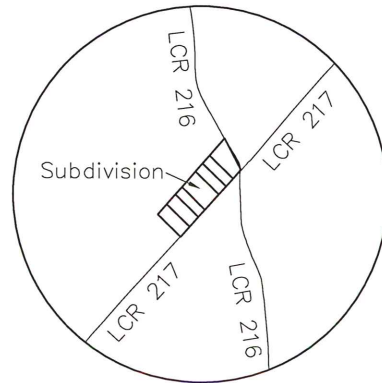
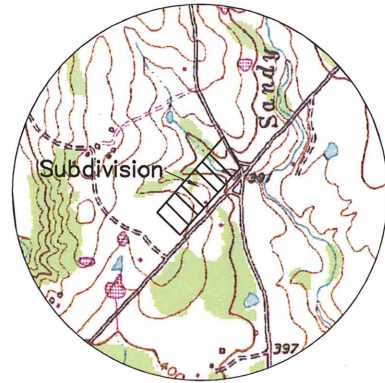


# LEE COUNTY, TEXAS

## Nathaniel Goacher Survey, A-133



VICINITY MAP  
Not To Scale



VICINITY MAP  
Not To Scale

7 Tracts	
10 acres or larger	: 0
larger than 5.0 acres & smaller than 10 acre	: 0
2.0 acres or larger up to 5.0 acres	: 1
1.0 acre or larger and smaller than 2.0 acres	: 6
smaller than 1.0 acre	: 0

**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.

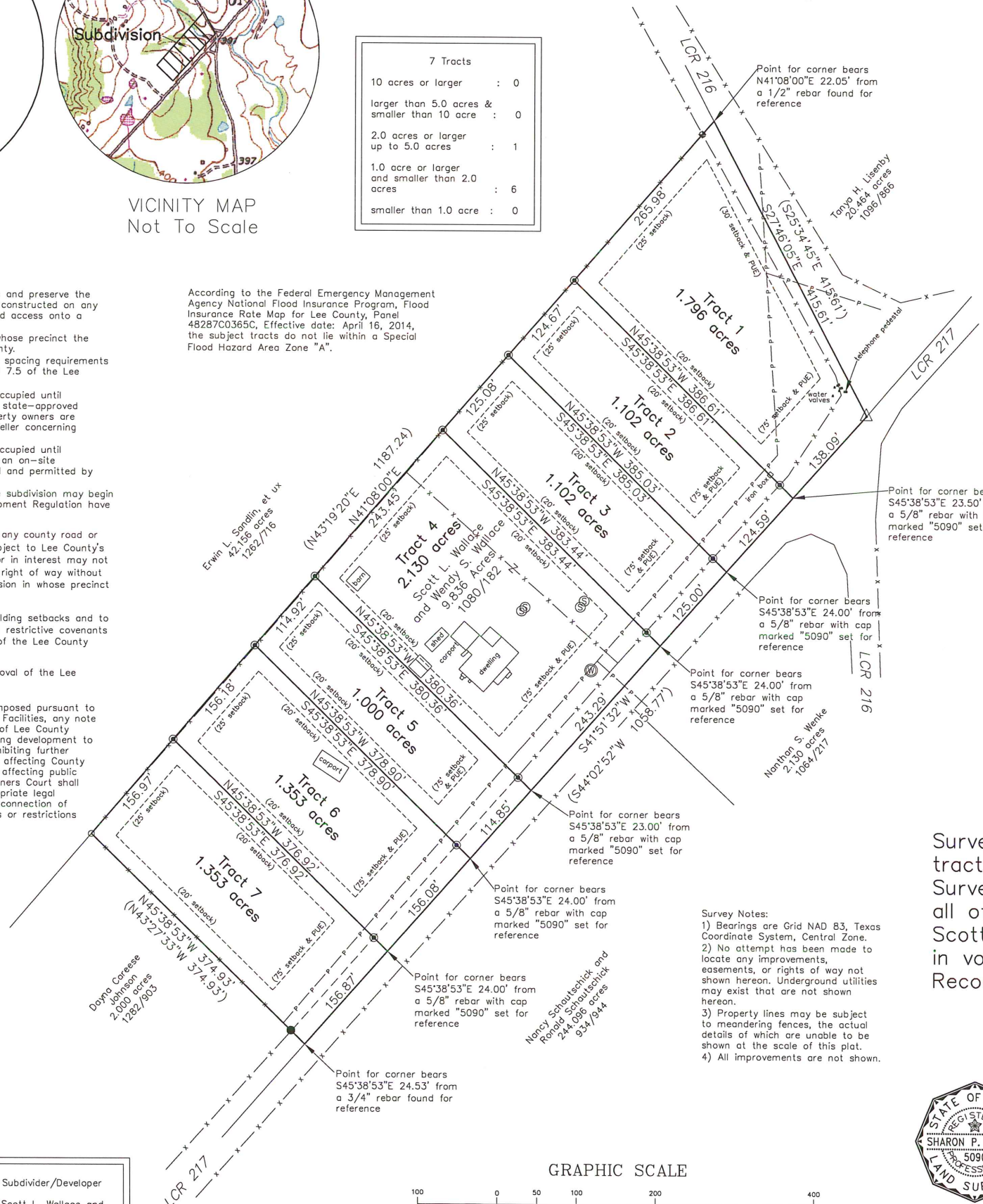
"Any portion of the subdivision lying within any county road or county road right of way shall continue subject to Lee County's right of way use. Owner and any successor in interest may not reduce Lee County's continued use of said right of way without written consent of the Lee County Commission in 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 Real Property Records.

