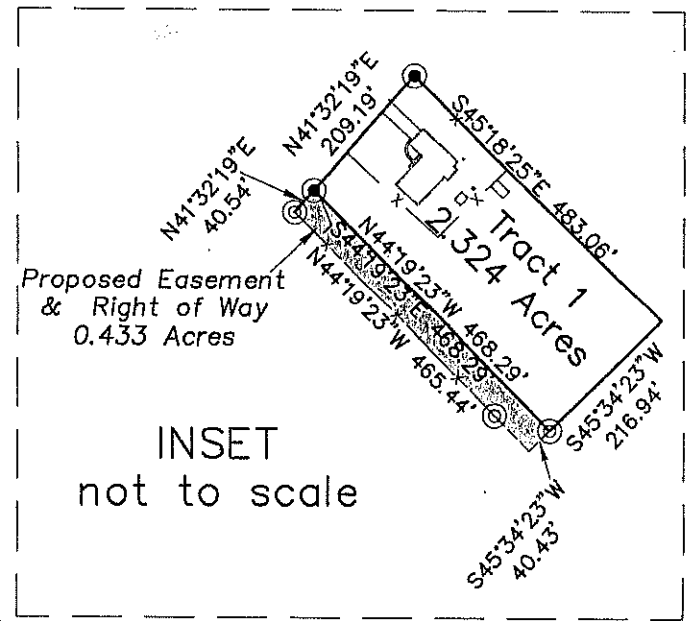
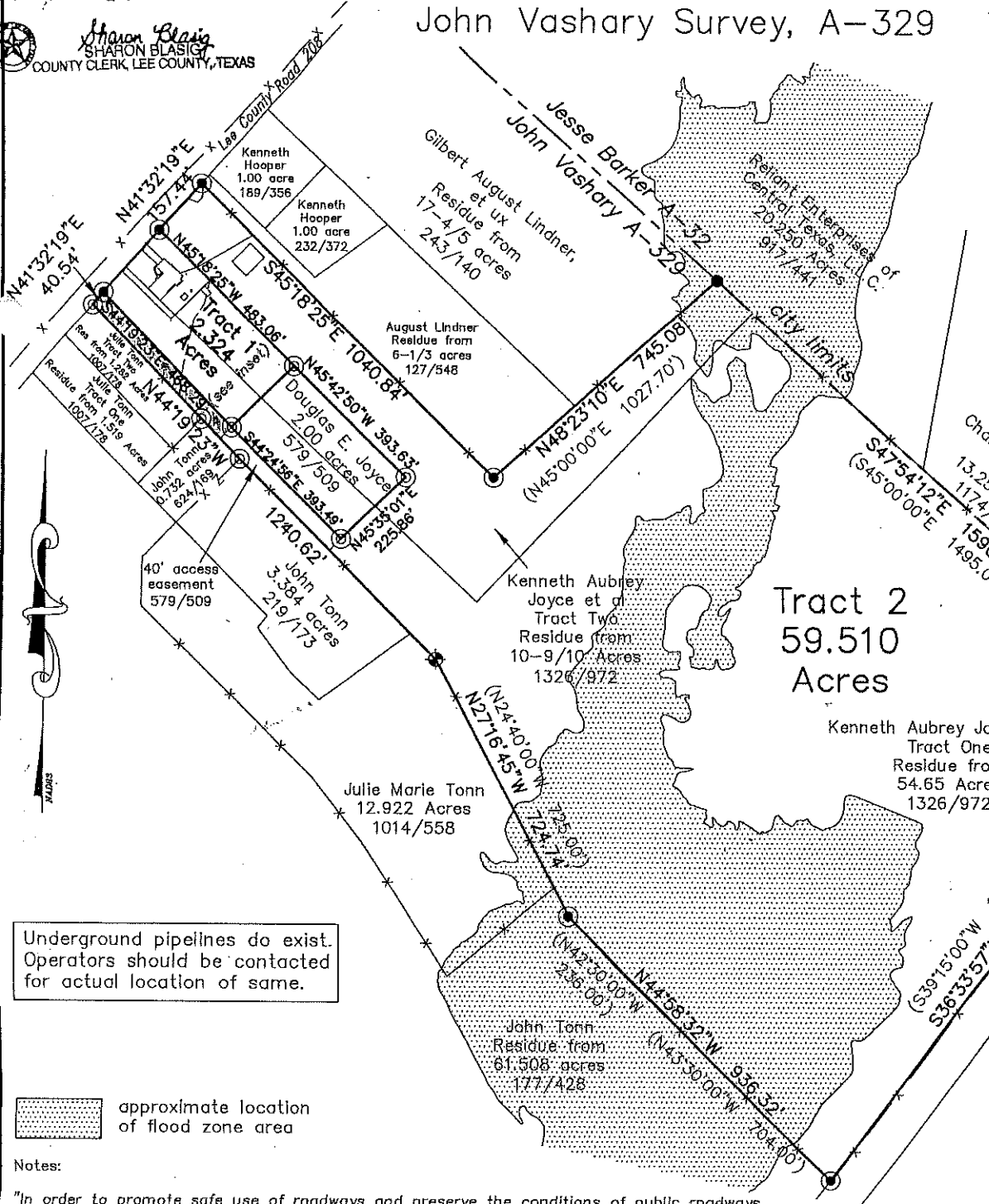


