

NOTES:
 1) FIELD WORK PERFORMED IN: MAY, 2025.
 2) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE, 4203, NORTH AMERICAN DATUM OF 1983 (NAD 83).
 3) VERTICAL DATUM: NAVD 88, GEOID 18. ESTABLISHED BY FIELD OBSERVED MEAN WATER LEVEL OF 363.58 ON MAY 8, 2025. ELEVATION PROVIDED BY WATER DATA FOR TEXAS FOUND AT: <https://waterdatafortexas.org/reservoirs/individual/limestone>. SITE VERTICAL CONFIRMED BY NGS/OPUS SOLUTION.
 4) PORTIONS OF THIS TRACT LIE WITHIN FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48293C0475C, PANEL 475 OF 625, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2011.
 5) EASEMENT TO FLOOD, OVERFLOW AND INUNDATE A PORTION OF THE SUBJECT TRACT, THAT BEING 6.6 ACRES AS DESCRIBED IN VOLUME 613, PAGE 279 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. THIS OVERFLOW EASEMENT IS SHOWN BY THE CONTOUR LINE OF 366' AND 370' AS FIELD OBSERVED ON JUNE 03, 2025, AND ARE MARKED ON THIS PLAT WITH HASHMARKS.
 6) THE ROADS WITHIN THIS SUBDIVISION WILL BE MAINTAINED BY THE EMERALD POINTE ROAD MAINTENANCE ASSOCIATION, INC. ("RMA"). MEMBERSHIP IN THE RMA IS REQUIRED FOR ALL PROPERTY OWNERS WITHIN THE SUBDIVISION. THE RMA WILL BE RESPONSIBLE FOR THE UPKEEP, REPAIR, AND MAINTENANCE OF THE SUBDIVISION'S ROADWAYS, AND ALL PROPERTY OWNERS WILL BE SUBJECT TO ANNUAL DUES OR ASSESSMENTS TO COVER THESE MAINTENANCE COSTS.
 7) LOTS WILL BE SERVED BY INDIVIDUAL WATER WELLS AND SEPTIC.
 8) INDIVIDUAL ON-SITE SEWAGE (OSSF) FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL, FOR EACH LOT, TO THE BRAZOS RIVER AUTHORITY AND BE BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS PRIOR TO OCCUPATION FOR RESIDENCE.
 9) NO LOT SHALL BE FURTHER SUBDIVIDED.
 10) 4,071 LINEAR FEET (L.F.) OF NEW ROADWAY WITHIN SUBDIVISION.
 11) 34 RESIDENTIAL LOTS.

STATE OF TEXAS {
 COUNTY OF LIMESTONE {

I 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.

Kyle L. Pressler
 7/14/2025
 REGISTERED PROFESSIONAL LAND SURVEYOR
 KYLE L. PRESSLER, R.P.L.S.
 R.P.L.S. NO. 6528 STATE OF TEXAS



FINAL PLAT OF EMERALD POINTE SUBDIVISION

A 48.448 ACRE TRACT OF LAND, LOCATED IN THE MANUEL CRECENCIO REJON SURVEY, ABSTRACT NO. 26, LIMESTONE COUNTY, TEXAS AND BEING A PORTION OF A CALLED 48.7922 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2022-0003543, AND BEING REDESCRIBED AS A 47.68 ACRE TRACT OF LAND IN AN UNRECORDED TITLE COMMITMENT (GF NO.: PRE-18CK) PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY AND ISSUED ON APRIL 25, 2025, ALL OF A CALLED 14.43 ACRE TRACT OF LAND AS DESCRIBED OF RECORDS IN DOCUMENT NO. 2023-0003539, AND ALL OF A CALLED 0.400 OF ONE ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2025-0002308, ALL OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS.

STATE OF TEXAS {
 COUNTY OF LIMESTONE {

I, LSLP LAKE LIMESTONE, LLC, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE CERTAIN 48.448 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF A CALLED 48.7922 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2022-0003543, AND BEING REDESCRIBED AS A 47.68 ACRE TRACT OF LAND IN AN UNRECORDED TITLE COMMITMENT (GF NO.: PRE-18CK) PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY AND ISSUED ON APRIL 25, 2025, ALL OF A CALLED 14.43 ACRE TRACT OF LAND AS DESCRIBED OF RECORDS IN DOCUMENT NO. 2023-0003539, AND ALL OF A CALLED 0.400 OF ONE ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2025-0002308, ALL OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS LIMESTONE COUNTY MAY DEEM APPROPRIATE.

AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN EMERALD POINTE SUBDIVISION TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21 DAY OF July, 2025.

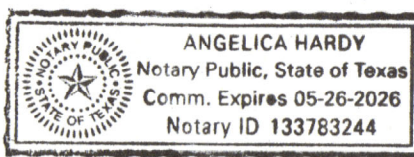
Dany Kobus
 AUTHORIZED AGENT

STATE OF TEXAS {
 COUNTY OF LIMESTONE {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LSLP LAKE LIMESTONE LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF July, 2025.

Angelica Hardy
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON: 5-26-2026



STATE OF TEXAS {
 COUNTY OF LIMESTONE {

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT TO BE PLACED ON PLAT:
 *APPROVED THIS THE 20th DAY OF July, 2025, BY THE COMMISSIONERS COURT OF LIMESTONE COUNTY, TEXAS.

