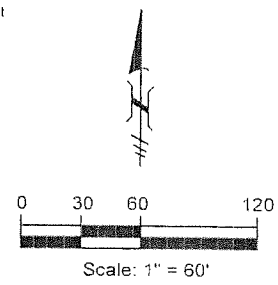


Legend

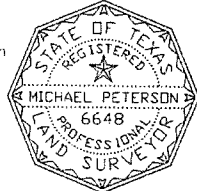
• IRP	Set 1/2" Iron Rod (Capped RPLS 4957)
○ IRF	Found Iron Rod
○ T Bar	Found T Bar
○	Point
—	Electric Line
○ XP	Transformer Pole
○ PP	Power Pole
—	Guy Wire
□ AC	Air Conditioner
□ ICV	Irrigation Control Valve
□ MP	Meter Pole
□ WM	Water Meter
R=	Record Measurement
POB	Point of Beginning



James R. Rejon
6-1-2020

I, Michael Peterson, certify that this survey represents the results of an on the ground survey made by me or under my supervision during May 2020.

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



The division of property by metes & bounds does not Govern to Local Government Code Chapter 212 & 213

RAYMOND SURVEY & MAPPING
202 W Brazos Street, Groesbeck, Texas 76842
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Drawn By: RC	Survey Plat of a 1.59 Acre Tract, also known as Lots 1 Through 3 of Lago Vista Estates, M.C. Rejon Survey, A-26, Limestone County, Texas.
Chk'd By: MP	
Date: 06-7-2020	
Job No 643856-20-9005	
Client Steve Rezac	

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TSP, S.P.L.S. 1288102

See attached footnotes. The information was not provided at the time of survey.

Fieldnote Description to 1.59 Acres
M.C. Rejon Survey, A-26
Limestone County, Texas

Fieldnotes to that certain tract or parcel of land situated in the M.C. Rejon Survey, A-26, Limestone County, Texas, being 1.59 acres, more or less, and being all of that called 0.772 acre tract, all of that called 0.404 acre tract, and all of that called 0.417 acre tract described in a deed to Nasser Steven Rezaie, et ux., in Volume 898, Page 326, of the Deed Records of Limestone County, Texas, and further being all of Lots 1, 2, and 3 of Lago Vista Estates, to which references are hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a T bar found in the southwest right-of-way of Private Road 5883 (50 foot wide right-of-way) for the north corner of the referenced 0.417 acre tract and the referenced Lot 3, and the east corner of Lot 4 of Lago Vista Estates and a called 0.381 acre tract described in a deed to Dale & Ninah Boyer in Volume 829, Page 312. From said point, a T bar found for the north corner of a called 0.352 acre tract described in the aforesaid 829, Page 312 bears N33°17'27"W 132.16 feet (combined record call is 132.00 feet);

THENCE SOUTH 33°19'15" EAST 288.11 feet (this is the basis of bearings per Volume 898, Page 326 – combined record call is 288.00 feet), with the northeast lines of the referenced tracts and the southwest right-of-way of Private Road 5883, to a T-bar found for the east corner of the referenced 0.772 acre tract (ownership information unknown for the tract to the southeast);

THENCE with the southeastern lines of the referenced 0.772 acre tract and the referenced Lot 1, as follows:

SOUTH 56°28'02" WEST 127.05 feet (record call is S56°27'30"W 127.24 feet), to a ½" iron rod (white cap) found for bend,


SOUTH 56°24'36" WEST 63.41 feet (record call is S55°27'00"W 63.18 feet), to a ½" iron rod (white cap) found for bend, and

SOUTH 56°25'30" WEST 34.43 feet (record call is S56°25'30"W 34.50 feet), to a point for the south corner of the referenced tract in the acclaimed 363 foot contour of Lake Limestone. From said point, a bulkhead corner bears N20°E 2.1 feet;

THENCE NORTH 39°33'00" WEST 290.75 feet (combined record call is N39°33'00"W 290.62 feet), with the southwest lines of the referenced tracts, the acclaimed 363 foot contour of Lake Limestone, and along, and southwest of, an existing bulkhead, to a point for the west corner of the referenced 0.417 acre tract and the south corner of the aforesaid 0.381 acre tract. From said point, a bulkhead corner bears N70°E 1.5 feet, and a ½" iron rod (capped RPLS 4957) set for reference bears N56°40'45"E 30 feet;

THENCE NORTH 56°40'45" EAST 256.43 feet (record call is N56°40'45"E 256.43 feet), with the northwest lines of the referenced 0.417 acre tract and the referenced Lot 3, and the southeast line of said 0.381 acre tract and Lot 4 of Lago Vista Estates, to the Point of Beginning, and containing 1.59 acres, 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
TBPLS Firm License No. 10110902
May 7, 2020

