

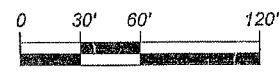
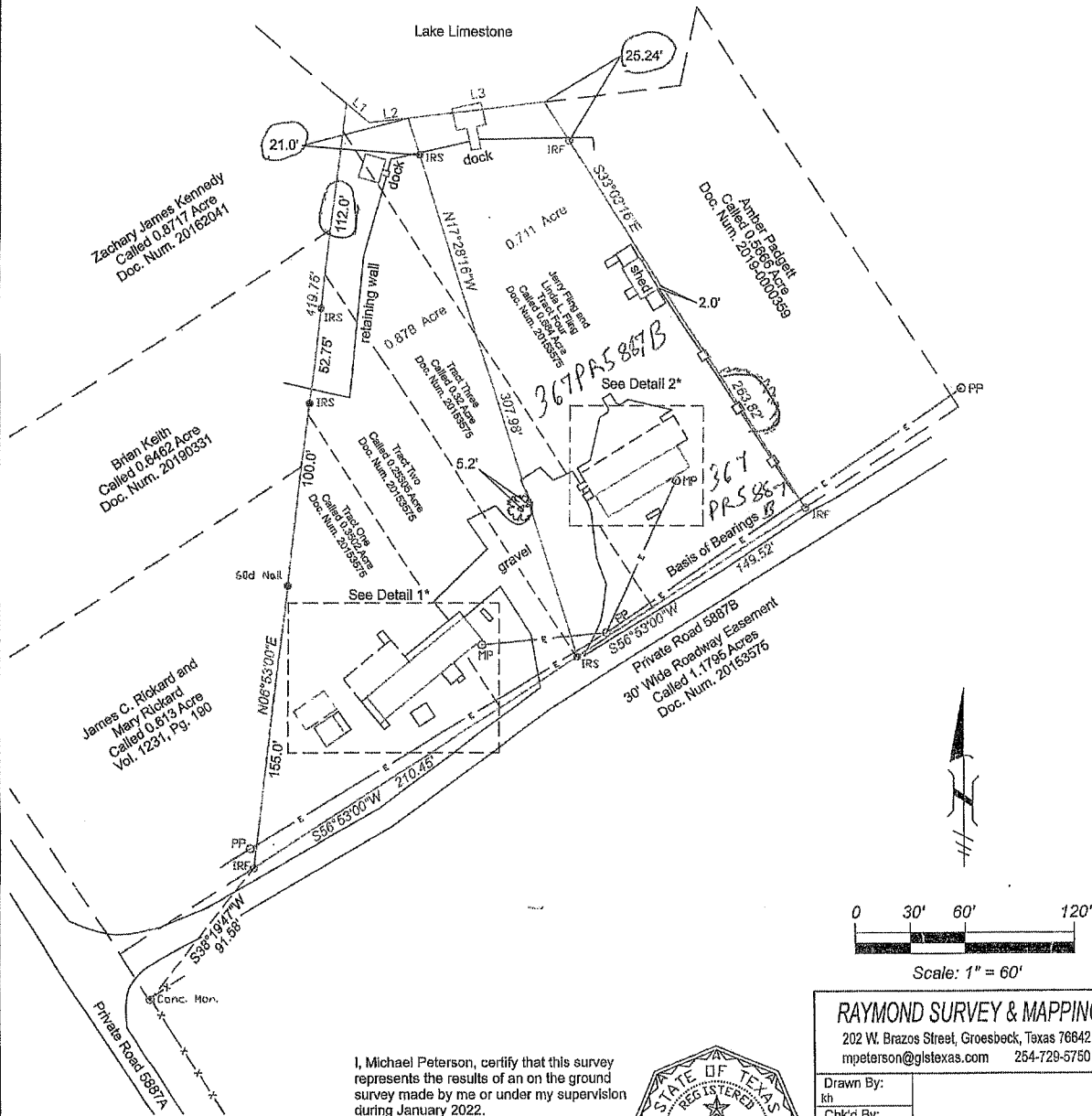
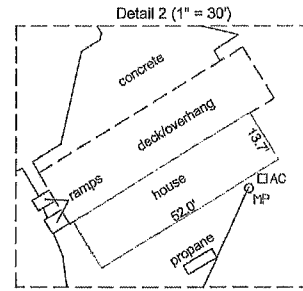
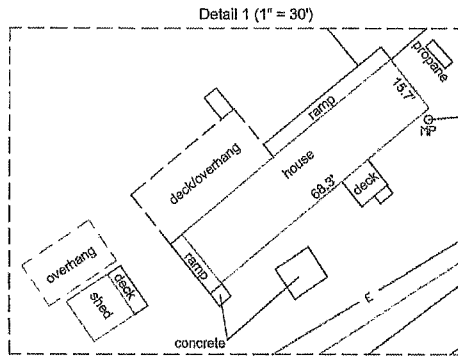
Bishop's Landing
M.C. Rejon Survey, A-26
Limestone County, Texas

