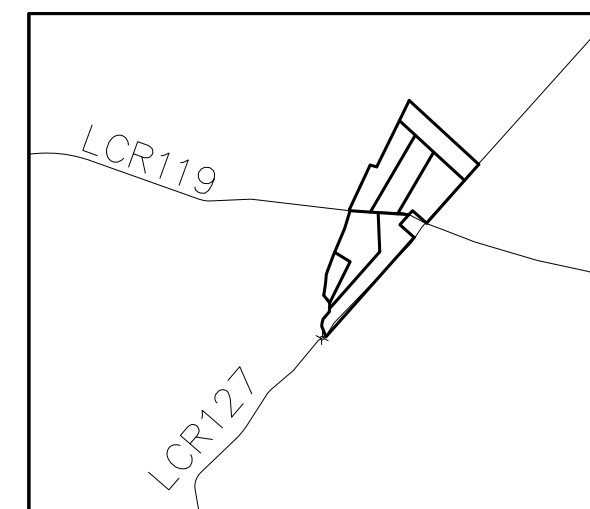
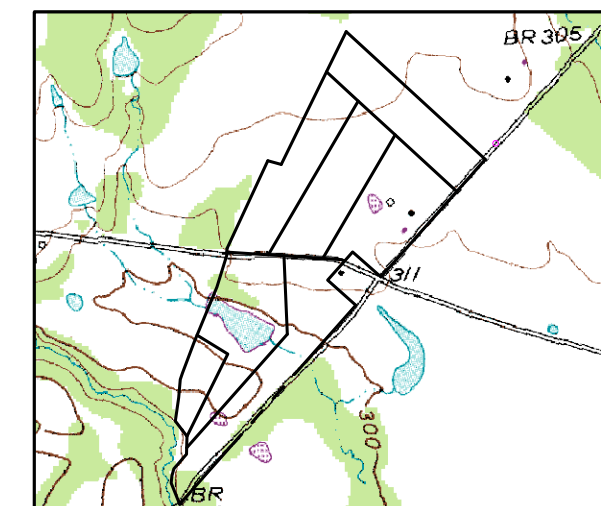


# LEE COUNTY, TEXAS

John Dobbins Survey, Abstract 81



VICINITY MAP  
Not to Scale



Topo Map  
Not to Scale

Review Plat

## "SWEET HOME ESTATES SUBDIVISION"

A subdivision of 76.673 acres of land  
in the John Dobbins Survey, Abstract 81  
Lee County, Texas

Subdivider/Developer  
GOJO808, LLC  
Elgin, Texas

Commissioners Court of Lee County, Texas  
Approved this, the \_\_\_\_ day of \_\_\_\_\_, 2022 by the  
Commissioners Court of Lee County, Texas.

Paul Fischer  
Lee County Judge

Certificate of Ownership and Intentions  
On this, the \_\_\_\_ day of \_\_\_\_\_, 2022, before me,  
Amanda Carter, personally appeared, who being duly sworn according to law,  
depose and say that she is the owner or equitable owner of the property  
shown hereon and that she acknowledges the same to be her act and plan  
and desire the same to be recorded as such according to law.

Owner  
GOJO808, LLC  
Amanda Carter  
Authorized Representative

Witness my hand and seal the day and date written above.

Notary Public in and for the State of Texas

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

Survey plat showing the subdivision of a 76.673 acre tract of land, a part of the John Dobbins Survey, Abstract 81, Lee County, Texas, being all of a 76.673 acre tract described in a deed to GOJO808, LLC, a Texas Limited Liability Company and recorded in volume 1306, page 1077 of the Real Property Records of Lee County, Texas; said 76.673 acre tract includes approximately 6.544 acres under adverse fence which is part of a 145 acre tract described in a deed to E. P. Stuermer and recorded in volume 19, page 318 of the Deed Records of Lee County, Texas.

Review Plat  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

6.1.(c)(4) "In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated roadway unless the driveway satisfies the minimum spacing requirement for driveways set forth in Sections 7.4 and 7.5 of the Lee County Subdivision Regulations."

