

LINE	BEARING	DISTANCE
L-24	N 81°42'21" W	31.70
L-25	S 75°40'30" W	27.46
L-26	S 73°34'48" W	101.87
L-27	S 62°21'21" W	45.90
L-28	S 46°42'46" W	56.03
L-29	S 39°24'59" W	29.60
L-30	S 36°05'55" W	53.44
L-31	S 36°05'55" W	38.01
L-32	S 41°00'40" W	38.21
L-33	S 53°43'32" W	71.55
L-34	S 64°58'11" W	31.71
L-35	S 64°58'11" W	49.52
L-36	S 53°53'01" W	30.83
L-37	S 53°53'01" W	31.99
L-38	S 29°00'01" W	52.93
L-39	S 22°57'43" W	48.77
L-40	S 41°40'15" W	41.96
L-41	S 75°52'44" W	44.83
L-42	N 74°31'38" W	63.12
L-43	N 55°31'01" W	34.19
L-44	N 55°31'01" W	9.43
L-45	N 34°19'15" W	33.49
L-46	N 34°19'15" W	90.39
L-47	N 56°33'23" W	40.98
L-48	N 75°20'14" W	59.68
L-49	N 82°00'05" W	100.33
L-50	N 68°15'19" W	29.80
L-51	N 28°33'46" W	22.33
L-52	N 01°45'33" E	17.86
L-53	N 01°45'33" E	40.24
L-54	N 01°45'33" E	40.01
L-55	N 01°45'33" E	46.06
L-56	N 01°45'33" E	78.51
L-57	N 14°41'31" E	74.23
L-58	N 23°57'41" E	70.37
L-59	N 39°47'12" E	79.72
L-60	N 54°11'03" E	52.58
L-61	N 76°34'47" E	17.06
L-62	N 76°34'47" E	44.00
L-63	N 80°08'29" E	66.73
L-64	N 70°10'02" E	34.29
L-65	N 70°10'02" E	34.29
L-66	N 58°18'53" E	64.41
L-67	N 52°31'16" E	19.61
L-68	N 52°31'16" E	109.42
L-69	N 52°31'16" E	34.92
L-70	N 54°17'32" E	73.92
L-71	N 64°37'41" E	57.36
L-72	N 85°43'37" E	93.46
L-73	N 89°40'58" E	110.90
L-74	N 89°40'58" E	44.62
L-75	S 85°03'23" E	97.51
L-76	S 85°03'23" E	22.58
L-77	S 73°36'42" E	66.98
L-78	S 47°13'39" E	63.66
L-79	S 16°37'55" E	74.20
L-80	S 09°50'46" W	62.19
L-81	S 18°58'45" W	98.74
L-82	S 18°58'45" W	98.74
L-83	S 20°01'28" W	43.16
L-84	S 20°01'28" W	90.70
L-85	S 08°53'00" W	16.77

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-86	S 40°33'29" W	45.42	L-99	N 74°31'38" W	25.22
L-87	S 53°32'04" W	80.87	L-100	N 54°53'38" W	60.38
L-88	S 64°58'11" W	11.20	L-101	N 34°17'33" W	122.32
L-89	S 64°58'11" W	74.20	L-102	N 56°33'23" W	5.81
L-90	S 53°53'01" W	40.59	L-103	N 56°33'23" W	19.04
L-91	S 53°53'01" W	7.93	L-104	N 75°20'14" W	49.61
L-92	S 29°00'01" W	40.63	L-105	N 82°00'56" W	28.45
L-93	S 22°57'43" W	53.81	L-106	N 82°00'56" W	74.68
L-94	S 41°40'15" W	35.46	L-107	N 68°16'14" W	36.57
L-95	S 41°40'15" W	27.76	L-108	S 37°25'38" W	50.06
L-96	S 75°52'44" W	70.56	L-109	S 24°31'13" W	125.54
L-97	N 74°31'38" W	51.2	L-110	S 24°31'13" W	111.81
L-98	N 74°31'38" W	52.32	L-111	S 62°46'38" W	57.86

NOTE:
Easements 1-3 and 5-7 shown hereon are 15 foot wide and extend across 45 foot wide private road shown hereon.



