

DEVELOPER'S STATEMENT:

KNOW ALL MEN BY THESE PRESENT, that Lakeland Ranch, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 11601 W. HWY 290, Austin, Texas 78737 and is owner/subdivider/developer of 25.193 acres of land out of the Augustin Viesca Survey, Abstract No. 78, in Polk County, Texas, as conveyed to it by deed dated March 28, 2024 and recorded in Volume 2532, Page 760 of the Real Property Records of Polk County, Texas, DOES HEREBY SUBDIVIDE 25.193 acres of land out of said Survey, to be known as The Shores at Lake Livingston, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the dedicated right-of-way for Old Post Oak road and the utility easements shown hereon. Angler CT, Lake Cove CT, Shores CT and all drainage easements shown hereon shall remain private.

IN WITNESS WHEREOF the said Lakeland Ranch, LLC has caused these present to be executed by its Managing Member, thereunto duly authorized, this the day of _____, A.D., 2024.

By: _____
Gates Walcott, Managing Member

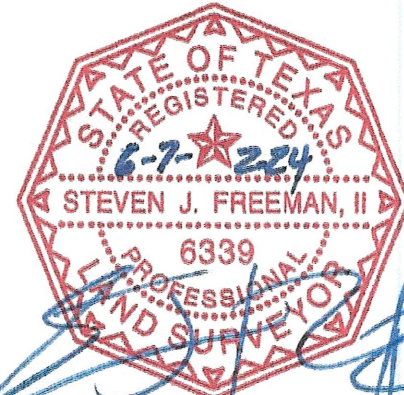
BEFORE ME, the undersigned authority, on this day personally appeared Gates Walcott, Managing Member of Lakeland Ranch, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

Having SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for _____ County, Texas ON THIS the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.



Steven J. Freeman, II
Registered Professional Land Surveyor
State of Texas No. 6339

CERTIFICATE OF ENGINEER:

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Engineer in the State of Texas, do hereby certify that this Plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

Registered Professional Engineer
License No. _____ THE STATE OF TEXAS

Seal:

Legend

- 1/2" Iron Rod Found Unless Otherwise Noted
- 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
- 1/2" Iron Rod Set With Orange Cap Stamped "Freeman Surveying"
- ⊕ 4"x4" Concrete Monument Found
- Floorage Easement (Volume 273, Page 584)
- U.E. Utility Easement
- - - D.E. Drainage Easement

OWNER
Lakeland Ranch, LLC
11601 W. Hwy 290
Austin, Texas 78737

SURVEYOR
Freeman Surveying & Mapping, LLC
T.B.P.E.L.S. Firm No. 10194523
10763 C.R. 127, Ste. D
Flint, Texas 75762
T.B.P.E.L.S. FIRM NO. 10194523

ENGINEER
Benchmark Design Group, LLC
2026 Republic Dr., Ste. B
Tyler, Texas 75701
T.B.P.E.L.S. FIRM NO. F-7814

