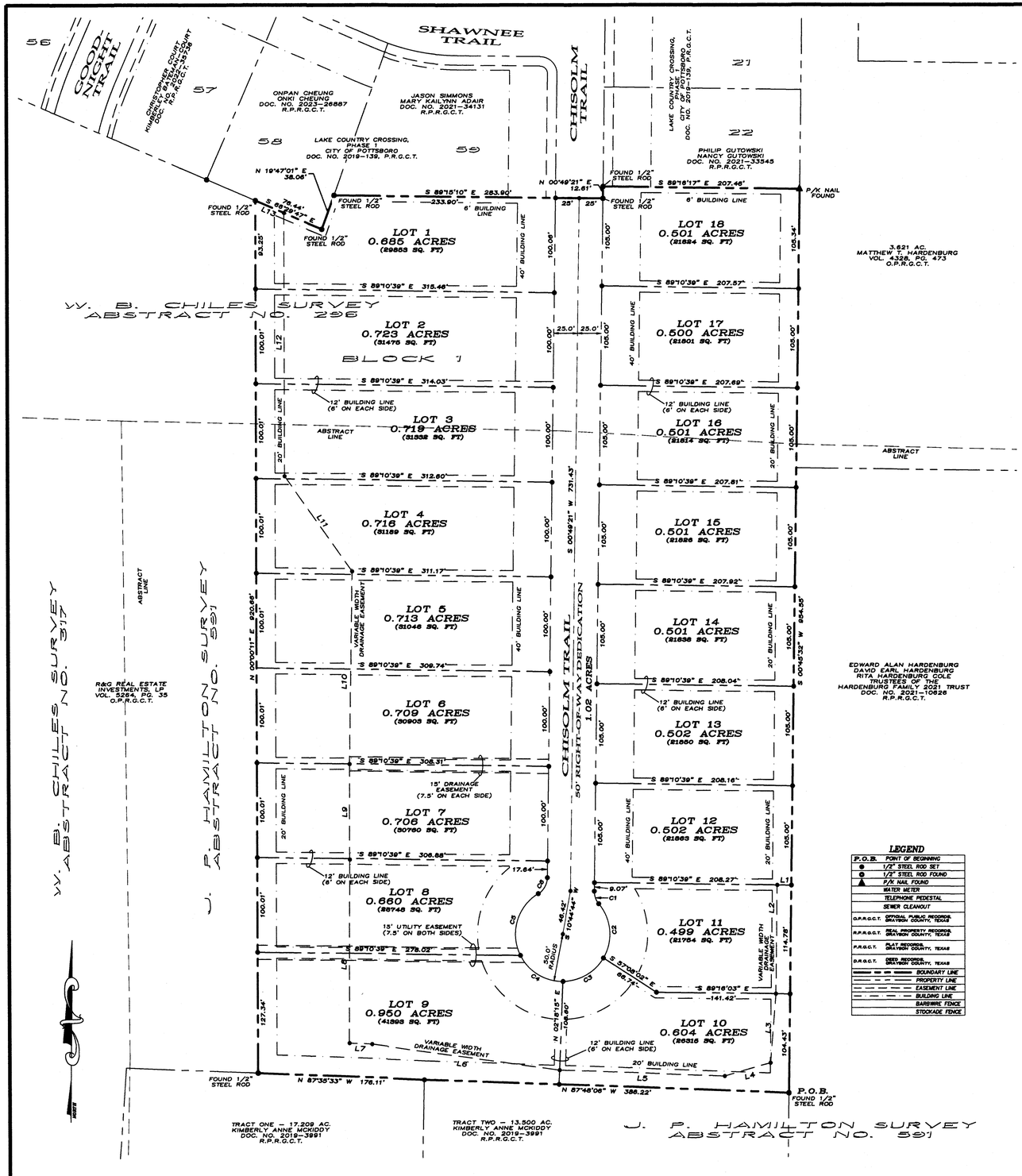
JOB NO. 25121279



LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
WM	WATER METER
TP	TELEPHONE PEDESTAL
SC	SEWER CLEANOUT
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	BARBWIRE FENCE
	STOCKADE FENCE

LINE TABLE (DRAINAGE EASEMENT)			
LINE	BEARING		DISTANCE
L1	N 89°10'39"	W	15.00'
L2	S 00°45'32"	W	114.80'
L3	S 04°39'13"	W	73.23'
L4	S 73°53'24"	W	50.46'
L5	N 87°48'08"	W	175.14'
L6	N 82°00'09"	W	200.40'
L7	N 87°06'12"	W	23.86'
L8	N 00°18'39"	E	183.67'
L9	N 00°02'03"	E	100.83'
L10	N 00°58'01"	E	203.41'
L11	N 35°12'08"	W	123.36'
L12	N 00°00'11"	E	277.98'
L13	N 66°29'47"	W	32.71'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	10.84'	S 10°44'44" E	10.82'
C2	50.00'	81.84'	S 04°39'13" E	73.23'
C3	50.00'	49.68'	S 50°16'16" W	47.68'
C4	50.00'	53.43'	S 78°14'41" W	50.83'
C5	50.00'	73.48'	N 16°41'56" E	67.01'
C6	50.00'	20.28'	N 29°52'04" E	19.43'

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE
COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

