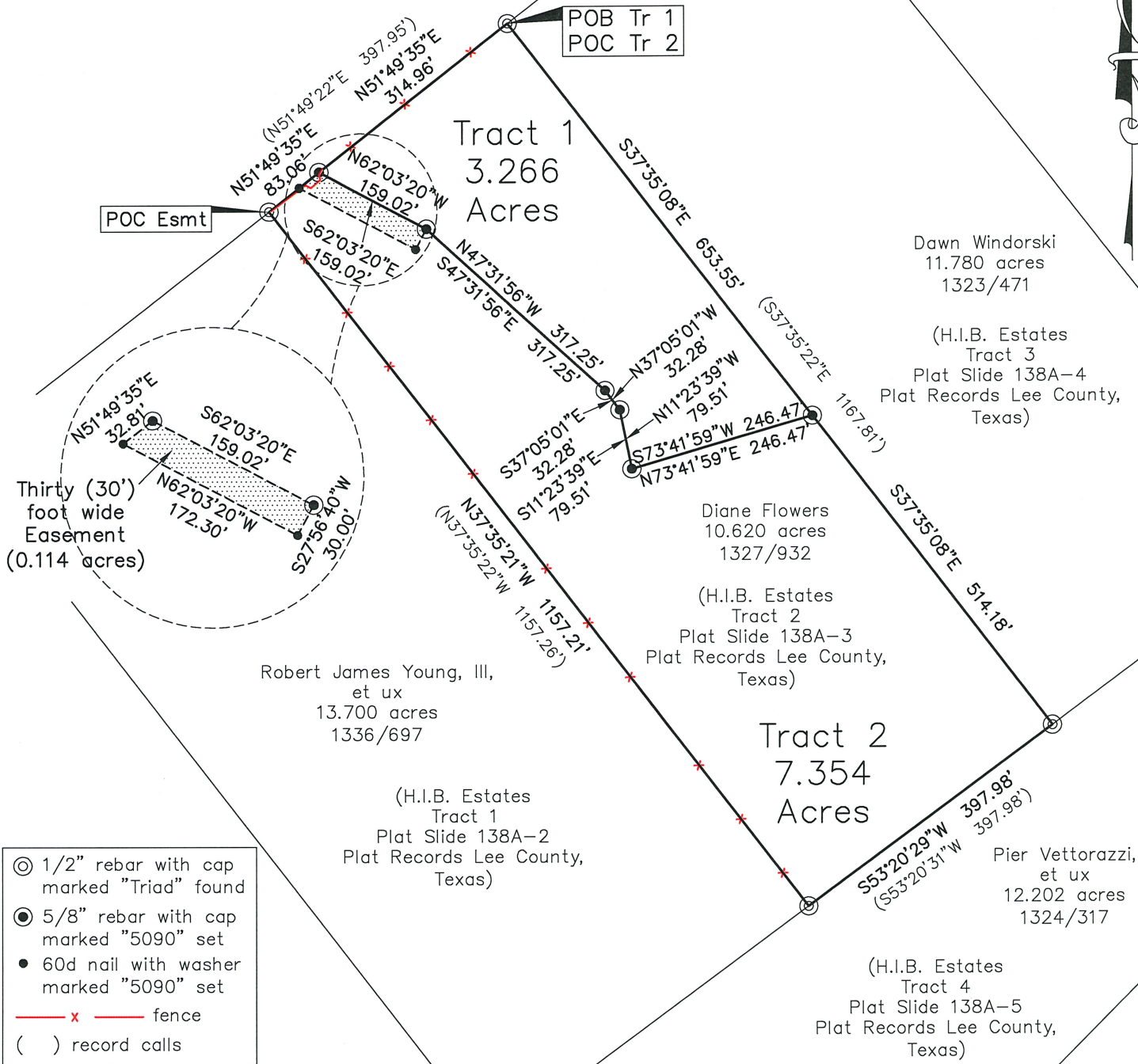


Subdivision Regulation Variance approved this the _____ day of _____ 202____
By the Commissioner's Court of Lee County, Texas.

Frank Malinak III
Lee County Judge

Lee County, Texas
Thomas William Ward
Survey, A-330



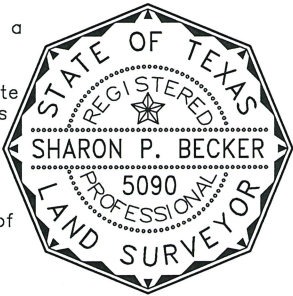
Survey plat showing:

- 1) The partition of a 10.620 acre tract of land, into a 3.266 acre Tract 1 and a 7.354 acre Tract 2; said 10.620 acre tract being all 10.620 acre Tract 2, H.I.B. Estates as per plat recorded in Slide 138A-3 of the Plat Records of Lee County, Texas and being the same as described in a deed to Diane Flowers and recorded in volume 1327, page 932 of the Real Property Records of Lee County, Texas;
- 2) A Thirty (30') foot wide Easement, (0.114 acres), being part of said 10.620 acre Flowers tract, and part of said 7.354 acre Tract 2 this day surveyed;

All being part of the Thomas William Ward Survey, Abstract 330, Lee County, Texas.