HORSESHOE LAKE
Emercor Property Group, LLC, et al
Call 144.09 Ac.
Inst. No. 54876, WCOPR

NOTES:

- Coordinates, bearings, distances and areas surveyed hereon are Grid NAD 83 (1993), Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of control point 6005 having published coordinates of N-10,284,018.15 feet, E- 3,823,440.76 feet and G.P.S. observations. Distances herein may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.999983.
- This property is partially within Zone A, "areas determined to be within the OI annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 481042 0525D and FEMA No. 48471C0525D dated August 15, 2011.
- Special Flood Hazard Line (SFHL) shown hereon was scaled from FEMA Flood Insurance Rate Maps, neither H.E. McAdams & Son Surveying, Inc. nor H.E. McAdams intends to state or imply that flooding will or will not occur in Zones 'A' or 'X' shown hereon.
- RESERVES 1-3 and 5-7 will be used for waste water discharge. No structures requiring on-site sewage will be constructed on the Reserve Tracts.
- Reserve 4 to be used for Public Space (Parks, etc.). No structures requiring on-site sewage will be constructed on the Reserve Tract.
- The private roads in Horseshoe Lake are "as is," and are privately maintained by Horseshoe Lake Property Owners' Association.
- The ponds, lakes, and dams are privately maintained and permitted by Horseshoe Lake Property Owners' Association.
- All common drainage infrastructures and facilities are privately maintained by Horseshoe Lake Property Owners' Association to allow access by owners, lessees, first responders as required to meet local, state, and federal requirements as it relates to drainage.
- All lessees, owners, Property Owners' Association (Home Owners' Association), and emergency responders must have permanent access to right-of-way on the private roads throughout Horseshoe Lake Development.
- No construction without the written prior approval of Walker County, shall be allowed within a Flood plain, and then only after detailed engineering plans and studies show that no flooding and no obstruction to the natural flow of water will result. If construction is allowed, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation. The existing creeks, lakes, reservoirs, or drainage channels, not within a public easement, traversing along or across portions of this subdivision, shall remain as an open channel always and shall be maintained by the individual owners of the lot or lots that are the individual owners of the lot or lots traversed by or next to the drainage courses along or across said lots. Walker County shall not be responsible for the maintenance and operation of private drainageways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing or next to the property clean and free of debris, silt, or any substance that would result in unsanitary conditions. Walker County shall have the right of ingress and egress for inspection and supervision of maintenance work by the property owner and to alleviate any undesirable conditions that may occur. The natural drainage channels are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. Walker County shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure within the natural drainage channels.
- Dirt work on each lot/tract shall ensure that an individual's drainage must drain to the lowest point of their respective property (either directly in front of their property or to a lake).
- Homeowners and lessees are responsible for all local, state, and federal legal requirements for drainage in regard to their lots or tracts. This includes all build costs, repairs, maintenance costs, and modification costs needed to ensure legal drainage.
- Compliance with the Walker County Floodplain Management regulations is the responsibility of the Horseshoe Lake Property Owners' Association, save the homeowners' or lessees' responsibilities described above.
- All owners of lots and/or tracts must open and maintain an account with the current provider of potable water (drinking water) with the current water utility.
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown.

CERTIFICATION BY SURVEYOR

I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

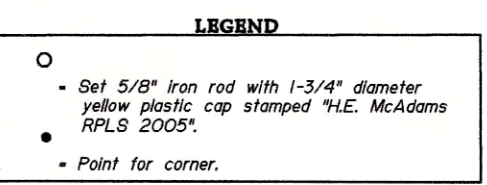
Signed: *Harold E. McAdams*
Harold E. McAdams
Reg. Prof. Land Surveyor No. 2005
January 15, 2020

