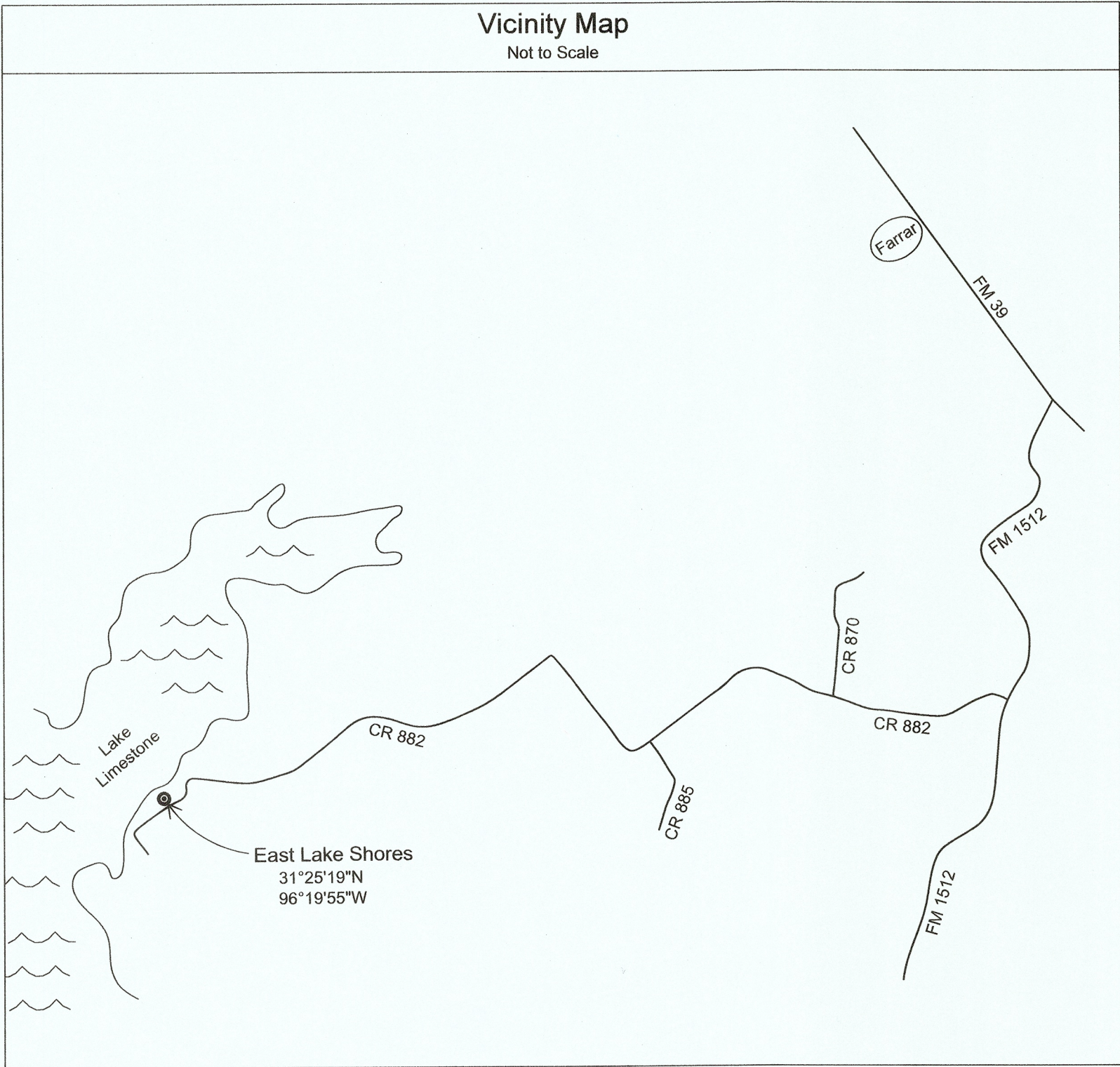
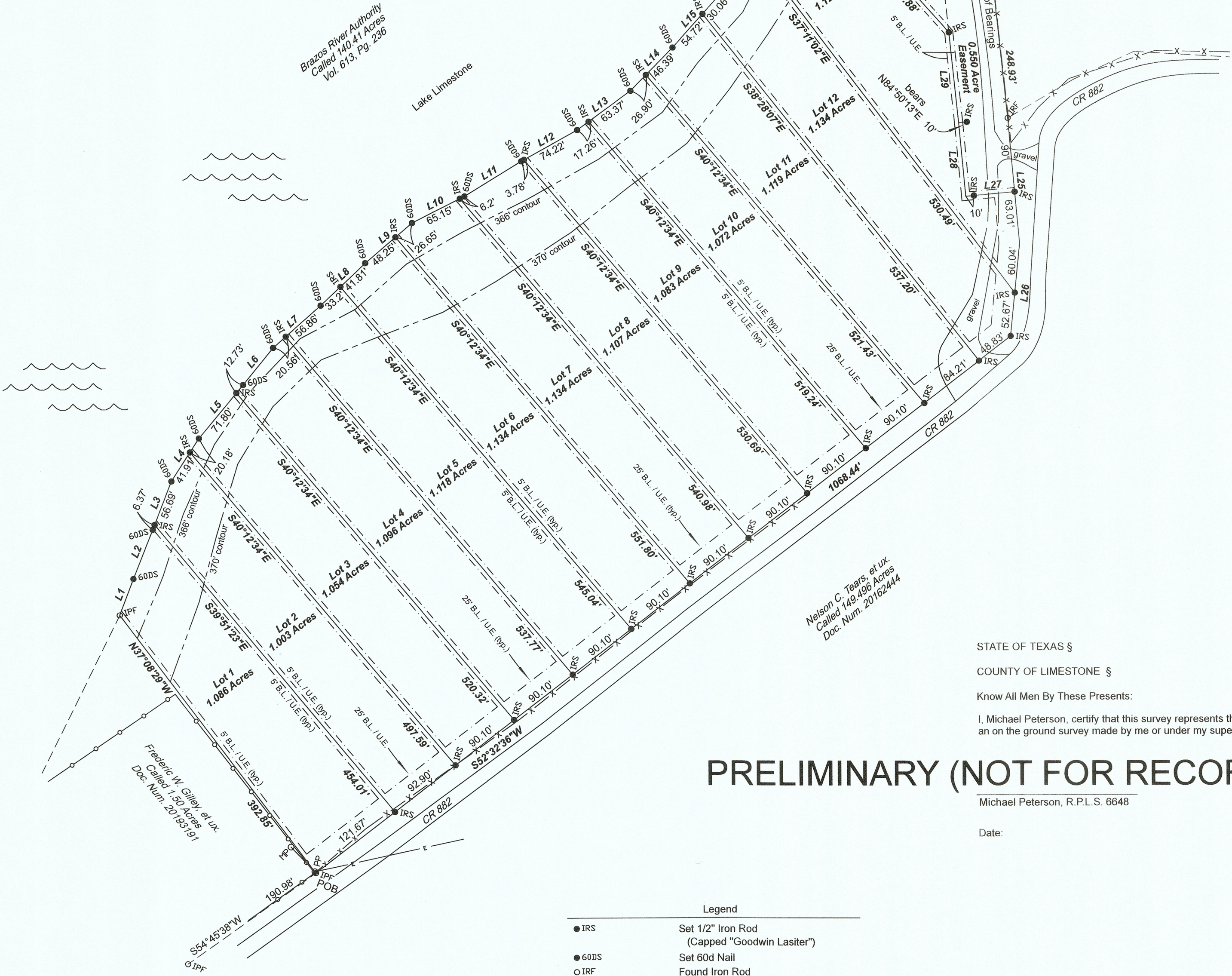