Legend

- IRS Set 1/2" Iron Rod (Capped "RPLS 4957")
- 60d Nail Set 60d Nail
- IRF Found Iron Rod
- Conc. Mon. Found Concrete Monument
- Wood Fence
- Electric Line
- PP Power Pole
- MP Meter Pole
- AC Air Conditioner
- 24" Oak Tree

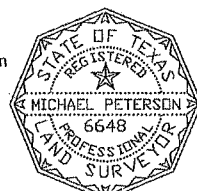
Line Table

Line	Bearing	Distance
L1	S49°40'14"E	16.30'
L2	N83°01'14"E	21.22'
L3	N83°01'14"E	74.35'



I, Michael Peterson, certify that this survey represents the results of an on the ground survey made by me or under my supervision during January 2022.

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



RAYMOND SURVEY & MAPPING
202 W. Brazos Street, Groesbeck, Texas 76642
mpeterson@glstexas.com 254-729-5750

Drawn By: kh	Survey Plat of a 0.878 Acre and a 0.711 Acre Tract in the Bishop's Landing Subdivision, M.C. Rejon Survey, A-26, Limestone County, Texas.
Chk'd By: mp	
Date: 02/02/2022	
Job No. 648280/21-9387	
Client Jerry & Linda Fling	

The division of property by metes & bounds does not Conform to Local Government Code Chapter 212 & 232

See attached fieldnotes

Title information was not provided at the time of survey

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TRP&S FIRM 10110802

Fieldnote Description to 0.711 Acre
M.C. Rejon Survey, A-26
Limestone County, Texas

Fieldnotes to that certain lot, tract or parcel of land situated in the M.C. Rejon Survey, A-26, Limestone County, Texas, being 0.711 acre, more or less, and being part of a called 0.32 acre tract, Tract Three, and part of a called 0.664 acre tract, Tract Four, described in a deed to Jerry Fling and Linda L. Fling in Document Number 20153575 of the Deed Records of Limestone County, Texas, to which references are hereby made for any and all purposes. Said tract described as follows, to wit:

COMMENCING at a ½" iron rod (capped DW Free 4010) found in the northwest right-of-way of Private Road 5887B and the northwest line of called 1.1795 acre road easement described in the aforesaid Document Number 20153575 for the south corner of that Tract One described in the aforesaid Document Number 20153575, the south corner of a 0.878 acre tract described this same day, and the southeastern corner of a called 0.613 acre tract described in a deed to James C. Rickard and Mary Rickard in Volume 1231, Page 190. From said point, a 4" by 4" concrete monument found for the south corner of said 1.1795 acre road easement and in the northeast right-of-way of Private Road 5887A bears S38°19'47"W 91.58 feet;

THENCE NORTH 56°53'00" EAST 210.45 feet, with the southeast lines of the referenced Tract One, Tract Two, and Tract Three, the southeast line of said 0.878 acre tract, the northwest right-of-way of Private Road 5887B, and the northwest line of said 1.1795 acre road easement, to a ½" iron rod (capped RPLS 4957) set in a shared gravel driveway for the southeastern corner of said 0.878 acre tract, the southwestern corner of this, and the POINT OF BEGINNING;

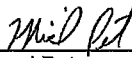
THENCE NORTH 17°28'16" WEST 307.98 feet, across the referenced Tract Three and Tract Four and with the eastern line of said 0.878 acre tract, to a point in the northern line of the referenced Tract Four and the acclaimed 363 foot contour of Lake Limestone for this northwestern corner and the northeast corner of said 0.878 acre tract. From said point, a capped ½" iron rod set for reference on the southern side of a retaining wall bears S17°28'16"E 21 feet;

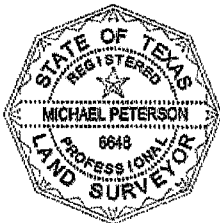
THENCE NORTH 83°01'14" EAST 74.35 feet, with the northern line of the referenced Tract Four and the acclaimed 363 foot contour of Lake Limestone, to a point for the northeast corner of the referenced Tract Four and the west corner of a called 0.5666 acre tract described in a deed to Amber Padgett in Document Number 2019-0000359. From said point, a ½" iron rod found for reference on the southern side of said retaining wall bears S33°03'16"E 25.24 feet;

THENCE SOUTH 33°03'16" EAST 263.82 feet, with the common line of the referenced Tract Four and said 0.5666 acre tract, and partly along a wood fence, to a 5/8" iron rod found for the east corner of the referenced Tract Four in the northwest right-of-way of Private Road 5887B and the northwest line of the aforesaid 1.1795 acre road easement;