6.1(d)(1) "No structure in this subdivision shall be occupied until connected to an individual water supply or state-approved community water system."

6.1.(d) (2) "No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system that has been approved and permitted by Lee County."

6.1(e) "No construction or development within the subdivision may begin until all Lee County Subdivision and Development Regulations have been satisfied."

7.2 "Access and Utility easements as shown hereon are dedicated to the public as a perpetual right of way and/or utility easement."

"In addition to the Road and Utility Easements shown on the plat, there is hereby reserved and dedicated to the Public a 15' wide Utility Easement on each side of all tract lines."

"Any portion of the subdivision lying within a county maintained road or county maintained right of way shall continue to be subject to Lee County's right of way use. Owner and any successor in interest may not reduce Lee County's continued use of said right of way without formal approval by the Lee County Commissioners Court."

"Building setbacks shall be 100' along LCR 119, and LCR 127. "All other property lines shall be subject to a 25' building setback line."

"Any portion of the subdivision lying within a county-maintained road or county maintained right of way shall continue to be subject to Lee County's right of way use. Owner and any successor in interest may not reduce Lee County's continued use of said right of way without formal approval by the Lee County Commissioners Court."

No fence along the Southeast line of Tract 3, being the Northwest margin of Lee County Road 127, shall be built unless and until mutual agreement can be made concerning actual location between subject land owner and the Commissioner.

LINE	BEARING	LENGTH
L1	N21°51'58"W	177.52
L2	N06°34'36"E	57.50
L3	N14°57'51"E	56.48
L4	N41°09'23"E	150.47
L5	N01°31'35"E	49.91
L6	N01°31'35"E	90.59
L7	N37°41'06"W	148.98
L8	N08°11'30"E	184.88
L9	N05°05'39"E	142.87
L10	N17°52'53"E	54.00
L11	N20°49'15"E	251.91
L12	N22°30'04"E	65.07
L13	N22°30'04"E	406.21
L14	N17°04'13"E	256.49
L15	N02°26'32"E	27.98
L16	N02°26'32"E	27.69
L17	S66°21'09"E	28.73

E. P. Stuermer  
50 acres  
12/498

E. P. Stuermer  
145 acres  
19/318

Janice Mitchel Williams, et al  
111.00 acres  
1284/345

J. W. Daniel  
Tract 3  
1 acre  
85/49

Portia Caroline Monberg, et al  
Tract Three  
200.00 acres  
905/72

According to the Federal Emergency Management Agency National Flood Insurance Program, Flood Insurance Rate Map for Lee County, Panel 48287C0400C, Effective date: April 16, 2014, the subject tract does lie within a Special Flood Hazard Area as shown hereon:

Utilities to be provided by:  
Power: Bluebonnet Electric  
Water: Lee County Water Supply

- 5/8" rebar with cap marked "4428" set
- 1/2" rebar with cap marked "4267" found
- pk nail with washer marked "4428" set
- line stakes
- power
- fence
- ( ) deed calls
- county road surface
- 100' bldg setback

Survey Notes:  
1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone and Record.  
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) Property may be subject to undefined easements recorded in 214/392, 238/134, 368/15, 382/719.  
6) An easement recorded in 408/418 does not have a deed reference.  
7) An easement recorded in volume 454/299 is not part of subject tract.  
8) An easement recorded in 472/415 is across subject tract, but is inadequately described to show hereon.  
9) Easements recorded in volumes 770/904, 770/907, 774/476, and 775/815, appear to be across a 1 acre Tract 3 partially conveyed to J. W. Daniels in 85/49, the 1 acre tract is not part of the subject tract, however rights of ingress and egress across subject tract might apply.

Note:  
Pipelines exist that are not shown hereon. Operators of same should be contacted for actual location

7 Tracts	
10 acres or larger	: 6
larger than 5.0 acres & smaller than 10 acres	: 0
1.0 acres or larger up to 5.0 acres	: 1

