

**LEE COUNTY, TEXAS**  
**THOMAS H. WEBB SURVEY, A-348**

CERTIFICATE OF OWNERSHIP AND INTENTIONS

ON THIS, THE 27 DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED PERSON(S), PERSONALLY APPEARED MARIA SALAZAR, WHO 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.

*Maria Salazar*  
OWNER

OWNER

WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN ABOVE.

*Sharon Blasig*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01/29/2027



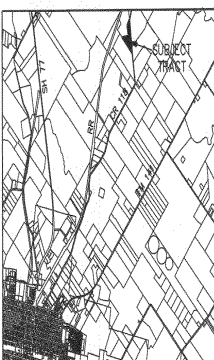
COMMISSIONERS COURT OF LEE COUNTY, TEXAS

APPROVED THIS, THE 27<sup>th</sup> DAY OF Jan, 2023 BY THE COMMISSIONERS.

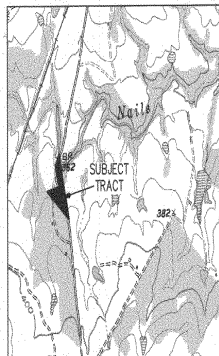
*Frank Malinal III*  
FRANK MALINAL III  
LEE COUNTY, JUDGE

**FILED AND RECORDED**

FEB 27 2023



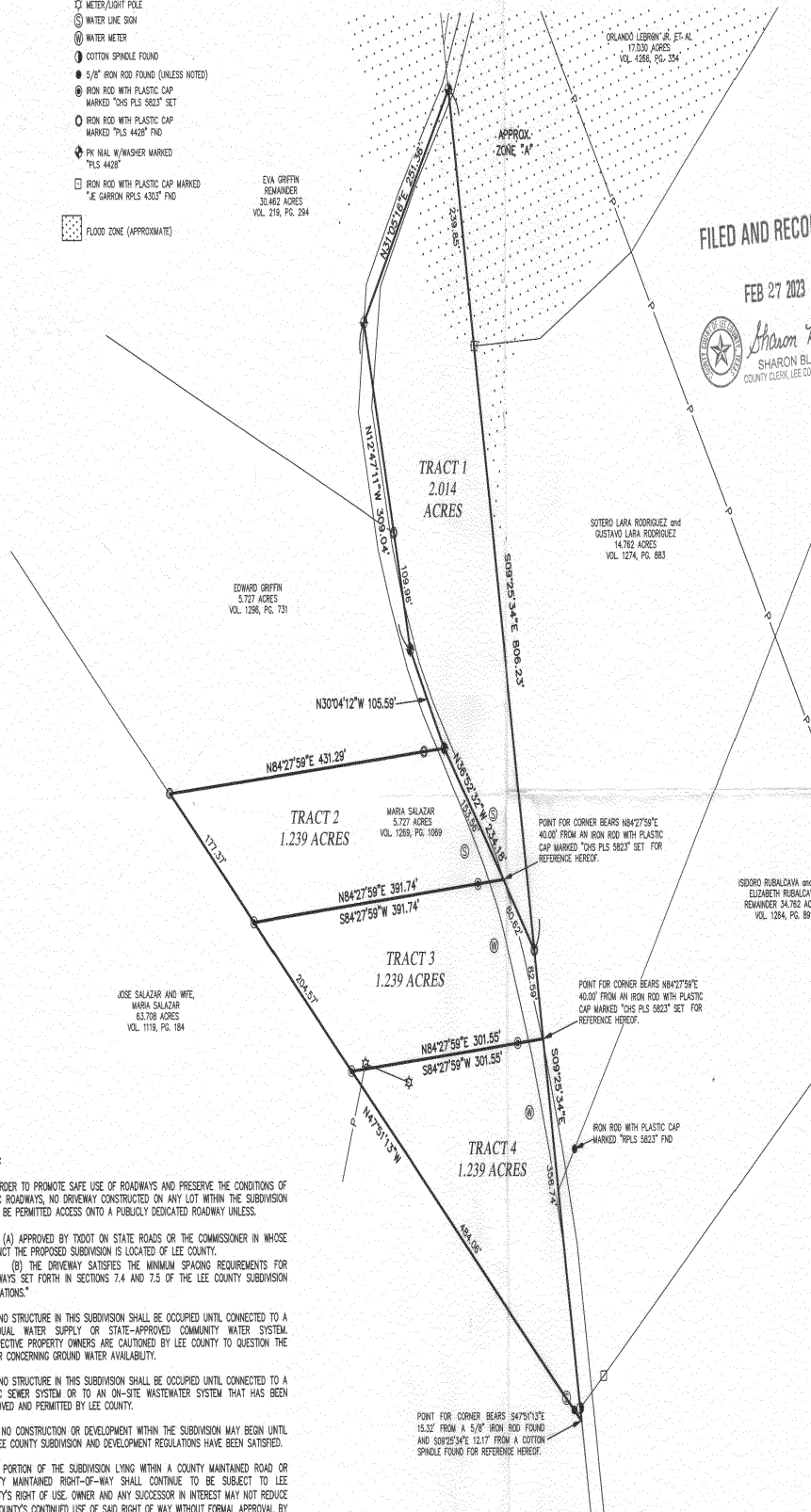
**VICINITY MAP**  
N.T.S.