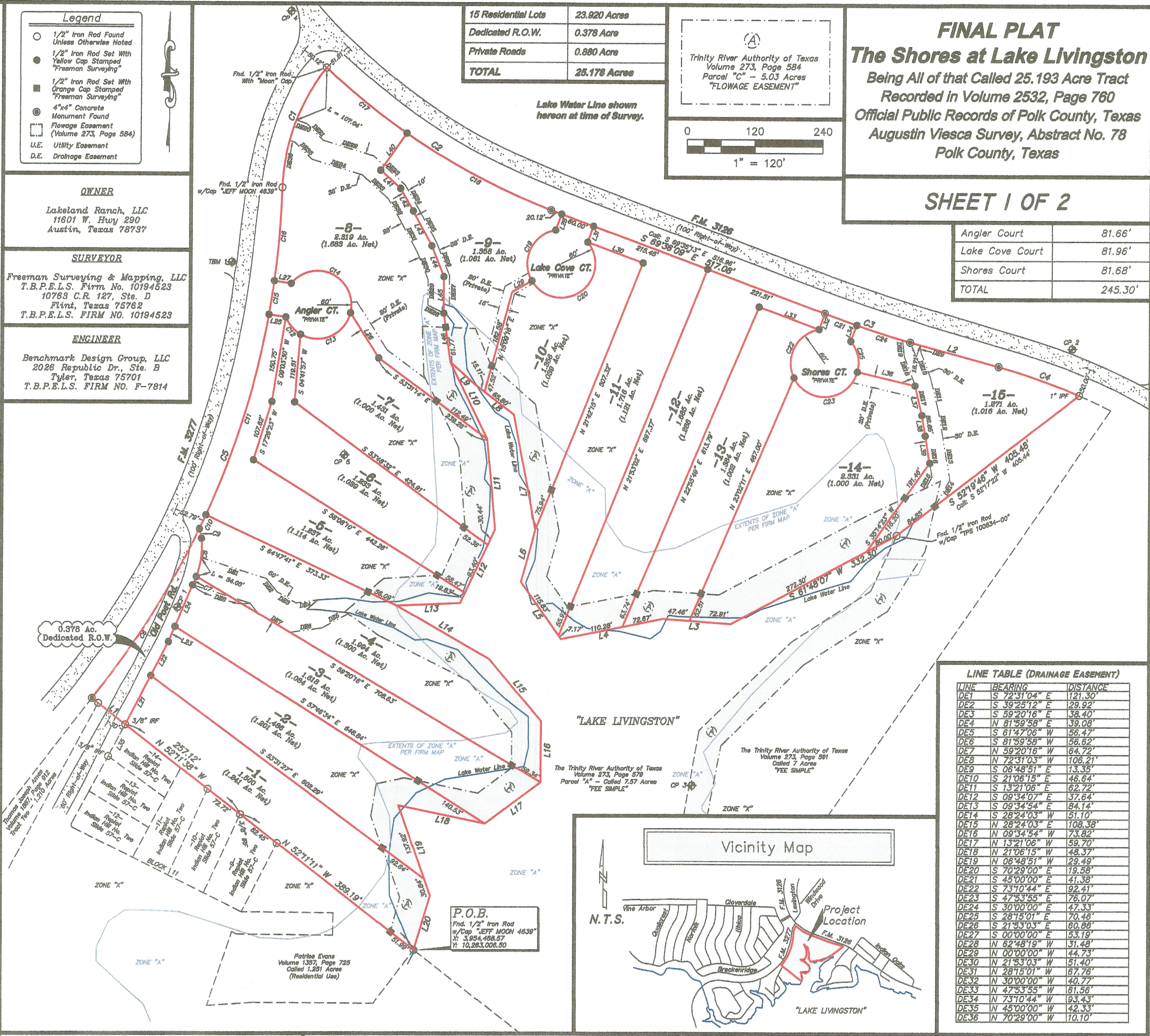
15 Residential Lots	23.920 Acres
Dedicated R.O.W.	0.378 Acre
Private Roads	0.880 Acre
TOTAL	25.178 Acres

Trinity River Authority of Texas
Volume 273, Page 584
Parcel "C" - 5.03 Acres
"FLOWAGE EASEMENT"

FINAL PLAT
The Shores at Lake Livingston
Being All of that Called 25.193 Acre Tract
Recorded in Volume 2532, Page 760
Official Public Records of Polk County, Texas
Augustin Viesca Survey, Abstract No. 78
Polk County, Texas