PRELIMINARY (NOT FOR RECORDING)



NUM	BEARING	DISTANCE
L1	N20°58'23"E	47.08'
L2	N21°40'02"E	63.99'
L3	N21°31'22"E	63.06'
L4	N32°45'23"E	62.09'
L5	N39°46'06"E	84.53'
L6	N39°19'59"E	57.86'
L7	N48°39'47"E	77.42'
L8	N46°38'11"E	75.01'
L9	N49°38'36"E	74.90'
L10	N63°17'27"E	71.35'
L11	N58°35'35"E	81.22'
L12	N61°04'56"E	78.00'
L13	N53°55'47"E	80.63'
L14	N44°35'40"E	73.29'
L15	N42°08'46"E	84.78'
L16	N31°15'14"E	72.34'
L17	N26°23'54"E	77.41'
L18	N19°06'57"E	80.33'
L19	N12°53'44"E	69.05'
L20	N17°38'32"E	81.60'
L21	N26°09'58"E	83.22'
L22	N27°27'22"E	75.55'
L23	N40°00'06"E	63.97'
L24	N45°35'33"E	45.75'
L25	S05°09'47"E	153.01'
L26	S05°51'05"W	112.71'
L27	S84°50'13"W	60.00'
L28	N05°09'47"W	90.00'
L29	N05°55'53"W	110.23'
L30	N05°55'53"W	138.70'
L31	N04°55'42"W	60.24'
L32	N85°04'18"E	60.00'