**TOPO MAP**  
N.T.S.

**LEGEND**

- FENCE
- METER/LIGHT POLE
- WATER LINE SIGN
- WATER METER
- COTTON SPINDLE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH PLASTIC CAP MARKED "CHS PLS 9823" SET
- IRON ROD WITH PLASTIC CAP MARKED "PLS 4428" FND
- PK NAIL W/WASHER MARKED "PLS 4428"
- IRON ROD WITH PLASTIC CAP MARKED "E. GARRON RPLS 4303" FND
- EVA GRIFIN REMAINDER VOL. 219, PG. 294
- FLOOD ZONE (APPROXIMATE)



SUBDIVIDER/DEVELOPER	
MARIA SALAZAR P.O. BOX 512 GOODINGS, TEXAS 78942	

4 TRACTS	
10 ACRES OR LARGER:	0
LARGER THAN 5 ACRES AND SMALLER THAN 10 ACRES:	0
2.0 ACRES OR LARGER UP TO 5.0 ACRES:	1
1.0 ACRE OR LARGER AND SMALLER THAN 2.0 ACRES:	3
SMALLER THAN 1.0 ACRE:	0

**"MARIA SALAZAR  
SUBDIVISION"**

THIS PLAT CONSTITUTES A SUBDIVISION OF A 5.731 ACRE TRACT INTO A 2.014 ACRE TRACT 1, A 1.239 ACRE TRACT 2, A 1.239 ACRE TRACT 3, AND A 1.239 ACRE TRACT 4, OUT OF THE THOMAS H. WEBB SURVEY, ABSTRACT NO. 348, LEE COUNTY, TEXAS AND BEING ALL OF THAT 5.727 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO MARIA SALAZAR RECORDED IN VOLUME 1269, PAGE 1069 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND IS BASED ON A SURVEY DONE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, THIS 16TH DAY OF SEPTEMBER, 2022 AND SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

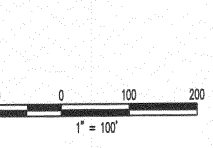


*Bill J. Loftis*  
BILL J. LOFTIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 5823

**Comal Hills Surveying**

3200 Puter Creek Road  
Spring Branch, Texas  
78070  
(830) 228-5571  
chs@gvctc.com  
Firm# 10072500

DWN: TPD  
CHK: BL  
JOB #0916-01  
DATE: 09/21/22  
FB # 56  
SCALE: 1"=100'



ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR LEE COUNTY, PANEL NUMBER 48287023800, EFFECTIVE DATE, APRIL 16, 2014, THE SUBJECT TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE A".

- NOTES:**
- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM MAD 83, CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
  - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREON.
  - ALL IMPROVEMENTS ARE NOT SHOWN.
  - PROPERTY LINES MAY BE SUBJECT TO MEANDERING FENCE FENCES.
  - SUBJECT TO RIGHTS, IF ANY, OF PARTIES IN POSSESSION OF ANY PORTION OF SUBJECT TRACT.
  - PROPERTY LIES WITHIN THE GOODINGS INDEPENDENT SCHOOL DISTRICT.
  - PROPERTY DOES NOT LIE WITHIN THE CITY OF GOODINGS, ETC.

**NOTES:**

"ON ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS.

- APPROVED BY TxDOT ON STATE ROADS OR THE COMMISSIONER IN WHOSE PRECINCT THE PROPOSED SUBDIVISION IS LOCATED IN LEE COUNTY.
- 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 REGULATIONS HAVE BEEN SATISFIED.

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 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.

DEVELOPMENT OF ANY AREA WITHIN A 100 YEAR STORM FREQUENCY AREA AS SHOWN HEREON SHALL COMPLY WITH LEE COUNTY FLOOD PLAN REGULATIONS. OWNER MUST OBTAIN A FLOOD PLAN DEVELOPMENT PERMIT FOR DEVELOPMENT THAT MAY REQUIRE OBTAINING CERTIFICATION FROM A REGISTERED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR OF COMPLIANCE WITH LEE COUNTY FLOOD DEVELOPMENT REGULATIONS RULES.

NO FENCE ALONG COUNTY ROAD 118 SHALL BE BUILT UNLESS AND UNTIL MUTUAL AGREEMENT CAN BE MADE CONCERNING ACTUAL LOCATION BETWEEN SUBJECT LAND OWNER AND THE COMMISSIONER.

- UTILITY SERVICE PROVIDERS:**
- WATER SERVICE PER LEE COUNTY WATER SUPPLY CORP AND/OR PRIVATE WATER WELL.
  - WASTEWATER SERVICE PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
  - ELECTRIC SERVICE PER BLUEBONNET ELECTRIC COOPERATIVE, INC.
  - GAS, TELEPHONE, CABLE/SATELLITE SERVICE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNER.