

NUM	BEARING	DISTANCE
L1	N06°49'16"W	61.15'
L2	S31°40'58"E	23.47'
L3	S71°23'28"E	21.65'
L4	N83°54'29"W	79.21'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	39°42'30"	69.30'	100.00'	S51°32'13"E	67.92'

Notes:

- All corners are marked with set 1/2" iron rods (capped "Goodwin Lasiter") unless noted otherwise.
- Bearings are based on Texas Central Zone - Grid Zone Values (Zone 4203 - NAD 83).
- Elevations are based on NAVD 88.

Legend	
○ IRF	Found Iron Rod
○ IPF	Found Iron Pipe
○ RRSFK	Found Railroad Spike
—x—x—x—x—	Wire Fence
- - - - -	Adjoining Boundary (Approx.)
—ε—	Electric Line
○ PP	Power Pole
⊕	Hydrant
○ POB	Point of Beginning
UE	Utility Easement
BS	Building Setback

Owner's Certificate

STATE OF TEXAS §

COUNTY OF LIMESTONE §

WHEREAS, Shady Oaks Cabins, LLC is the owner of all that certain, lot, tract, or parcel of land situated in the City of Mexia, P. Varela 11 League Grant, A-30, Limestone County, Texas, being 21.43 acres, more or less as conveyed in a Warranty Deed executed May 8, 2023, from Prairie Land Holdings, LLC to Shady Oaks Cabins, LLC and recorded as Document Number 2023-0001613, Deed Records, Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod (capped RPLS 5973) found for the northwest corner of the referenced tract in the intersection of the eastern right of way of Baker Street (80' r.o.w.) with the southern right of way of Titus Street (80' r.o.w.);

THENCE NORTH 83°10'03" EAST 1625.81 feet, with the northern line of the referenced tract and the southern right of way of Titus Street, to a 1/2" iron rod (capped RPLS 5973) found for the northeastern corner of the referenced tract in the western line of a called 165.38 acre tract conveyed to Mexia Tree Farm, Inc. by Document number 20164219. From said point a 1" iron pipe found for the apparent western northwest corner of said 165.38 acre tract bears N09°59'49"E 69.50 feet;

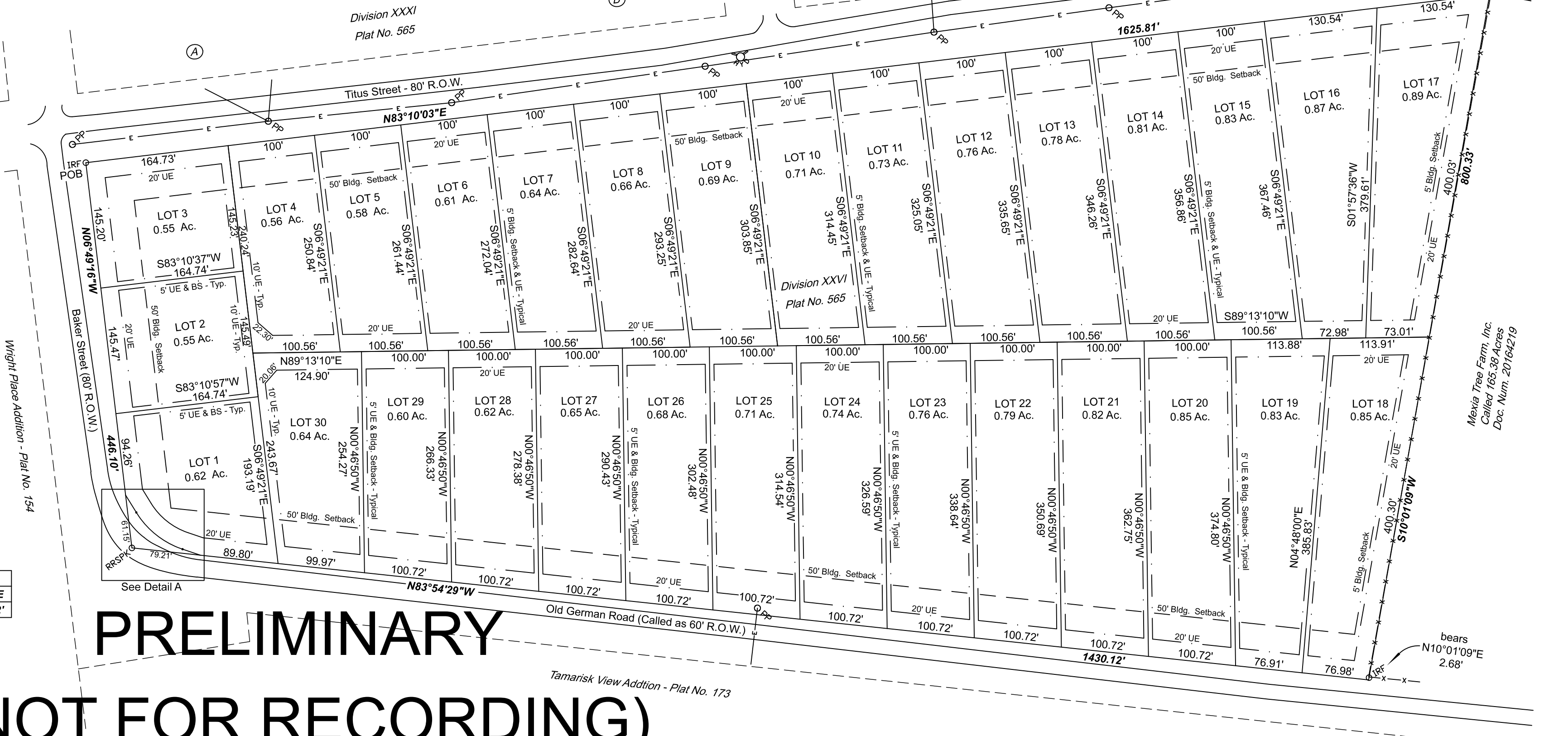
THENCE SOUTH 10°01'09" WEST 800.33 feet, with the eastern line of the referenced tract and with the general course of an existing wire fence, to a point within Old German Road (called as a 60 foot r.o.w.) for the southeast corner of the referenced tract. From said point a 1/2" iron reference rod was found bearing N10°01'09"E 2.68 feet;

