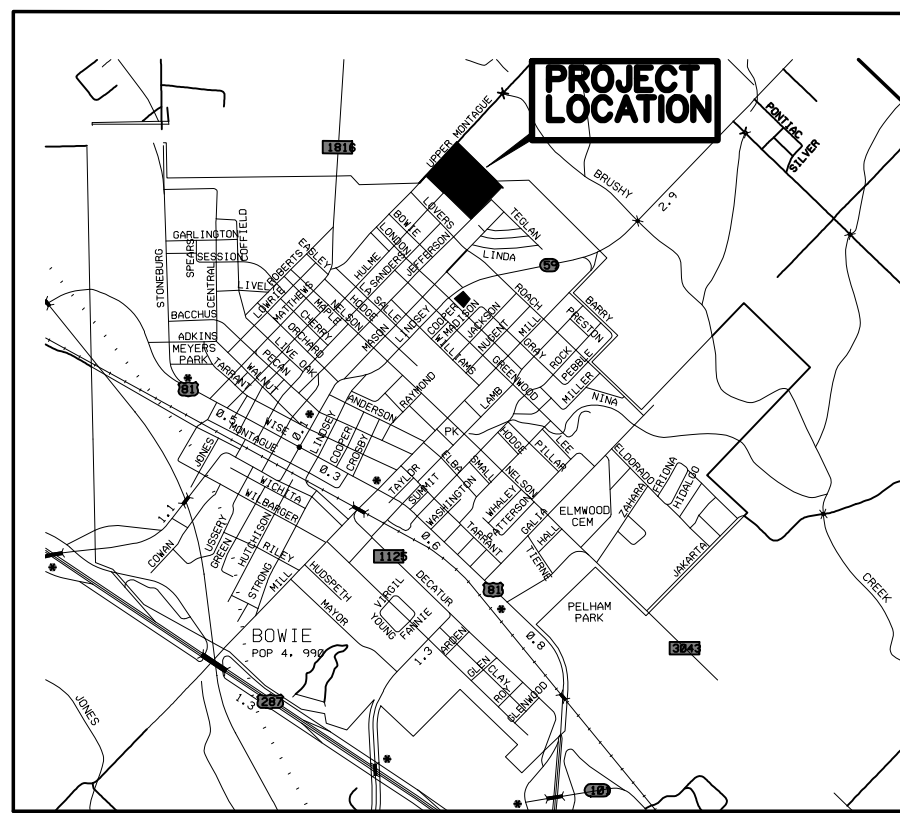
REVISED NORTH
PARK SUBDIVISION
VOL. 105 PG. 449
DRMCT

HAMMER
DOC. NO. 2501959
ORMCT

ROSS
VOL. 637 PG. 614
RRMCT

POINT OF
BEGINNING
N=7256829.26
E=2170272.89

- LEGEND
- FOUND IRON ROD
 - SET IRON ROD WITH YELLOW CAP
 - EASEMENT LINE
 - EXISTING PROPERTY LINE
 - BUILDING LINE
 - PROPOSED LOT LINE
 - EXISTING CONTOUR LINES
 - SANITARY SEWER MANHOLE
 - WATER METER
 - TELEPHONE PEDESTAL
 - UNDERGROUND CABLE
 - POWER POLE
 - OVERHEAD ELECTRIC
 - GAS METER
 - B.L. / U.E. BUILDING LINE / UTILITY EASEMENT LINE



OWNERS ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF MONTAGUE
I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

LEGAL DESCRIPTION
BEING 24.68 acres of land, more or less, and part of Block 7, Hill County School Land Survey, Abstract No. 310, Montague County, Texas, being all of a certain tract to Kingdom Real Estate Investments, LLC, described in Warranty Deed of record in Document No. 2504326, of the Official Records of Montague County, Texas, said 24.68 acres of land is more particularly described by metes and bounds as follows:

BEGINNING at a point in Upper Montague Road at the north corner of said Kingdom Real Estate Investments, LLC tract from which a found 2 inch pipe fence corner post bears S 45 deg. 19 min. 48 sec. E a distance of 52.45 feet;

THENCE S 45 deg. 19 min. 48 sec. E, passing said 2 inch pipe fence corner post at a distance of 52.45 feet, in all a distance of 547.04 feet to a found iron rod for corner;

THENCE S 45 deg. 19 min. 28 sec. E a distance of 496.23 feet to a set iron rod for corner;

THENCE S 44 deg. 09 min. 01 sec. W a distance of 237.63 feet to a found post oak tree for corner;

THENCE S 43 deg. 03 min. 29 sec. W a distance of 261.36 feet to a found iron rod for corner;

THENCE S 43 deg. 12 min. 27 sec. W a distance of 533.72 feet to a found iron rod for corner;

THENCE N 45 deg. 17 min. 45 sec. W a distance of 494.62 feet to a found iron rod for corner;

THENCE N 45 deg. 26 min. 49 sec. W, passing a found 2 inch pipe fence corner post at a distance of 494.04 feet, in all a distance of 547.56 feet to a point for corner in Upper Montague Road;

THENCE N 43 deg. 19 min. 38 sec. E a distance of 1033.56 feet to the POINT OF BEGINNING and containing 1,075,181 square feet, or 24.68 acres, more or less.

And designated herein as LOTS 1-67, KINGDOM RIDGE SUBDIVISION in the City of Bowie, Montague County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon for the purposes and consideration therein expressed.

Owner: KINGDOM REAL ESTATE INVESTMENTS, LLC, By Buck Ross, Agent Date

SURVEYORS CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTAGUE
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground:

Jason G. Swaim, RPLS No. 5550 DATE

Recommended for Approval:
Chairman, Planning and Zoning Commission, City of Bowie, Texas
Approved for Preparation of Final Plat:
Mayor, City of Bowie, Texas

OWNER/DEVELOPER:
KINGDOM REAL ESTATE INVESTMENTS, LLC
BUCK ROSS
337 UPPER MONTAGUE RD.
BOWIE, TX 76230
940-366-0146
ENGINEER:
SWAIM
ENGINEERING & SURVEYING
CONTACT: JASON G. SWAIM
ADDRESS: 506 N MASON ST
BOWIE, TEXAS 76230
PHONE: (940) 872-5075
jswaim@swaimengineering.com

PRELIMINARY PLAT
OF
LOTS 1 - 67
KINGDOM RIDGE
SUBDIVISION
BEING
24.68 ACRES
BEING A PART OF
BLOCK 7
HILL COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 310
IN THE
CITY OF BOWIE
MONTAGUE COUNTY,
TEXAS
JANUARY 29, 2026