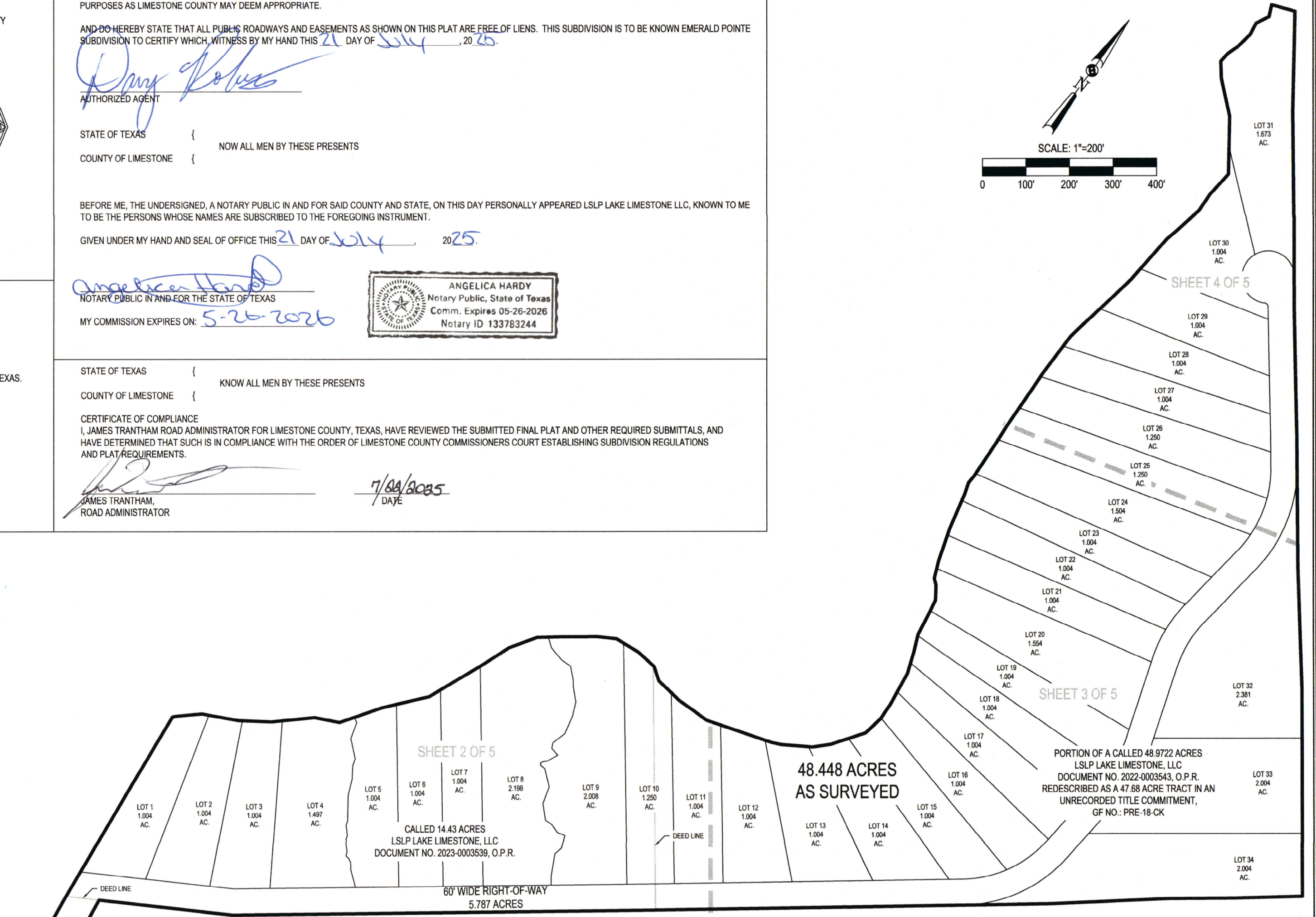
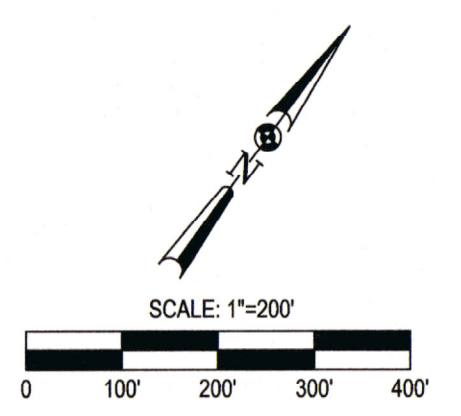
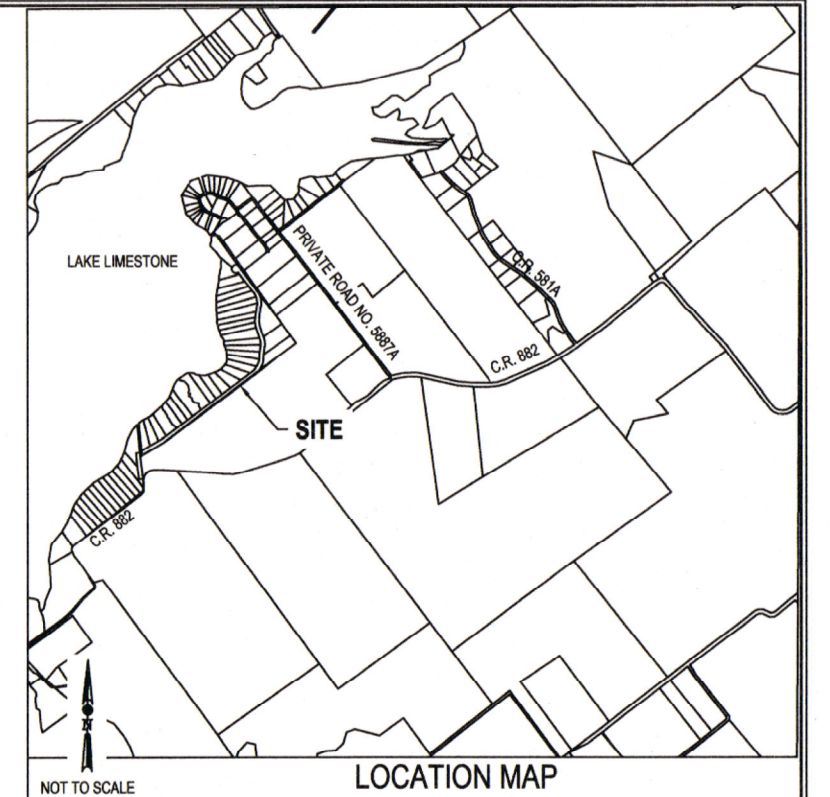
James Trantham
 COUNTY CLERK
 COUNTY JUDGE