STATE OF TEXAS §
COUNTY OF LIMESTONE §

Owner's Certificate

Fieldnotes to that certain lot, tract or parcel of land situated in the Manuel Crecencio Rejon Survey, A-26, Limestone County, Texas, being 16.56 acres, more or less, and being all of a called 16.5024 acre tract described in a deed dated July 12, 2022 from Donna Thomas Edwards and the Roy Oneal Thomas Trust to 571 LCR, LLC in Document Number 2022-0003199 of the Deed Records of Limestone County, Texas, to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron pipe found near a fence corner for the south corner of the referenced tract and the east corner of a called 1.50 acre tract described in a deed to Frederic W. Gilley, et ux., in Document Number 20193191. From said point, a ¾" iron pipe found for the south corner of said 1.50 acre tract bears S54°45'38"W 190.98 feet;

THENCE NORTH 37°08'29" WEST 392.85 feet, with the southwest line of the referenced tract, the northeast line of said 1.50 acre tract, and mostly along a chain link fence, to a ½" iron pipe found in the 363 contour line of Lake Limestone for the west corner of the referenced tract and the south corner of a called 140.41 acre tract described in a deed to Brazos River Authority in Volume 613, Page 236;

THENCE with the northwest lines of the referenced tract, the southeast lines of said 140.41 acre tract, and the 363 contour line, as follows:

NORTH 20°58'23" EAST 47.08 feet, to a 60d nail set, NORTH 21°40'02" EAST 63.99 feet, to a 60d nail set,

NORTH 21°31'22" EAST 63.06 feet, to a 60d nail set, NORTH 32°45'23" EAST 62.09 feet, to a 60d nail set,

NORTH 39°46'06" EAST 84.53 feet, to a 60d nail set, NORTH 39°19'59" EAST 57.86 feet, to a 60d nail set,

NORTH 48°39'47" EAST 77.42 feet, to a 60d nail set, NORTH 46°38'11" EAST 75.01 feet, to a 60d nail set,

NORTH 49°38'36" EAST 74.90 feet, to a 60d nail set, NORTH 63°17'27" EAST 71.35 feet, to a 60d nail set,

NORTH 58°35'35" EAST 81.22 feet, to a 60d nail set, NORTH 61°04'56" EAST 78.00 feet, to a 60d nail set,

NORTH 53°55'47" EAST 80.63 feet, to a 60d nail set, NORTH 44°35'40" EAST 73.29 feet, to a 60d nail set,

NORTH 42°08'46" EAST 84.78 feet, to a 60d nail set,

NORTH 31°15'14" EAST 72.34 feet, to a 1/2" iron rod (capped RPLS 4957) set,

NORTH 26°23'54" EAST 77.41 feet, to a 60d nail set, NORTH 19°06'57" EAST 80.33 feet, to a 60d nail set,

NORTH 12°53'44" EAST 69.05 feet, to a 60d nail set, NORTH 17°38'32" EAST 81.60 feet, to a 60d nail set,

NORTH 26°09'58" EAST 83.22 feet, to a 60d nail set, NORTH 27°27'22" EAST 75.55 feet, to a 60d nail set,

NORTH 40°00'06" EAST 63.97 feet, to a 60d nail set, and

NORTH 45°35'33" EAST 45.75 feet, to a capped ½" iron rod set for the north corner of the referenced tract and the west corner of a called 48.9722 acre tract described in a deed to LSLP Lake Limestone, LLC in Document Number 2022-0003543;

THENCE SOUTH 04°55'42" EAST, with the east line of the referenced tract and the west line of said 48.9722 acre tract, passing at 417.75 feet a capped ½" iron rod set for the northeast corner of a 0.550 acre easement shown hereon, and continuing with the east line of said easement and across a gravel road, a total distance of 477.75 feet, to a 3/8" iron rod found near a fence corner post for the south corner of said 48.9722 acre tract and the west corner of a called 142.810 acre tract described in a deed to Tuong Nguyen, et ux., in Volume 1276, Page 577,

THENCE SOUTH 05°55'53" EAST 248.93 feet (this is the basis of bearings per Document Number 2022-0003199), with the east lines of the referenced tract and said easement, the west line of said 142.810 acre tract, and along a wire fence, to a 3/8" iron rod found on the west side of County Road 882 for the southwestern corner of said 142.810 acre tract;

