

NOTES:
Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.

This survey was prepared without a title commitment. There may be easements affecting this property that are not shown.

The 0.09 acre water well tract to be shared with Lot 1 and Lot 2.

All tracts will have access to FM 3371 by the 50' access easement shown.

Calls Along 363 Contour Line

LINE	BEARING	DISTANCE
L1	N 78°33'57" W	64.10
L2	N 71°10'43" W	36.09
L3	N 71°03'11" W	64.55
L4	N 70°25'28" W	35.45
L5	N 69°35'54" W	171.82
L6	N 57°03'44" W	37.49
L7	N 57°03'44" W	52.86
L8	N 30°54'33" W	16.81
L9	N 38°21'11" W	70.62
L10	N 36°00'45" W	18.78
L11	N 00°11'14" W	31.12
L12	N 02°13'46" E	28.73
L13	N 11°58'15" E	18.19
L14	N 20°57'30" E	93.72
L15	N 16°00'16" E	144.22
L16	N 44°24'05" E	134.96
L17	N 29°31'55" W	52.48
L18	N 65°10'14" W	37.32
L19	S 60°56'22" W	32.58
L20	N 17°40'47" E	132.32
L21	N 54°56'29" E	50.00
L22	S 36°16'20" E	25.36
L23	S 36°16'20" E	25.00

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF HARRIS

I, Sharron Lynn Sims owner and developer of the land shown on this plat, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements, rights of way, and public places hereon shown for the purposes identified.

Owner

THE STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Sharron Lynn Sims, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public,
Harris County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, Angela Kay Sims, owner and developer of the land shown on this plat, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements, rights of way, and public places hereon shown for the purposes identified.

Owner

THE STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me, the undersigned authority, on this day personally appeared Angela Kay Sims, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public,
Indian River County, Florida

Harvey Dean King, Jr.
Called 86.3 Acres
888/676
Second Tract
Ref. 408/147

Brazos River Authority
Called 105.85 Acres
635/652

LAKE LIMESTONE

JUAN L. CHAVERT SURVEY
A - 4

Limestone County Park No. 3
County of Limestone, Texas
Called 19.8 Acres
832/511

CERTIFICATE OF APPROVAL BY LIMESTONE COUNTY

STATE OF TEXAS
COUNTY OF LIMESTONE

Approved the _____ day of _____, 2018, by the Road Administrator of Limestone County, Texas.

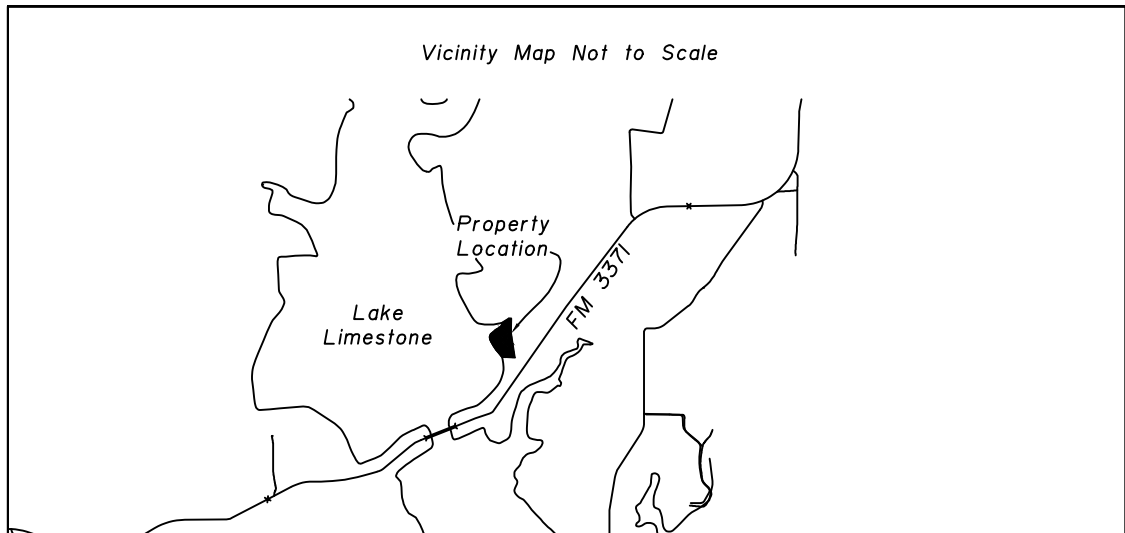
Jerry Herin, Road Administrator

CERTIFICATE OF APPROVAL BY LIMESTONE COUNTY

STATE OF TEXAS
COUNTY OF LIMESTONE

Approved the _____ day of _____, 2018, by the Commissioners Court of Limestone County, Texas.