STATE OF TEXAS {
 COUNTY OF LIMESTONE {

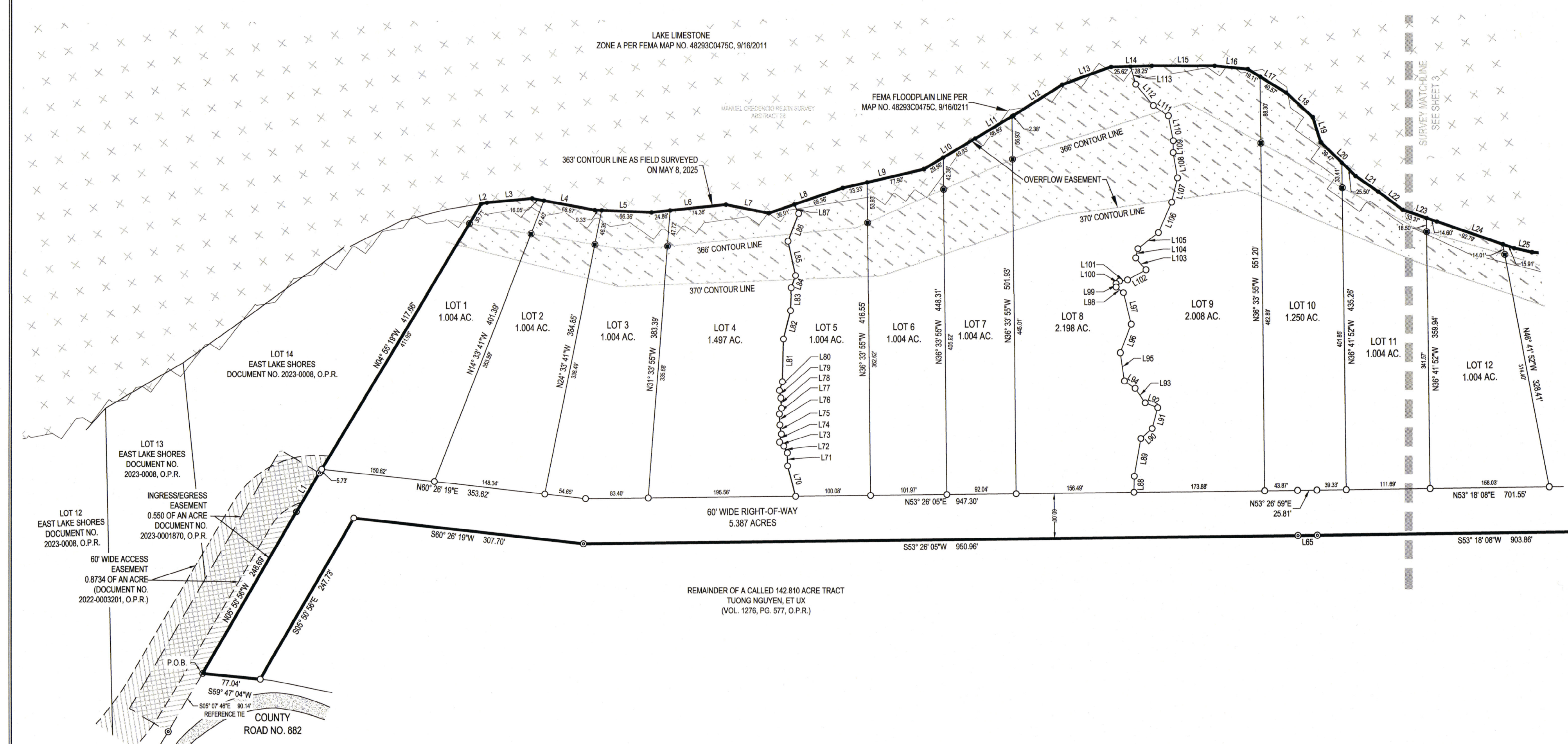
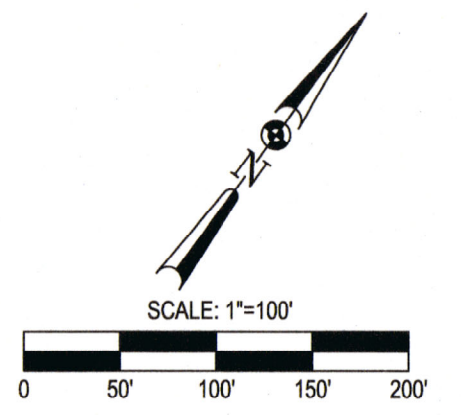
CERTIFICATE OF COMPLIANCE
 I, JAMES TRANTHAM ROAD ADMINISTRATOR FOR LIMESTONE COUNTY, TEXAS, HAVE REVIEWED THE SUBMITTED FINAL PLAT AND OTHER REQUIRED SUBMITTALS, AND HAVE DETERMINED THAT SUCH IS IN COMPLIANCE WITH THE ORDER OF LIMESTONE COUNTY COMMISSIONERS COURT ESTABLISHING SUBDIVISION REGULATIONS AND PLAT REQUIREMENTS.

James Trantham
 JAMES TRANTHAM,
 ROAD ADMINISTRATOR
 7/08/2025
 DATE

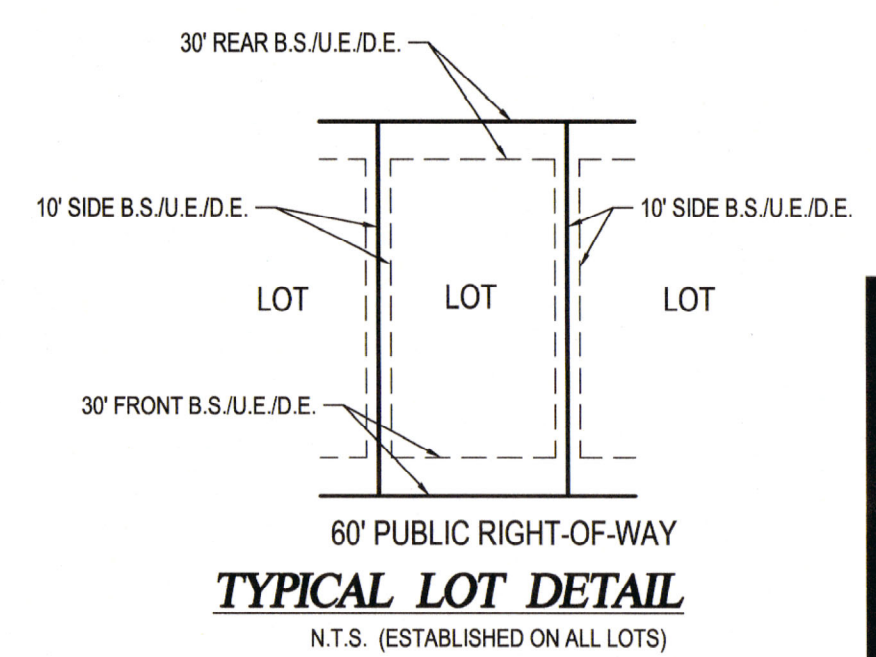


OWNER/DEVELOPER: LSLP LAKE LIMESTONE, LLC 665 SIMONDS ROAD WILLIAMSTOWN, MA 01096	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT/ENGINEER: WILLIAM H. ENGINEERING, LLC. MARCUS HORNER 405 N. WATER ST. BURNET, TX (512) 553-1555 MARCUS@WILLIAMHENGINEERING.COM	<p>DATE: JUNE 2025</p> <p>MHS JOB NO. - 22-4152</p> <p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>HEADQUARTERS 8 SPENCER ROAD SUITES 100 & 300 BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX: 830.249.0099</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: 512.868.2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000</p> <p>CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS</p>
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FINAL PLAT OF EMERALD POINTE SUBDIVISION

