

Lee County, Texas
Absolem C. Delaplain Survey, Abstract 83

"GALL RANCH SUBDIVISION"

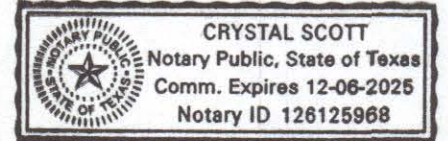
A subdivision of 105.779 acres in the
A. C. Delaplain Survey, Abstract 83,
Lee County, Texas

That Gall Ranch Investments, LLC, a Texas limited liability company, acting herein by and through its duly authorized members and being the owner of the property described above and wishing to subdivide same into lot(s), do hereby adopt this plat attached hereto and titled "Gall Ranch Subdivision" to Lee County, Texas" as our legal subdivision of same and do hereby dedicate all easements shown hereon to the use of the public forever. Any private improvements placed in said easements shall be placed at no risk or obligation to the public and/or Lee County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these easements. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions to be recorded in the Real Property Records of Lee County pertaining to said subdivision.

GALL RANCH INVESTMENTS, LLC,
A Texas limited liability company
By: Adnan Awad
ADNAN AWAD, Member
By: Marty Lindner
MARTY LINDNER, Member

THE STATE OF TEXAS §
COUNTY OF LEE §

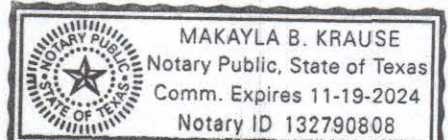
This instrument was acknowledged before me this 23rd day of February, 2022 by ADNAN AWAD, Member on behalf of GALL RANCH INVESTMENTS, LLC, a Texas limited liability company.



Crystal Scott
Notary Public, State of TEXAS

THE STATE OF TEXAS §
COUNTY OF LEE §

This instrument was acknowledged before me this 28th day of February, 2022 by MARTY LINDNER, Member on behalf of GALL RANCH INVESTMENTS, LLC, a Texas limited liability company.



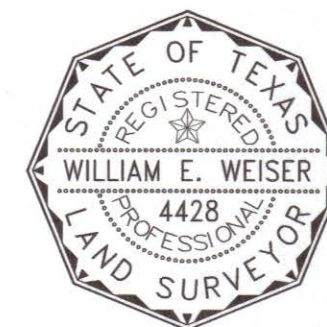
Makayla Krause
Notary Public, State of TEXAS

I hereby certify that this plat is exempt from the requirements of the Lee County Texas Subdivision Rules pursuant to Section 4.1(a) of the Lee County, Texas Subdivision Rules.

Paul Fischer
Paul Fischer, Lee County Judge

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in January 2022 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition IV Standard Land Survey.

William E. Weiser
William E. Weiser
Professional Land Surveyor
Number 4428



FILED AND RECORDED

FEB 17 2022



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

- 5/8" rebar with cap marked "442B" found
- 5/8" rebar with cap marked "442B" set
- 1/2" rebar found
- ◆ 5/8" rebar with cap marked "5090" found
- right of way marker found
- x-x-x- fence
- - - - - power
- - - - - edge of 40 (forty) foot wide utility easement

NOTE:
Pipelines and waterline shown hereon are as located by others.
Operators of same should be contacted to mark location.

- Survey plat showing the following:
- Tract 1 - 14.696 acres
 - Tract 2 - 11.000 acres
 - Tract 3 - 11.000 acres
 - Tract 4 - 12.180 acres
 - Tract 5 - 11.266 acres
 - Tract 6 - 13.262 acres
 - Tract 7 - 16.132 acres
 - Tract 8 - 16.243 acres

All being a part of the Absolem C. Delaplain Survey, Abstract 83, Lee County, Texas and being all of a 105.779 acre tract described in a deed to Gall Ranch Investments, LLC and recorded in volume 1311, page 622 of the Real Property Records of Lee County, Texas.

- Notes:
- 1) Property may be subject to an undefined right of way easement granted to United Gas Pipeline Company and recorded in 102/182.
 - 2) Property may be subject to an undefined right of way easement granted to Lee County Water Supply Corporation and recorded in 207/7.
 - 3) Property may be subject to a right of way agreement granted to Perry Pipeline Company, Inc. and recorded in 518/650 and 438/344.

- Survey Notes:
- 1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
 - 2) No attempt has been made to locate any improvements, easements, or rights of way not shown hereon. Underground utilities may exist that are not shown hereon.
 - 3) Property lines may be subject to meandering fences, the actual details of which are unable to be shown at the scale of this plat.
 - 4) All improvements are not shown.
 - 5) Location of pipelines shown hereon are as per others.
 - 6) Bearings are record call.