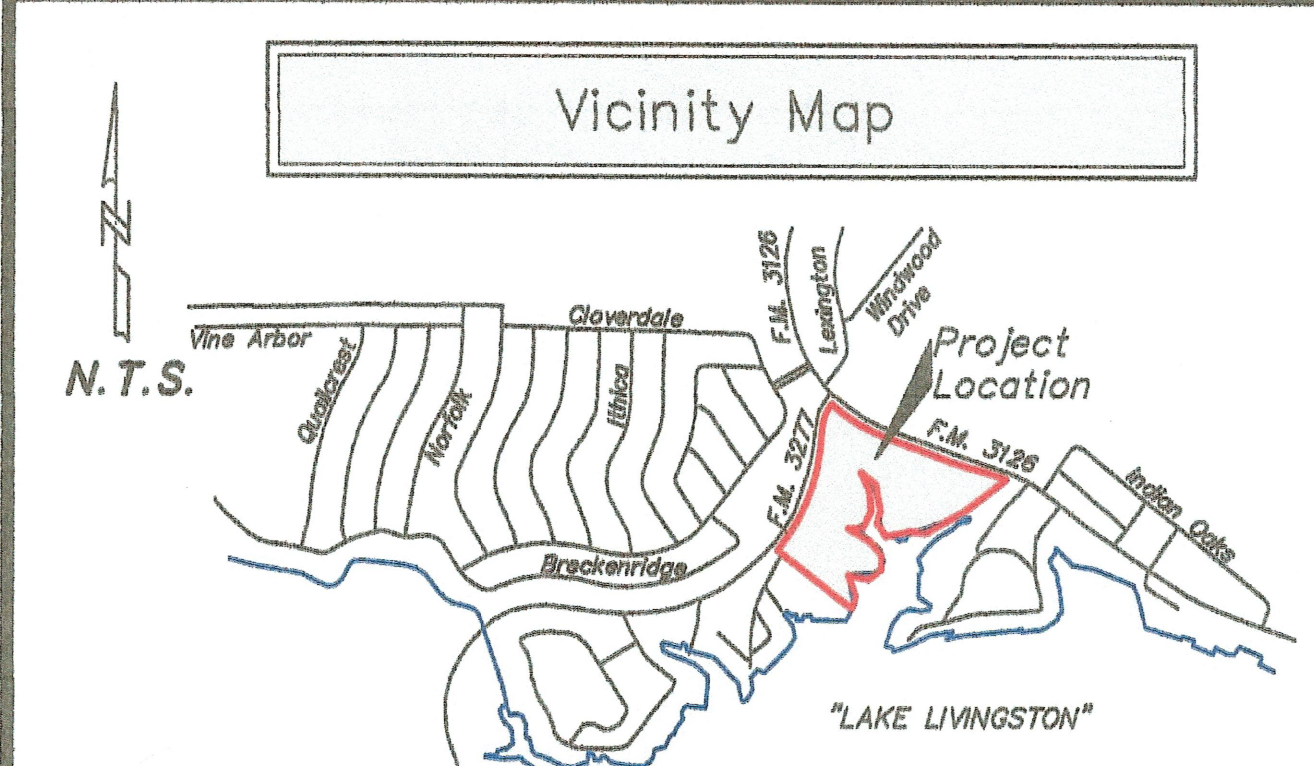
SHEET 1 OF 2

Angler Court	81.66'
Lake Cove Court	81.96'
Shores Court	81.68'
TOTAL	245.30'



LINE TABLE (DRAINAGE EASEMENT)

LINE	BEARING	DISTANCE
DE1	S 72°31'04" E	121.30'
DE2	S 39°25'12" E	29.92'
DE3	S 59°20'16" E	38.40'
DE4	N 81°59'58" E	39.08'
DE5	S 61°42'06" W	56.47'
DE6	S 81°59'58" W	56.62'
DE7	N 59°20'16" W	64.72'
DE8	N 72°31'03" W	106.21'
DE9	S 06°48'51" E	13.35'
DE10	S 21°06'15" E	46.64'
DE11	S 13°21'06" E	62.72'
DE12	S 09°34'07" E	37.64'
DE13	S 09°34'54" E	84.14'
DE14	S 28°24'03" W	51.10'
DE15	S 28°24'03" E	108.38'
DE16	N 09°34'54" W	73.82'
DE17	N 13°21'06" W	59.70'
DE18	N 21°06'15" W	48.37'
DE19	N 06°48'51" W	29.49'
DE20	S 70°29'00" E	19.58'
DE21	S 45°00'00" E	41.38'
DE22	S 73°10'44" E	92.41'
DE23	S 47°53'55" E	76.07'
DE24	S 30°00'00" E	47.33'
DE25	S 28°15'01" E	70.46'
DE26	S 21°53'03" E	60.86'
DE27	S 00°00'00" E	53.19'
DE28	N 62°48'19" W	31.48'
DE29	N 00°00'00" W	44.73'
DE30	N 21°53'03" W	51.40'
DE31	N 28°15'01" W	67.76'
DE32	N 30°00'00" W	40.77'
DE33	N 47°53'55" W	81.56'
DE34	N 73°10'44" W	93.43'
DE35	N 45°00'00" W	42.33'
DE36	N 70°29'00" W	10.10'



DRAWN BY: CJZ & BCG APPROVED BY: S.J.F.
DATE: May 8, 2024 PROJ. NO. 24.1426
DWG. NO.: 1 DWG FILE: FSM DATA FILES:/DWG/24.1426.dwg
FB 525/10-14, 17 SCALE: 1" = 120'

Revisions:
6/7/2024 - Made Corrections Per County Comments, Issued Hard Copies for Signatures

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FREEMAN
SURVEYING & MAPPING LLC

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