THENCE SOUTH 05°09'47" EAST, with the east lines of the referenced tract and said easement and along a wire fence on the west side of County Road 882, passing at 90.00 feet a capped ½" iron rod set for the southeast corner of said easement, and continuing a total distance of 153.01 feet, to an angle point in the east line of the referenced tract;

THENCE SOUTH 05°51'05" WEST 112.71 feet, with the east line of the referenced tract and along the west side of County Road 882, to a capped ½" iron rod set,

THENCE SOUTH 52°32'36" WEST 1068.44 feet, with the southeast line of the referenced tract and mostly along a wire fence on the northwest side of County Road 882, to the Point of Beginning, and containing 16.56 acres, more or less.

STATE OF TEXAS §

COUNTY OF _____ §

Know All Men By These Presents:

That we, Craig Champion, Justin Moore, and Ronald Podraza, managing members of 571 LCR, LLC, the owners of the herein described property and wishing to subdivide same, do hereby adopt this plat entitled East Lake Shores in Limestone County, Texas, as the legal subdivision of same and do hereby dedicate rights of way, easements, and land intended for public use forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the public and Limestone County, and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights of way or easements. The sale of subdivided tracts shown hereon shall be made subject to the restrictions and conditions recorded, if any, in the Limestone County, Texas, Real Property Records.

By: Craig Champion, Managing Member of 571 LCR, LLC

By: Justin Moore, Managing Member of 571 LCR, LLC

By: Ronald Podraza, Managing Member of 571 LCR, LLC

STATE OF TEXAS §

COUNTY OF _____ §

Know All Men By These Presents:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Craig Champion, Managing Member of 571 LCR, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____ 20____.

Notary Public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

Know All Men By These Presents:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin Moore, Managing Member of 571 LCR, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____ 20____.

Notary Public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

Know All Men By These Presents:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ronald Podraza, Managing Member of 571 LCR, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____ 20____.

Notary Public for the State of Texas

My Commission Expires: _____

Certificate of Compliance

I, Jerry Herin, Road Administrator for Limestone County, Texas, have reviewed the submitted Final Plat and other required submittals, and have determined that such is in compliance with the Order of Limestone County Commissioners Court Establishing Subdivision Regulations and Plat Requirements.

Jerry Herin, Road Administrator

Approved this the _____ day of _____ 20____, by the
Commissioners Court of Limestone County, Texas.

Kerrie Cobb, County Clerk

Richard Duncan, County Judge

STATE OF TEXAS §

COUNTY OF LIMESTONE §

Know All Men By These Presents:

I, Michael Peterson, certify that this survey represents the results of an on the ground survey made by me or under my supervision.

Michael Peterson, R.P.L.S. 6648

Date:

PRELIMINARY (NOT FOR RECORDING)

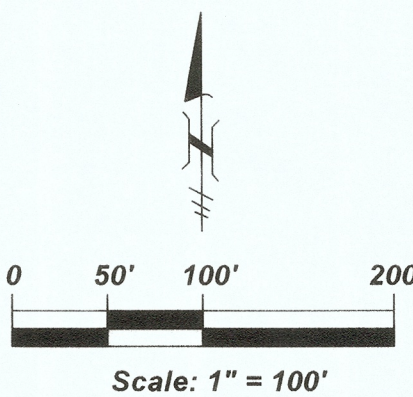
Legend	
● IRS	Set 1/2" Iron Rod (Capped "Goodwin Lasiter")
● 60DS	Set 60d Nail
○ IRF	Found Iron Rod
○ IPF	Found Iron Pipe
-x-x-x-x-	Wire Fence
-o-o-o-	Chainlink Fence
- - - - -	Adjoining Boundary (Approximate)
-	Building Line Setback/Utility Easement
- - - - -	Electric Line
○ PP	Power Pole
○ UP	Meter Pole
U.E.	Utility Easement
B.L.	Building Line Setback
typ	Typical
POB	Point of Beginning

On-Site Sewage Facility

Individual on-site sewage facility (OSSF) designs must be submitted for approval for each lot and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted by the Limestone County On-Site Sewage Facility Designated Representative on this the _____ day of _____, 20____.

Limestone County OSSF Designated Representative

By: _____



Job Number 645454

RAYMOND SURVEY & MAPPING
202 W. Brazos Street, Groesbeck, Texas 76842
mpeterson@glstexas.com 254-729-5750

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