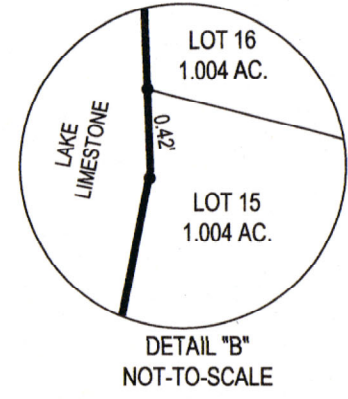
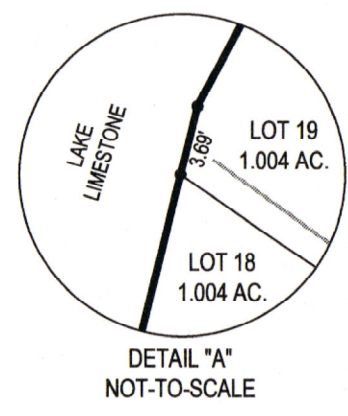
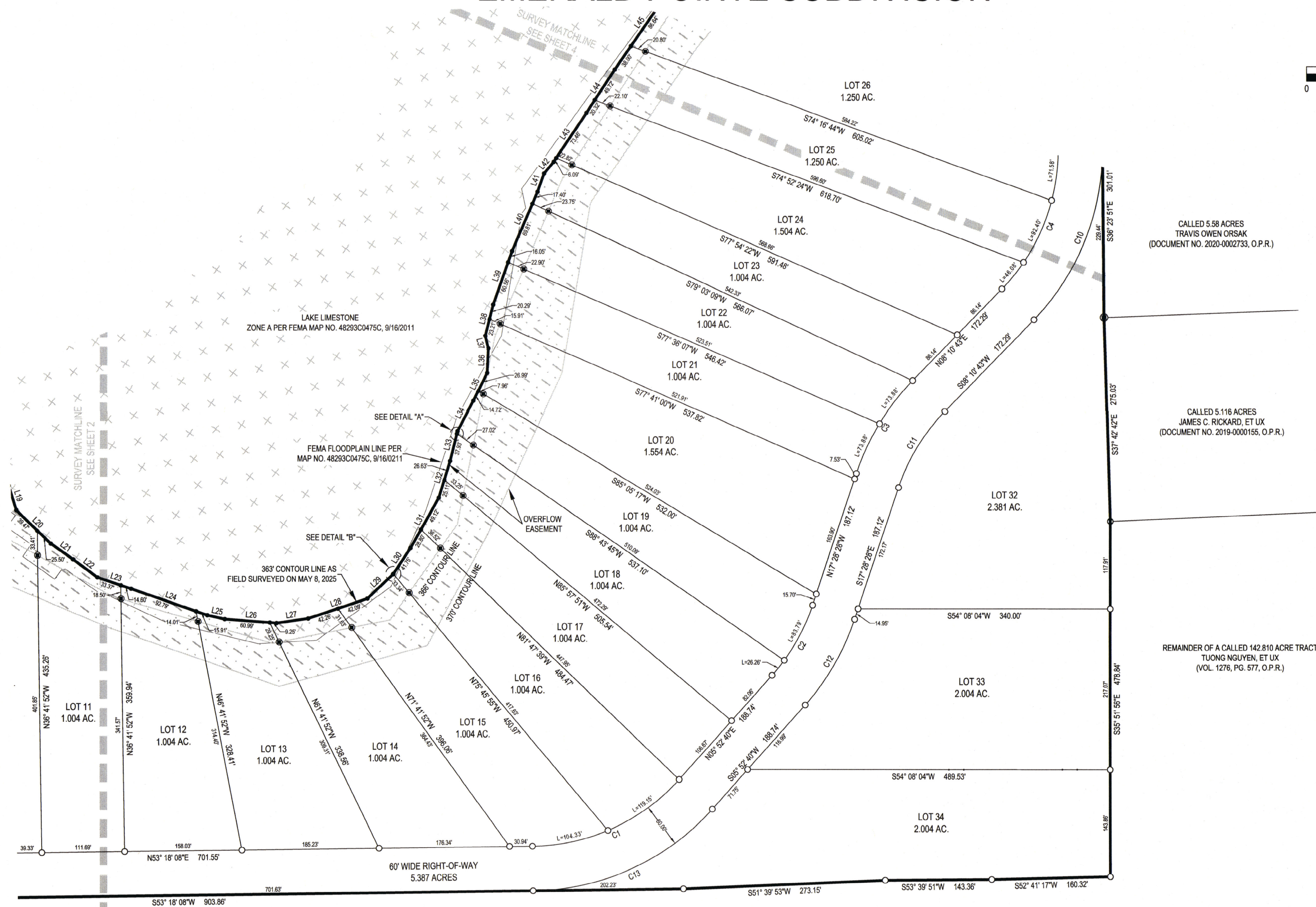
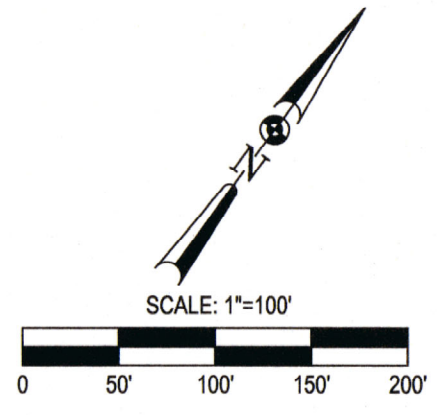


- LEGEND**
- POINT
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - ⊙ FOUND 1/2" IRON ROD WITH A YELLOW "COUNIN LASITER" PLASTIC CAP
 - ⊗ FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR REFERENCE
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - P.O.B. POINT OF BEGINNING
 - B.S. BUILDING SETBACK
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT



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FINAL PLAT OF EMERALD POINTE SUBDIVISION



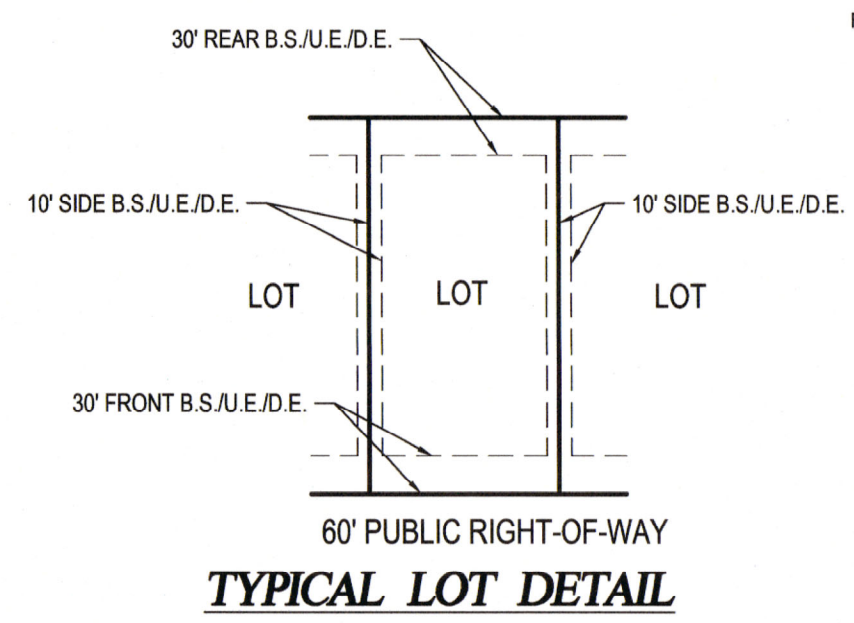
CALLED 5.58 ACRES
TRAVIS OWEN ORSAK
(DOCUMENT NO. 2020-0002733, O.P.R.)