County Judge



LEGEND:
-O- Power Pole
-X- Wire Fence
-E- Electric Line
● Set 1/2" Iron Rod Capped "Isbell 6117"

0' 200' 400'
SCALE: 1" = 200'

FIELD NOTES
7.44 ACRES

All that certain lot, tract or parcel of land being 7.44 acres in the J. L. CHAVERT SURVEY, Abstract No. 4, Limestone County, Texas, and being a part of the Called 70.4 acre tract described as Third Tract in the deed from Robert R. Sims to Lyndell Sims of record in Volume 668, Page 434, of the Real Property Records of Limestone County, Texas, and being the same tract as conveyed to Sharron Lynn Sims and Angela Kay Sims in Case No. 8256, of the Probate Records of Limestone County, Texas, said 7.44 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod Capped "Isbell 6117" set in the southeast line of the Called 70.4 acre tract for the most easterly corner, said corner being in the northwest line of the County of Limestone Called 19.8 acre tract in Volume 832, Page 511, a 5" Metal Fence Corner Post found for the occupied east corner of the Called 70.4 acre tract bears N 52°45'31" E a distance of 905.09 feet;
THENCE S 52°45'31" W, along the occupied southeast line of the Called 70.4 acre tract for a distance of 333.95 feet to a point on the 363-foot contour for the south corner, a 1/2" Iron Rod Capped "Isbell 6117" set for reference bears N 52°45'31" E a distance of 50.93 feet;

THENCE along the 363-foot contour for the following calls:

N 78°33'57" W, for a distance of 64.10 feet to a point for corner;
N 71°10'43" W, for a distance of 36.09 feet to a point for corner;
N 71°03'11" W, for a distance of 64.55 feet to a point for corner;
N 70°25'28" W, for a distance of 35.45 feet to a point for corner;
N 69°35'54" W, for a distance of 171.82 feet to a point for corner;
N 57°03'44" W, for a distance of 37.49 feet to a point for corner;
N 57°03'44" W, for a distance of 52.86 feet to a point for corner;
N 30°54'33" W, for a distance of 16.81 feet to a point for corner;
N 38°21'11" W, for a distance of 70.62 feet to a point for corner;
N 36°00'45" W, for a distance of 18.78 feet to a point for corner;
N 00°11'14" W, for a distance of 31.12 feet to a point for corner;
N 02°13'46" E, for a distance of 28.73 feet to a point for corner;
N 11°58'15" E, for a distance of 18.19 feet to a point for corner;
N 20°57'30" E, for a distance of 93.72 feet to a point for corner;
N 16°00'16" E, for a distance of 144.22 feet to a point for corner;
N 44°24'05" E, for a distance of 134.96 feet to a point for corner;
N 29°31'55" W, for a distance of 52.48 feet to a point for corner;
N 65°10'14" W, for a distance of 37.32 feet to a point for corner;
S 60°56'22" W, for a distance of 32.58 feet to a 1/2" Iron Rod Capped "Isbell 6117" set in the southeast line of Lot 10, being a part of 13.13 acres subdivision;
THENCE N 17°40'47" E, along the southeast line of said Lot 10 for a distance of 132.29 feet to a 1/2" Iron Pipe found for corner;
THENCE N 54°56'29" E, across a gravel road for a distance of 50.00 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for the most northerly corner;
THENCE S 36°16'20" E, for a distance of 285.67 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for corner;
THENCE N 46°25'47" E, for a distance of 72.96 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for corner;
THENCE S 43°34'31" E, for a distance of 50.01 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for corner;
THENCE S 46°28'23" W, for a distance of 79.36 feet to a 1/2" Iron Rod Capped "Isbell 6117" set for corner;
THENCE S 46°05'59" E, for a distance of 546.10 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 7.44 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF LIMESTONE

I, Peggy Beck, County Clerk, in and for said County, do hereby certify that this plat

together with its certificates of authentication was filed for record in my office the

_____ day of _____, 2018.

County Clerk Limestone County, Texas

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS
COUNTY OF LEON

I, Shane A. Isbell, Registered Professional Land Surveyor, No. 6117, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property.

Shane A. Isbell
Registered Professional Land Surveyor No. 6117



FINAL PLAT
LAKE VIEW ESTATES
7.44 ACRES
J. L. CHAVERT SURVEY, A - 4
LIMESTONE COUNTY, TEXAS
AUGUST 1, 2018

PREPARED BY:
ISBELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 903-536-7396
FIRM REGISTRATION NO. 10192000