THENCE NORTH 83°54'29" WEST 1430.12 feet, with the southern line of the referenced tract and the northern margin of Old German Road, entering into the pavement of said road, to a railroad spike found for the southwestern corner of the referenced tract within the pavement of said road and in the apparent eastern right of way of Baker Street;

THENCE NORTH 06°49'16" WEST 446.10 feet, with the western line of the referenced tract and said eastern right of way, to the Point of Beginning and containing 21.43 acres, more or less, of which approximately 0.03 acre is within the pavement of Old German Road/Baker Street.

# Elm Creek Residences

City of Mexia  
Pedro Varela Survey, A-30, Limestone County, Texas  
Laid out by: Raymond Surveying & Mapping (A Division of GLS)  
June 2023



**PRELIMINARY**  
**(NOT FOR RECORDING)**

STATE OF TEXAS §  
COUNTY OF LIMESTONE §

Now Therefore, Know All Men By These Presents:

That I, Justin Bounds, Managing Member of Shady Oaks Cabins, LLC, being owner of the property herein subdivided in the above and foregoing map of Elm Creek Residences, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements therein shown, and designate said subdivision as Elm Creek Residences in the City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2023, A.D.

Justin Bounds  
Managing Member of Shady Oaks Cabins, LLC

STATE OF TEXAS §  
COUNTY OF LIMESTONE §

Before me, the undersigned authority in and for the said county and state on this day personally appeared Justin Bounds, Managing Member of Shady Oaks Cabins, LLC the owner of said property, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said Shady Oaks Cabins, LLC, and that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_ 2023 A.D.

Notary Public and for the State of Texas

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF LIMESTONE §

I, Kirk Raymond, R.P.L.S. 4957, do hereby certify that I prepared this plat from an actual survey of the land and that the corners indicated hereon were found or placed under my supervision, in accordance with the subdivision regulations of Limestone County.

**PRELIMINARY**  
**(NOT FOR RECORDING)**

Kirk Raymond, R.P.L.S. 4957



This is to certify that the City Planning and Zoning Commission of the City of Mexia, Texas, has approved this plat and subdivision of Elm Creek Residences as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Mexia, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary

Chairman

The City Manager of the City of Mexia, Texas, hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations as to which his approval is required.

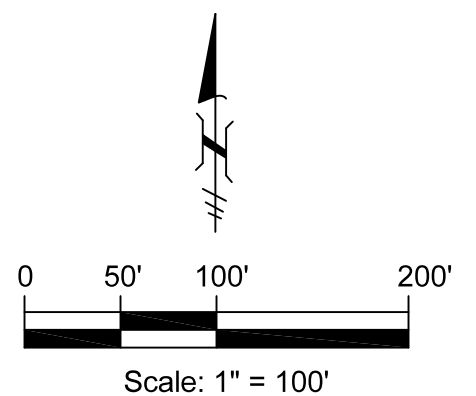
City of Manager

STATE OF TEXAS §  
COUNTY OF LIMESTONE §

I, Kerrie Cobb, Clerk of the County Court of Limestone County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., Plat # \_\_\_\_\_, of records of \_\_\_\_\_ of said County.

WITNESS my hand and seal of office, at \_\_\_\_\_ the day and date last above written.

Kerrie Cobb, Clerk, County Court, Limestone County, Texas.



21.43 Acres  
30 Lots  
No Reserves

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

TBPELS FIRM# 10110902  
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Job. No. 645539-23-09