CALLED 5.116 ACRES
JAMES C. RICKARD, ET UX
(DOCUMENT NO. 2019-0000155, O.P.R.)

REMAINDER OF A CALLED 142.810 ACRE TRACT
TUONG NGUYEN, ET UX
(VOL. 1276, PG. 577, O.P.R.)

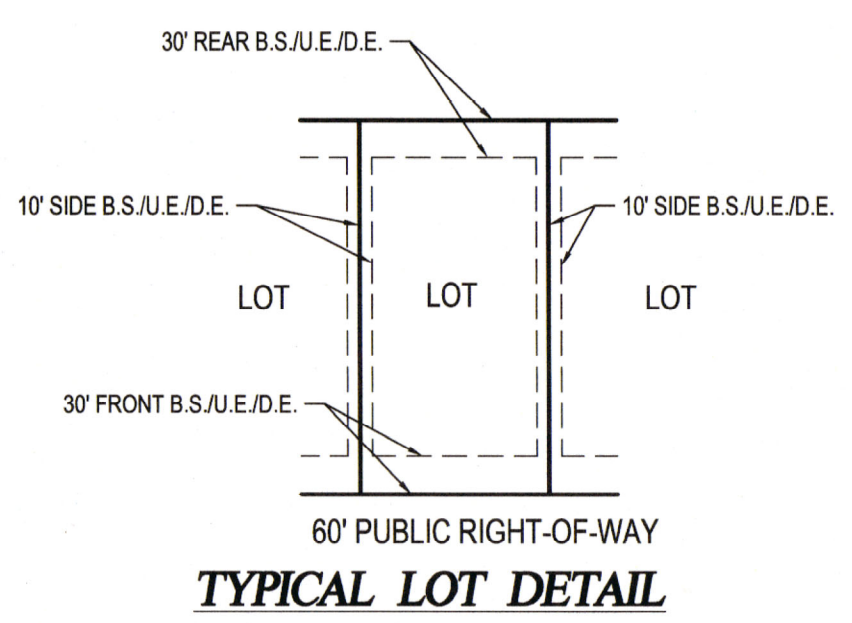
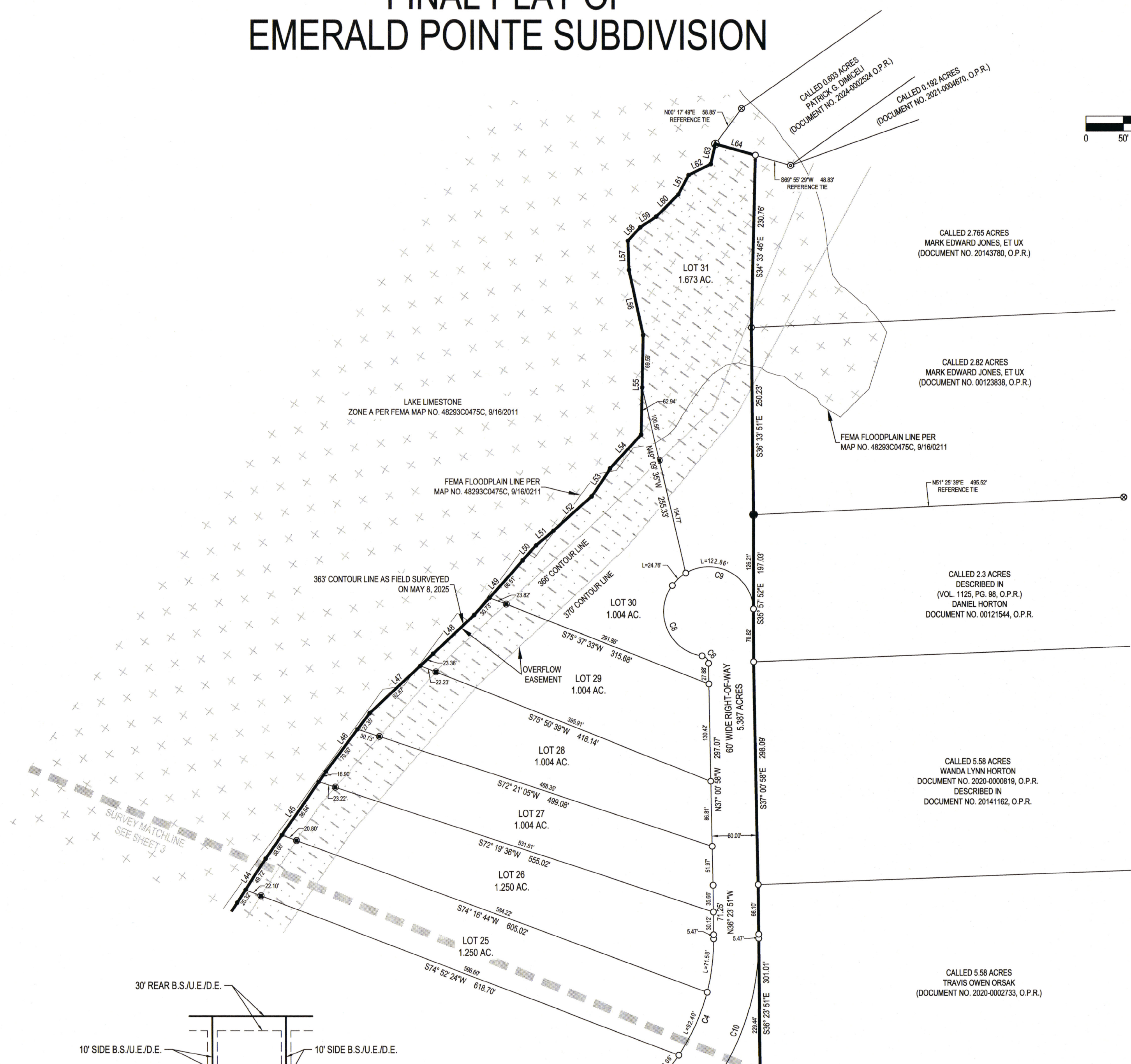
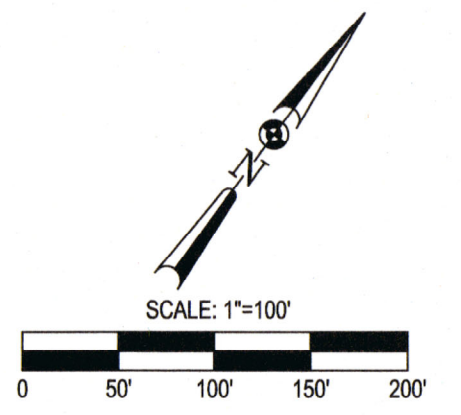
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FINAL PLAT OF EMERALD POINTE SUBDIVISION