"No 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.

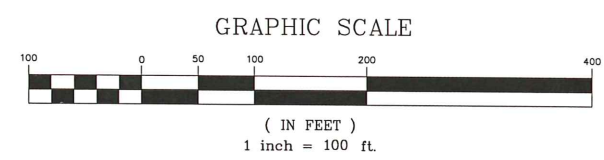
According to the Federal Emergency Management Agency National Flood Insurance Program, Flood Insurance Rate Map for Lee County, Panel 48287C0365C, Effective date: April 16, 2014, the subject tracts do not lie within a Special Flood Hazard Area Zone "A".



- 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.

- 5/8" rebar with cap marked "5090" set
- 3/8" rebar found
- 3/4" rebar found
- 1/2" rebar found
- ▲ pk with washer marked "5090" found
- ⊙ water meter
- ⊙ septic
- ( ) record call
- x-x- fence
- p-p- overhead power
- - - - - building setback

Subdivider/Developer  
Scott L. Wallace and  
Wendy S. Wallace  
Giddings, Texas



Commissioners Court of Lee County, Texas  
Approved this, the \_\_\_\_\_ day of \_\_\_\_\_, 2021 by the Commissioners  
Court of Lee County, Texas.

Paul Fischer  
Lee County Judge

### Certificate of Ownership and Intentions

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned person(s), personally appeared, \_\_\_\_\_ 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.

Name of owner \_\_\_\_\_  
Owner \_\_\_\_\_

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

Notary Public in and for the State of Texas

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

# "LEON'S CROSSING SUBDIVISION"

A subdivision of 9.836 Acres of land in  
the Nathaniel Goacher Survey, Abstract 133  
Lee County, Texas

Survey plat showing the partition of a 9.836 acre tract of land, a part of the Nathaniel Goacher Survey, Abstract 133, Lee County, Texas and being all of a 9.836 acre tract described in a deed to Scott L. Wallace and Wendy S. Wallace and recorded in volume 1080, page 182, of the Real Property Records of Lee County, Texas.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in August 2021 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.  
*Sharon P. Becker*  
Sharon P. Becker  
Professional Land Surveyor  
Number 5090