LINE	BEARING	DISTANCE
L-1	N 84°06'04" W	50.73
L-2	S 67°54'43" W	48.29
L-3	S 30°42'22" W	111.14
L-4	S 71°51'35" W	66.23
L-5	S 42°51'53" W	113.32
L-6	S 88°03'00" W	30.50
L-7	S 77°11'27" W	48.28
L-8	N 48°23'44" W	57.83
L-9	S 29°15'56" W	31.48
L-10	N 74°48'00" W	92.09
L-11	N 78°21'11" W	66.95
L-12	N 25°53'37" W	79.12
L-13	S 20°30'25" W	115.50
L-14	N 48°12'40" W	163.87
L-15	N 04°21'15" W	46.53
L-16	N 54°45'29" W	32.58
L-17	S 09°17'44" W	96.80
L-18	S 45°33'47" W	60.63
L-19	S 02°09'47" E	70.80
L-20	S 72°28'49" W	24.65
L-21	N 29°17'25" W	115.13
L-22	S 79°02'54" W	45.72
L-23	S 30°16'40" W	25.47

BASE FLOOD ELEVATION CERTIFICATION BY ENGINEER

I, Frank G. Hill, do hereby state that the Base Flood Elevation (BFE) for all Lots shown hereon of Horseshoe Lake, Section Two is 249.5 Feet MSL (NAVD 1988) being determined based on interpretation of the current Panel Zone A limits super-imposed on the current (2013) USGS map of the area, NAVD 1988. The undersigned is responsible only for interpretation of this available data.

Signed: *Frank G. Hill*
Frank G. Hill, P.E., CFM
Prof. Engineer No. 70154



CERTIFICATION BY THE COUNTY CLERK

THE STATE OF TEXAS)
COUNTY OF WALKER)
I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the 3 day of March, 2021, in Volume 7, page 67 of the Plat Records of Walker County, Texas.

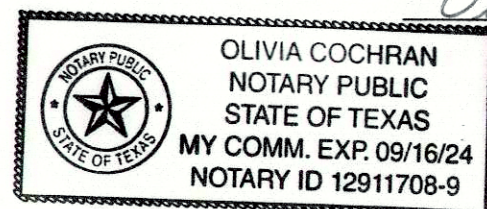
By: *Kari A. French*
County Clerk
Walker County, Texas
Deputy

OWNERS ACKNOWLEDGMENT AND DEDICATION

We, Emercor Property Group, LLC and Ellis Management Group, LLC the undersigned owners of the certain tract of land shown hereon and described in Doc. #54876, Official Public Records of Walker County, Texas do hereby subdivide said tract as shown here on, and do hereby consent to all plat note requirements shown here on, including any dedications, and do hereby state that the area subject to this plat is free of liens (aside from any lien holders signed below). This subdivision is to be known as Horseshoe Lake, Section Two, a private subdivision.

Emercor Property Group, LLC
Signed: *James Webb*
James Webb

Ellis Management Group, LLC
Signed: *Monte Robinson*
Monte Robinson



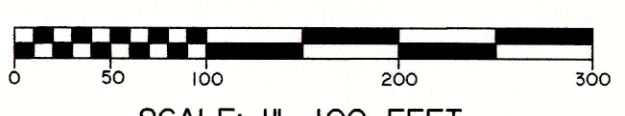
Olivia Cochran
Notary Public
State of Texas

COMMISSIONER'S COURT APPROVAL

This is to certify that the Commissioners Court of Walker County, Texas has on the 1st day of March, 2021 approved this Plat of Horseshoe Lake, Section 2, a Private Subdivision in Walker County, Texas.

- Robert D. Pierce, II*
County Judge, Walker County, Texas
- Danny Kuykendall*
Commissioner, Precinct No. 1
- Bill Dauffette*
Commissioner, Precinct No. 3
- Ronnie White*
Commissioner, Precinct No. 2
- Jimmy D. Henry*
Commissioner, Precinct No. 4

PLAT OF SUBDIVISION OF
HORSESHOE LAKE, SECTION TWO
A PRIVATE SUBDIVISION
TWENTY EIGHT LOTS, SEVEN RESERVES
FRANCIS RILEY SURVEY, A-484
WALKER COUNTY, TEXAS



H.E. McADAMS & SON SURVEYING, INC.
Registered Professional Land Surveyors
P.O. Box 5047, Huntsville, Texas 77342
TBPELS Firm No. 10194425

20013-9ec-2

FOR TAX PURPOSES THIS PLAT COMPLIES WITH SECTION 12.002 OF THE PROPERTY CODE