- LEGEND**
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<p>SHEET 4 OF 5</p>				

FINAL PLAT OF EMERALD POINTE SUBDIVISION

FIELD NOTES FOR A 48.448 ACRE TRACT OF LAND

A 48.448 ACRE TRACT OF LAND, LOCATED IN THE MANUEL CREONCIO REJON SURVEY, ABSTRACT NO. 26, LIMESTONE COUNTY, TEXAS AND BEING A PORTION OF A CALLED 48.7025 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2022-000543, AND BEING REDESCRIBED AS A 47.88 ACRE TRACT OF LAND IN A TITLE COMMITMENT (GF NO. PRE-18CK) PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY AND ISSUED ON APRIL 25, 2025, ALL OF A CALLED 14.43 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2023-000539, AND ALL OF A CALLED 0.400 OF ONE ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2025-000290, ALL OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 48.448 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF LOT 14 OF THE EAST LAKE SHORES SUBDIVISION OF RECORD IN DOCUMENT NO. 2023-0008 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, IN THE EAST LINE OF A CALLED 0.550 OF ONE ACRE EASEMENT AGREEMENT FOR ACCESS AS DESCRIBED OF RECORD IN DOCUMENT NO. 2023-001870 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 0.400 OF ONE ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'COUDN LASTIER' FOR THE SOUTHEAST CORNER OF SAID LOT 14 AND SAID 0.550 OF ONE ACRE EASEMENT AGREEMENT FOR ACCESS, BEARS, S 05° 07' 40" E, A DISTANCE OF 90.14 FEET;

THENCE, N 05° 07' 40" E, WITH THE COMMON LINE BETWEEN SAID LOT 14 AND SAID 0.400 OF ONE ACRE TRACT, A DISTANCE OF 248.69 FEET TO A FOUND 1/2" IRON ROD FOR AN ANGLE IN THE EAST LINE OF SAID LOT 14, FOR THE NORTHWEST CORNER OF SAID 0.400 OF ONE ACRE TRACT, THE SOUTHWEST CORNER OF SAID 14.43 ACRE TRACT AND FOR AN ANGLE IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 14 AND SAID 14.43 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- N 05° 19' 00" W, A DISTANCE OF 69.09 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'COUDN LASTIER' FOR THE NORTHEAST CORNER OF SAID 0.550 OF ONE ACRE EASEMENT AGREEMENT FOR ACCESS, AND;
- N 04° 55' 19" W, A DISTANCE OF 47.88 FEET TO A POINT ON THE 363' CONTOUR LINE OF LAKE LIMESTONE, AT THE NORTHEAST CORNER OF SAID LOT 14, THE NORTHWEST CORNER OF SAID 14.43 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, ALONG THE 363' CONTOUR LINE OF LAKE LIMESTONE, THE FOLLOWING COURSES:

- N 42° 25' 16" E, A DISTANCE OF 7.63 FEET,
- N 45° 57' 30" E, A DISTANCE OF 60.72 FEET,
- N 64° 33' 01" E, A DISTANCE OF 84.91 FEET,
- N 56° 25' 20" E, A DISTANCE OF 75.69 FEET,
- N 48° 08' 31" E, A DISTANCE OF 99.21 FEET,
- N 65° 29' 09" E, A DISTANCE OF 57.80 FEET,
- N 35° 09' 44" E, A DISTANCE OF 104.36 FEET,
- N 41° 07' 38" E, A DISTANCE OF 111.23 FEET,
- N 23° 04' 09" E, A DISTANCE OF 79.81 FEET,
- N 23° 19' 35" E, A DISTANCE OF 59.07 FEET,
- N 21° 32' 33" E, A DISTANCE OF 76.95 FEET,
- N 34° 20' 42" E, A DISTANCE OF 69.01 FEET,
- N 52° 33' 41" E, A DISTANCE OF 53.87 FEET,
- N 54° 00' 55" E, A DISTANCE OF 83.63 FEET,
- N 60° 01' 44" E, A DISTANCE OF 44.31 FEET,
- N 05° 08' 03" E, A DISTANCE OF 59.88 FEET,
- S 83° 02' 21" E, A DISTANCE OF 48.63 FEET,
- S 53° 29' 56" E, A DISTANCE OF 34.81 FEET,
- S 81° 55' 11" E, A DISTANCE OF 64.98 FEET,
- N 88° 57' 05" E, A DISTANCE OF 36.83 FEET,
- S 89° 15' 23" E, A DISTANCE OF 40.60 FEET,
- N 72° 56' 16" E, A DISTANCE OF 47.87 FEET,
- N 73° 15' 04" E, A DISTANCE OF 108.60 FEET,
- N 66° 41' 17" E, A DISTANCE OF 34.14 FEET,
- N 58° 32' 38" E, A DISTANCE OF 70.24 FEET,
- N 45° 49' 59" E, A DISTANCE OF 43.14 FEET,
- N 35° 38' 06" E, A DISTANCE OF 84.36 FEET,
- N 10° 40' 38" E, A DISTANCE OF 47.98 FEET,
- N 02° 03' 27" W, A DISTANCE OF 42.17 FEET,
- N 05° 41' 15" W, A DISTANCE OF 77.82 FEET,
- N 18° 53' 13" W, A DISTANCE OF 51.74 FEET,
- N 22° 03' 57" W, A DISTANCE OF 41.62 FEET,
- N 07° 59' 06" W, A DISTANCE OF 46.36 FEET,
- N 09° 26' 47" W, A DISTANCE OF 41.71 FEET,
- N 33° 25' 55" W, A DISTANCE OF 33.30 FEET,
- N 49° 51' 45" W, A DISTANCE OF 17.35 FEET,
- N 01° 40' 36" W, A DISTANCE OF 43.50 FEET,
- N 18° 28' 31" W, A DISTANCE OF 76.60 FEET,
- N 12° 38' 50" W, A DISTANCE OF 87.20 FEET,
- N 16° 28' 44" W, A DISTANCE OF 28.72 FEET,
- N 03° 43' 24" E, A DISTANCE OF 20.20 FEET,
- N 02° 20' 45" W, A DISTANCE OF 79.55 FEET,
- N 02° 50' 05" W, A DISTANCE OF 70.04 FEET,
- N 01° 17' 04" W, A DISTANCE OF 141.54 FEET,
- N 05° 56' 59" E, A DISTANCE OF 97.86 FEET,
- N 10° 50' 39" E, A DISTANCE OF 116.03 FEET,
- N 10° 26' 07" E, A DISTANCE OF 75.75 FEET,
- N 05° 37' 33" E, A DISTANCE OF 87.23 FEET,