NOV 27 2023

LEE COUNTY, TEXAS

John Vashary Survey, A-329

Sharon Blasing  
SHARON BLASING  
COUNTY CLERK, LEE COUNTY, TEXAS



Proposed Easement & Right of Way 0.433 Acres  
INSET not to scale  
VICINITY MAP Not To Scale  
Subdivider/Developer  
Sharon Joyce Kurio et al  
Lee County, Texas

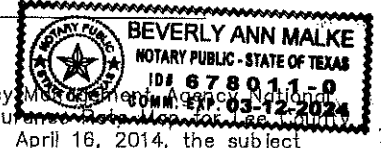
Underground pipelines do exist. Operators should be contacted for actual location of same.

approximate location of flood zone area

Notes:  
"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  
(A) Approved by the Commissioner in whose precinct the proposed subdivision is located of Lee County.  
(B) The driveway satisfies the minimum spacing requirements for driveways set forth in Sections 7.4 and 7.5 of the Lee County Subdivision Regulations."  
"No structure in this subdivision shall be occupied until connected to an individual water supply or state-approved community water system. Prospective property owners are cautioned by Lee County to question the seller concerning ground water availability.  
"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.  
"No construction or development within the subdivision may begin until all Lee County Subdivision and Development Regulation have been satisfied.  
"Any portion of the subdivision lying within any county road or county road right of way shall continue 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 written consent of the Lee County Commission in whose precinct said subdivision lies.  
"Lots in said subdivision are subject to building setbacks and to single family residential use as set forth in restrictive covenants recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Lee County Property Records.  
"A lot may be re-subdivided without approval of the Lee County Commissioners Court.  
"Lee County may enforce any plat notes imposed pursuant to the rules of Lee County for Onsite Sewage Facilities, any note imposed pursuant to Sections 6, 7, or 10 of Lee County Subdivision Regulations, any plat note limiting development to single family residences, any plat note prohibiting further re-subdivision of any lot, or any plat note affecting County right of way or drainage, or any plat note affecting public health, safety and welfare. The Commissioners Court shall have the right and authority through appropriate legal procedures to prohibit the construction or connection of utilities or issuing permits if the plat notes or restrictions have been violated.  
"The homeowners of the Single Family Residences obtaining access through the Shared Access Driveway shall be solely responsible for all maintenance of the driveway, including maintaining any drainage structures associated with the driveway. The driveway must be maintained at all times in a condition that will permit unencumbered vehicular access by emergency vehicles.

Commissioners Court of Lee County, Texas  
Approved this, the 27th day of Nov., 2023 by the Commissioners Court of Lee County, Texas.  
Frank J. Malinak III  
Lee County Judge

Certificate of Ownership and Intentions  
On this, the 27 day of Nov., 2023, before me, the undersigned person(s), personally appeared, Sharon Joyce Kurio who being duly sworn according to law, depose and say that they are the owner(s) or equitable owners of the property shown hereon and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.  
Sharon Joyce Kurio  
Sharon Joyce Kurio  
Authorized Representative  
Witness my hand and seal the day and date written above.  
Beverly Ann Malke  
Notary Public in and for the State of Texas  
My commission expires



According to the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Study, Panel 48287C0362C Effective date: April 16, 2014, the subject tracts does lie within a Special Flood Hazard Area Zone "A".  
"Development of any areas within a 100 year storm frequency area as shown hereon shall comply with Lee County flood plain regulations. Owner must obtain a flood plain development permit for development, including base flood elevation certification from a registered professional engineer, architect or land surveyor, prior to development of any area within a flood plain."

2 Tracts

10 ac or larger:	1
2.0 acres or larger up to 5.0 ac:	1

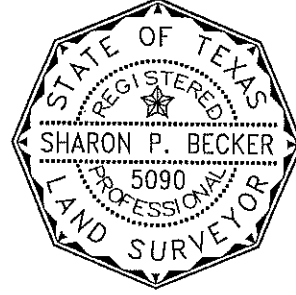
Survey plat showing:

- 1) The partition of a 61.834 acre tract of land, into a 2.324 acre Tract 1, and a 59.510 acre Tract 2; said 61.834 acre tract being all of the residue from a 54.65 acre Tract One and all of the residue from a 10-9/10 acre Tract Two described in a deed to Kenneth Aubrey Joyce et al and recorded in volume 1328, page 972 of the Real Property Records of Lee County, Texas,
- ) A Proposed Easement and Right of Way (0.433 acres), being part of said 54.65 acre Joyce tract, and part of said 59.510 acre Tract 2 this day surveyed; all being a part of the John Vashary Survey, Abstract 329, Lee County, Texas.

"JOYCE SUBDIVISION"  
Lee County, Texas

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in November 2023 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition 4 Standard Land Survey.

Sharon P. Becker  
Professional Land Surveyor  
Number 5090



- 5/8" rebar with cap marked "5090" set
- 5/8" rebar found
- 1/2" rebar found
- 5" steel pipe corner post found
- x fence
- ( ) record calls

- 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) Utilities to be provided:  
Phone -  
Water -  
Electricity -

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