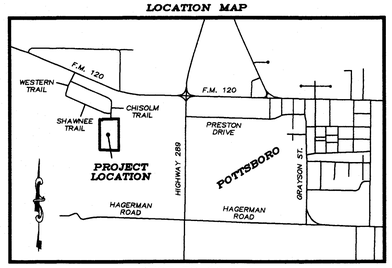
OWNERS/DEVELOPER
EVEREST, LLC
2410 NORTH LOY LAKE ROAD
SHERMAN, TEXAS 75090
PHONE: (580)364-3014

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 1

LOCATION MAP



(NOT TO SCALE)

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the W. B. Chiles Survey, Abstract No. 296, and being a part of the J. P. Hamilton Survey, Abstract No. 391, and being a part of that 52.000 acre tract of land conveyed to RBL2F, LLC as recorded in Document Number 2017-26936, Real Property Records, Grayson County, Texas, and being a retracement survey of that 12.221 acre tract of land, known as Tract Two, conveyed to Everest, LLC, as recorded in Document Number 2025-27725, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a ½" steel rod found for the southeast corner of said 52.000 acre tract, common to the northeast corner of that 13.500 acre tract, also known as Tract Two, conveyed to Kimberly Anne McKiddy as recorded in Document Number 2019-3991, said Real Property Records;

Thence North 87°48'06" West, with a southerly line of said 52.000 acre tract, and with the northerly line of said Tract Two, a distance of 386.22 feet to a ½" steel rod set for the northwest corner of said Tract Two, common to the northeast corner of that 17.209 acre tract of land, also known as Tract One, conveyed to Kimberly Anne McKiddy as recorded in said Document Number 2019-3991;

Thence North 87°35'33" West, continuing with a southerly line of said 52.000 acre tract, and with the northerly line of said Tract One, a distance of 176.11 feet to a ½" steel rod found for the southern-most southwest corner of said 52.000 acre tract, said point also being in the northerly line of said Tract One;

Thence North 00°00'11" East, with a westerly line of said 52.000 acre tract, a distance of 920.66 feet to a ½" steel rod found in the southerly line of Lot 58 of Lake Country Crossing, Phase 1, an addition to the City of Pottsboro, Texas, as shown by plat of record in Document Number 2019-139, Plat Records, Grayson County, Texas;

Thence South 66°29'47" East, with the southerly line of said Lot 58, a distance of 76.44 feet to a ½" steel rod found for the southeast corner of said Lot 58;

Thence North 19°47'01" East, with the easterly line of said Lot 58, a distance of 38.06 feet to a ½" steel rod found for the southwest corner of Lot 59 of said Lake Country Crossing, Phase 1;

Thence South 89°15'10" East, with the southerly line of said Lot 59, a distance of 283.90 feet to a found ½" steel rod;

Thence North 00°49'21" East, a distance of 12.61 feet to a ½" steel rod found for the southwest corner of Lot 22 of said Lake Country Crossing, Phase 1;

Thence South 89°16'17" East, with the southerly line of said Lot 22 a distance of 207.46 feet to a P/K nail found for the southeast corner of said Lot 22, said point being in the easterly line of said 52.000 acre tract;

Thence South 00°45'32" West, with the easterly line of said 52.000 acre tract, a distance of 954.55 feet to the Point of Beginning and containing 12.212 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"

GENERAL NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. CITY OF POTTSBORO WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. CITY OF POTTSBORO WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OF LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR.
8. WATER WILL BE PROVIDED BY THE CITY OF POTTSBORO.
9. SEWAGE WILL BE PROVIDED BY THE CITY OF POTTSBORO.
10. THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48181C 0150 F, EFFECTIVE DATE 9/29/2010.
11. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, EVEREST, LLC, being the owner of the hereinabove described property hereby adopt this plat designating said property as LAKE COUNTRY CROSSING PHASE II, an addition to The City of Pottsboro, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of The City of Pottsboro, Texas.

WITNESS MY HAND, this 8th day of May, 2026.

RONALD WESTERVELT
EVEREST, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared RONALD WESTERVELT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of May, 2026.

Kimberly Poort
Notary Public in and for
the State of Texas

KIMBERLY POORT
Notary ID #125059425
My Commission Expires
September 20, 2028

PLANNING AND ZONING

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF POTTSBORO, TEXAS ON THIS 30 DAY OF March 2026.

CHAIRMAN

CITY SECRETARY

CITY OF POTTSBORO STATE OF TEXAS

CITY COUNCIL

APPROVED BY THE CITY OF POTTSBORO, TEXAS ON THE 6 DAY OF April 2026.

MAYOR

CITY SECRETARY

CITY OF POTTSBORO STATE OF TEXAS

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

06/07/2026
Date

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/11/2026 1:29:35 PM
In the PLAT Records
LAKE COUNTRY CROSSING
Doc Number: 2026-87
Number of Pages: 1
Amount: 42.00
Order#: 20260611000117
By: KP

GRAYSON COUNTY, TEXAS

FINAL PLAT OF LAKE COUNTRY CROSSING PHASE II

CREATING BLOCK 1, LOTS 1-18
BEING ALL OF A CALLED 12.221 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 2025-27725, R.P.R.G.C.T.
AN ADDITION TO THE CITY OF POTTSBORO
GRAYSON COUNTY, TEXAS
BEING 12.212 ACRES

DECEMBER 29, 2025