- N 05° 13' 42" E, A DISTANCE OF 27.90 FEET,
- N 13° 37' 05" E, A DISTANCE OF 30.54 FEET,
- N 12° 14' 33" E, A DISTANCE OF 68.34 FEET,
- N 01° 48' 25" W, A DISTANCE OF 45.03 FEET,
- N 06° 26' 38" E, A DISTANCE OF 61.77 FEET,
- N 34° 50' 08" W, A DISTANCE OF 132.53 FEET,
- N 48° 06' 10" W, A DISTANCE OF 89.32 FEET,
- N 37° 59' 24" W, A DISTANCE OF 39.10 FEET,
- N 06° 00' 54" E, A DISTANCE OF 24.87 FEET,
- N 20° 05' 02" E, A DISTANCE OF 25.82 FEET,
- N 09° 37' 07" E, A DISTANCE OF 41.62 FEET,
- N 08° 46' 49" W, A DISTANCE OF 29.80 FEET,
- N 27° 35' 54" E, A DISTANCE OF 33.21 FEET, AND
- N 22° 55' 56" W, A DISTANCE OF 27.21 FEET TO A FOUND WITNESS POST NEAR SAID 363' CONTOUR LINE OF LAKE LIMESTONE, FOR THE SOUTHWEST CORNER OF A CALLED 0.803 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2024-000294 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, FOR A NORTHERLY CORNER OF SAID 47.88 ACRE TRACT OF LAND AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD FOR A WESTERLY CORNER OF SAID 0.803 ACRE TRACT BEARS, N 00° 17' 46" E, A DISTANCE OF 58.85 FEET;

THENCE, N 05° 57' 20" E, DEPARTING SAID 363' CONTOUR LINE, WITH A COMMON LINE BETWEEN SAID 0.803 ACRE TRACT AND SAID 47.88 ACRE TRACT, A DISTANCE OF 53.33 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' AT A WESTERLY CORNER OF A CALLED 2.785 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20143780 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, FOR A NORTHERLY CORNER OF SAID 47.88 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF SAID 0.803 ACRE TRACT, THE SOUTHERLY CORNER OF A CALLED 0.192 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021-000470 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS AND A WESTERLY CORNER OF SAID 2.785 ACRE TRACT BEARS, N 09° 55' 29" E, A DISTANCE OF 48.53 FEET;

THENCE, S 34° 33' 46" E, ALONG THE COMMON LINE BETWEEN SAID 2.785 ACRE TRACT AND SAID 47.88 ACRE TRACT, A DISTANCE OF 238.76 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTH CORNER OF SAID 2.785 ACRE TRACT, THE WESTERLY CORNER OF A CALLED 2.82 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 00123838 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, AN ANGLE OF SAID 47.88 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, S 36° 33' 51" E, ALONG THE COMMON LINE BETWEEN SAID 2.82 ACRE TRACT AND SAID 47.88 ACRE TRACT, A DISTANCE OF 299.23 FEET TO A FOUND 800 NAIL AT THE SOUTHERLY CORNER OF SAID 2.82 ACRE TRACT, AT THE WESTERLY CORNER OF A CALLED 2.3 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1125, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, FOR AN ANGLE OF SAID 47.88 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD FOR THE NORTH CORNER OF SAID 2.3 ACRE TRACT BEARS, N 51° 25' 39" E, A DISTANCE OF 485.52 FEET;

THENCE, S 35° 37' 52" E, ALONG THE COMMON LINE BETWEEN SAID 2.3 ACRE TRACT AND SAID 47.88 ACRE TRACT, A DISTANCE OF 197.03 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' AT THE SOUTHERLY CORNER OF SAID 2.3 ACRE TRACT, THE WESTERLY CORNER OF A CALLED 5.58 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20141162 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS AND AN ANGLE OF THE TRACT DESCRIBED HEREIN;

THENCE, S 37° 07' 58" E, ALONG THE COMMON LINE BETWEEN SAID 5.58 ACRE TRACT AND SAID 47.88 ACRE TRACT, A DISTANCE OF 298.09 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' AT THE SOUTHERLY CORNER OF SAID 5.58 ACRE TRACT, THE WESTERLY CORNER OF ANOTHER CALLED 5.58 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2020-0002733 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, FOR AN ANGLE OF SAID 47.88 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, S 36° 23' 51" E, ALONG THE COMMON LINE BETWEEN SAID 5.58 ACRE TRACT AND SAID 47.88 ACRE TRACT, A DISTANCE OF 301.01 FEET TO A FOUND 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'POM' AT THE SOUTH CORNER OF SAID 5.58 ACRE TRACT, THE WESTERLY CORNER OF A CALLED 5.116 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2018-0001155 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, FOR AN ANGLE OF SAID 47.88 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, S 37° 42' 42" E, ALONG THE COMMON LINE BETWEEN SAID 5.116 ACRE TRACT AND SAID 47.88 ACRE TRACT, A DISTANCE OF 275.89 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTH CORNER OF SAID 5.116 ACRE TRACT, IN THE WESTERLY LINE OF THE REMAINING PORTION OF A CALLED 142.810 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1276, PAGE 577 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, FOR AN ANGLE OF SAID 47.88 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, ALONG THE COMMON LINE BETWEEN SAID 47.88 ACRE TRACT AND SAID 142.810 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- S 35° 51' 58" E, A DISTANCE OF 478.84 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR CORNER,

- S 52° 41' 17" W, A DISTANCE OF 160.32 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR ANGLE,
- S 53° 39' 51" W, A DISTANCE OF 143.36 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR ANGLE,
- S 51° 39' 59" W, A DISTANCE OF 273.15 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR ANGLE, AND
- S 53° 18' 08" W, A DISTANCE OF 803.86 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'COUDN LASTIER' FOR THE SOUTHEAST CORNER OF SAID 14.43 ACRE TRACT AND FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN;

THENCE, ALONG THE COMMON LINE BETWEEN SAID 14.43 ACRE TRACT AND SAID 142.810 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- S 53° 28' 59" W, A DISTANCE OF 25.88 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'COUDN LASTIER' FOR ANGLE,
- S 53° 26' 05" W, A DISTANCE OF 950.96 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'COUDN LASTIER' FOR ANGLE, AND
- S 60° 26' 19" W, A DISTANCE OF 307.70 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR THE NORTHEAST CORNER OF SAID 0.400 OF ONE ACRE TRACT AND FOR A SOUTHERLY INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, S 05° 50' 56" E, WITH THE EASTERLY LINE OF SAID 0.400 ACRE TRACT, A DISTANCE OF 247.73 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' IN THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 882 (NO RECORD FOUND), FOR THE SOUTHEAST CORNER OF SAID 0.400 ACRE TRACT AND FOR A SOUTHERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, S 09° 47' 04" W, WITH THE SOUTH LINE OF SAID 0.400 OF ONE ACRE TRACT AND THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 882, A DISTANCE OF 77.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.448 ACRES OF LAND SITUATED IN LIMESTONE COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4033, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT. FIELD WORK PERFORMED IN MAY, 2025.