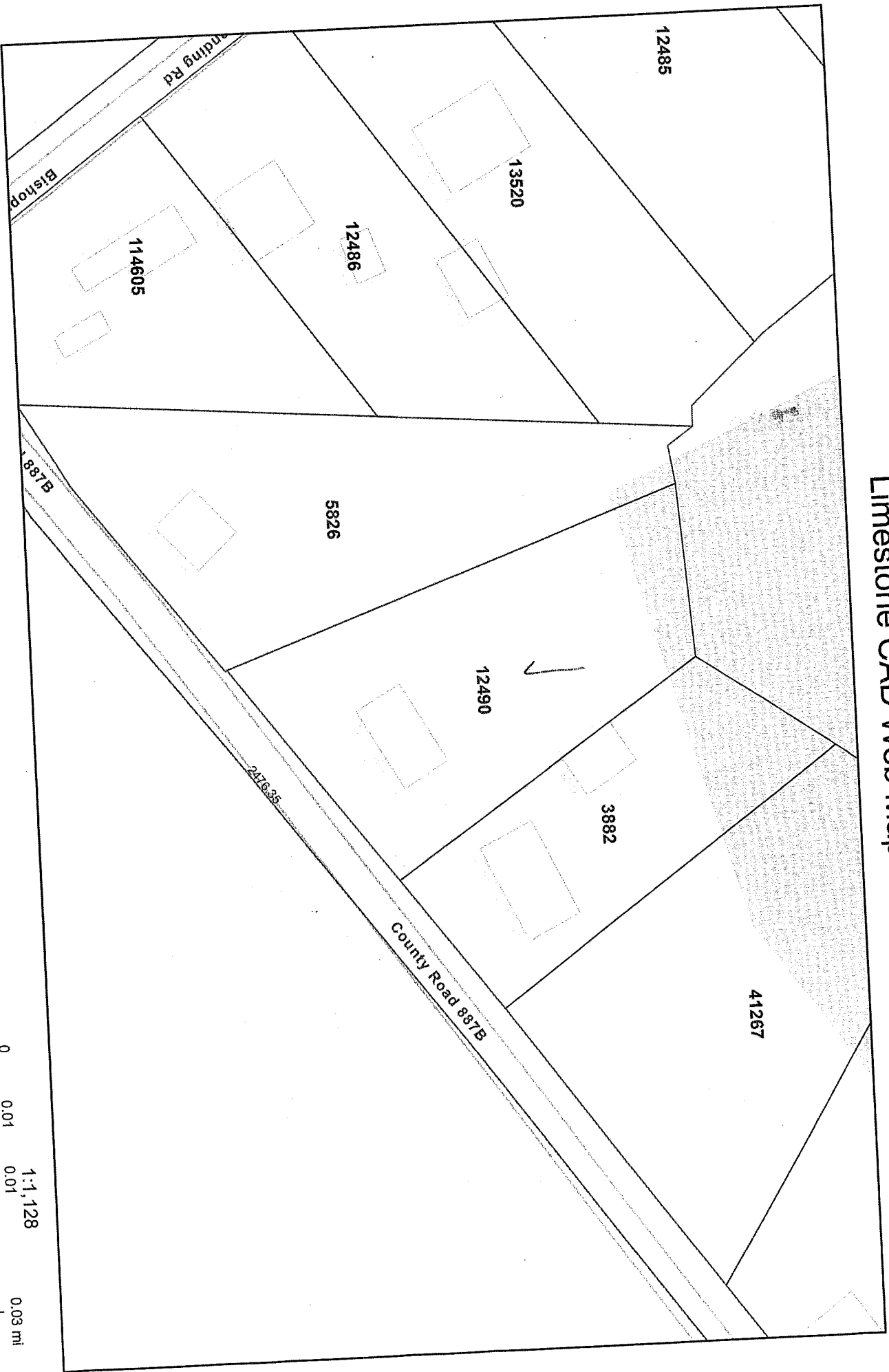
THENCE SOUTH 56°53'00" WEST 149.52 feet (this is the basis of bearings per Document Number 20153575), with the southeast lines of the referenced Tract Four and Tract Three, the northwest right-of-way of Private Road 5887B, and the northwest line of said 1.1795 acre road easement, to the Point of Beginning, and containing 0.711 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.


Michael Peterson, R.P.L.S. 6648
Raymond Survey & Mapping
TBPELS Firm License No. 10110902
February 2, 2022

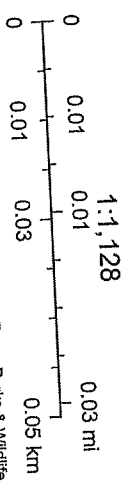


Limestone CAD Web Map



1/30/2024, 11:42:38 AM

- Parcels
- Abstracts
- Lot Lines



Limestone County Appraisal District, BIS Consulting - www.bisconsulting.com
 East Community Maps Contributors: Baylor University, Texas Parks & Wildlife,
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Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.