1. THE 363' CONTOUR LINE OF LAKE LIMESTONE WAS FIELD SURVEYED ON MAY 8, 2025. VERTICAL DATUM: NAVD83. GRID: 18. ESTABLISHED BY FIELD OBSERVED MEAN WATER LEVEL OF 363.58 ON MAY 8, 2025. ELEVATION PROVIDED BY WATER DATA FOR TEXAS FOUND AT: https://waterdatafortexas.org/reservoirs/individuals/lake_limestone. SITE VERIFIED, CONFIRMED BY NGS/OPUS SOLUTION.

LINE	BEARING	DISTANCE
L1	N05° 19' 00"W	69.09
L2	N42° 25' 16"E	7.63
L3	N45° 57' 30"E	60.72
L4	N64° 33' 01"E	84.91
L5	N56° 25' 20"E	75.69
L6	N48° 08' 31"E	99.21
L7	N65° 29' 09"E	57.80
L8	N35° 09' 44"E	104.36
L9	N41° 07' 38"E	111.23
L10	N23° 04' 09"E	79.81
L11	N23° 19' 35"E	59.07
L12	N21° 32' 33"E	76.95
L13	N34° 20' 42"E	69.01
L14	N52° 33' 41"E	53.87
L15	N54° 00' 55"E	83.63
L16	N60° 01' 44"E	44.31
L17	N05° 08' 03"E	59.88
L18	S83° 02' 21"E	48.63
L19	S53° 29' 56"E	34.81
L20	S81° 55' 11"E	64.98

LINE	BEARING	DISTANCE
L21	N88° 57' 05"E	36.83
L22	S89° 15' 23"E	40.60
L23	N72° 56' 16"E	47.87
L24	N73° 15' 04"E	108.60
L25	N66° 41' 17"E	24.14
L26	N58° 32' 38"E	70.24
L27	N45° 49' 59"E	43.14
L28	N35° 38' 06"E	84.36
L29	N10° 40' 38"E	47.98
L30	N02° 03' 27"W	42.17
L31	N06° 41' 15"W	77.82
L32	N18° 53' 13"W	51.74
L33	N22° 03' 57"W	41.62
L34	N07° 59' 06"W	46.36
L35	N09° 26' 47"W	41.71
L36	N33° 25' 55"W	33.30
L37	N49° 51' 45"W	17.35
L38	N21° 40' 36"W	43.50
L39	N16° 28' 31"W	76.60
L40	N12° 38' 50"W	87.20

LINE	BEARING	DISTANCE
L41	N16° 28' 44"W	28.72
L42	N03° 43' 24"E	20.20
L43	N02° 20' 45"W	79.55
L44	N02° 50' 05"W	70.04
L45	N01° 17' 04"W	141.54
L46	N00° 56' 59"E	97.86
L47	N10° 50' 39"E	116.03
L48	N10° 26' 07"E	75.75
L49	N05° 37' 33"E	87.23
L50	N05° 13' 42"E	27.90
L51	N13° 37' 05"E	30.54
L52	N12° 14' 33"E	68.34
L53	N01° 48' 25"W	45.03
L54	N06° 26' 38"E	61.77
L55	N34° 50' 08"W	132.53
L56	N48° 06' 10"W	89.32
L57	N37° 59' 24"W	39.10
L58	N06° 00' 54"E	24.87
L59	N20° 05' 02"E	25.82
L60	N09° 37' 07"E	41.62

LINE	BEARING	DISTANCE
L61	N08° 05' 48"W	29.80
L62	N27° 35' 54"E	33.21
L63	N22° 55' 56"W	27.21
L64	N69° 55' 29"E	55.33
L65	S53° 26' 59"W	25.88
L70	S50° 49' 05"E	41.67
L71	S36° 38' 14"E	17.37
L72	S63° 49' 38"E	10.21
L73	S82° 44' 59"E	7.60
L74	S23° 48' 51"E	10.93
L75	S45° 11' 16"E	12.52
L76	S38° 29' 26"E	14.75
L77	S15° 19' 19"E	8.27
L78	S40° 19' 27"E	13.52
L79	S47° 07' 45"E	9.92
L80	S17° 33' 58"E	12.43
L81	S34° 38' 05"E	56.91
L82	S21° 54' 02"E	39.15
L83	S33° 38' 16"E	30.01
L84	S16° 18' 12"E	17.34

LINE	BEARING	DISTANCE
L85	S48° 29' 59"E	46.60
L86	S14° 57' 38"E	39.43
L87	S61° 08' 00"E	13.41
L88	S34° 29' 08"E	21.25
L89	S26° 15' 43"E	50.82
L90	S12° 39' 03"W	20.15
L91	S21° 11' 12"E	29.09
L92	N75° 27' 14"E	18.04
L93	S71° 06' 27"E	23.33
L94	N88° 33' 27"E	17.24
L95	S44° 03' 54"E	38.22
L96	S15° 02' 16"E	40.42
L97	S49° 40' 20"E	43.02
L98	S19° 39' 13"E	12.04
L99	S39° 10' 38"E	4.77
L100	S19° 36' 10"W	5.51
L101	S45° 03' 23"W	10.76
L102	S25° 22' 03"W	28.08
L103	S77° 35' 06"E	20.61
L104	S23° 14' 32"E	12.75

LINE	BEARING	DISTANCE
L105	S16° 05' 01"W	34.65
L106	S12° 11' 30"E	44.18
L107	S22° 43' 39"E	33.56
L108	S45° 40' 17"E	34.03
L109	S35° 45' 51"E	15.83
L110	S48° 55' 14"E	33.65
L111	N88° 35' 52"E	24.19
L112	S75° 14' 49"E	37.03
L113	S52° 11' 58"E	24.56

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	270.00	223.48	47°25'28"	N29° 35' 24"E	217.16
C2	270.00	110.04	23°21'08"	N05° 47' 54"W	109.29
C3	330.00	147.75	25°39'11"	N04° 38' 52"W	146.52
C4	270.00	210.06	44°34'34"	N14° 06' 34"W	204.80
C6	10.00	14.09	80°45'19"	N77° 23' 38"W	12.96
C8	60.00	123.32	117°46'17"	N58° 53' 09"W	102.74
C9	60.00	147.61	140°57'40"	N70° 19' 31"E	113.10
C10	330.00	256.74	44°34'34"	S14° 06' 34"E	250.31
C11	270.00	120.89	25°39'11"	S04° 38' 52"E	119.88
C12	330.00	134.50	23°21'08"	S05° 47' 54"E	133.57
C1					