Survey Notes:

- 1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
- 2) Reference is hereby made to descriptions attached hereto and made a part hereof for further descriptive purposes.
- 3) 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.
- 4) Property lines may be subject to meandering fences, the actual details of which are unable to be shown at the scale of this plat.
- 5) All improvements are not shown.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in March 2026 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

Sharon P. Becker
Professional Land Surveyor
Number 5090

Weiser Becker Surveyors, P. C.	FN:10015700	By: kb	Date: 3-10-26	Scale: 1" = 200'	Book: 760
P. O. Box 706 Giddings, Texas 78942 979-542-4444		Rev:	File # 9576	WO # 9576	

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Tract 1

Being a **3.266 acre** tract of land, a part of the Thomas William Ward Survey, Abstract 330, Lee County, Texas, being part of a 10.620 acre Tract 2, H.I.B. Estates as per plat recorded in Slide 138A-3 of the Plat Records of Lee County, Texas and being the same as described in a deed to Diane Flowers and recorded in volume 1327, page 932 of the Real Property Records of Lee County, Texas. Said 3.266 acre Tract 1 being more particularly described as follows:

BEGINNING at a ½ inch rebar with cap marked "Triad" found in the Southeast margin of FM 180, for the West corner of an 11.780 acre Tract 3, H.I. B. Estates as per plat recorded in Slide 138A-4 of the Plat Records of Lee County, Texas, same as described in a deed to Dawn Windorski and recorded in volume 1323, page 471, the North corner of said 10.620 acre Flowers tract, and the North corner hereof;

THENCE with the Southwest line of said 11.780 acre Windorski tract, the Northeast line of said 10.620 acre Flowers tract, **South 37 deg. 35 min. 08 sec. East 653.55 feet** to a 5/8 inch rebar with cap marked "5090" set for the Easterly North corner of a 7.354 acre Tract 2 this day surveyed, and the East corner hereof;

THENCE across said 10.620 acre Flowers tract, with the Easterly Northwest line of said 7.354 acre Tract 2 this day surveyed, **South 73 deg. 41 min. 59 sec. West 246.47 feet** to a 5/8 inch rebar with cap marked "5090" set for an interior corner of said 7.354 acre Tract 2 this day surveyed, and the South corner hereof;

THENCE continuing across said 10.620 acre Flowers tract, with the Northeast lines of said 7.354 acre Tract 2 this day surveyed, as follows

North 11 deg. 23 min. 39 sec. West 79.51 feet to a 5/8 inch rebar with cap marked "5090" set for an angle point hereof;

North 37 deg. 05 min. 01 sec. West 32.28 feet to a 5/8 inch rebar with cap marked "5090" set for an angle point hereof;

North 47 deg. 31 min. 56 sec. West 317.25 feet to a 5/8 inch rebar with cap marked "5090" set for the East corner of a Thirty (30') foot wide Easement this day surveyed, and an angle point hereof;

with the Northeast line of said Thirty (30') foot wide Easement this day surveyed, **North 62 deg. 03 min. 20 sec. West 159.02 feet** to a 5/8 inch rebar with cap marked "5090" set in the Southeast margin of FM 180, the Northwest line of said 10.620 acre Flowers tract, for the Westerly North corner of said 7.354 acre Tract 2 this day surveyed, the North corner of said Easement this day surveyed, and the West corner hereof;

THENCE with the Southeast margin of FM 180, the Northwest line of said 10.620 acre Flowers tract, **North 51 deg. 49 min. 35 sec. East 314.96 feet** to the **PLACE OF BEGINNING** and containing **3.266 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in March 2026 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
Date of signature: 3-10-26

Weiser Becker Surveyors, P.C.

FN: 10015700

979-542-4444

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Tract 2

Being a **7.354 acre** tract of land, a part of the Thomas William Ward Survey, Abstract 330, Lee County, Texas, being part of a 10.620 acre Tract 2, H.I.B. Estates as per plat recorded in Slide 138A-3 of the Plat Records of Lee County, Texas and being the same as described in a deed to Diane Flowers and recorded in volume 1327, page 932 of the Real Property Records of Lee County, Texas. Said 7.354 acre Tract 2 being more particularly described as follows:

COMMENCING at a ½ inch rebar marked “Triad” found in the Southeast margin of FM 180, for the West corner of an 11.780 acre Tract 3, H.I.B. Estates as per plat recorded in Slide 138A-4 of the Plat Records of Lee County, Texas, same as described in a deed to Dawn Windorski and recorded in volume 1323, page 471, the North corner of said 10.620 acre Flowers tract, and the North corner of a 3.266 acre Tract 1 this day surveyed;

THENCE with the Southwest line of said 11.780 acre Windorski tract, the Northeast line of said 10.620 acre Flowers tract, the Northeast line of said 3.266 acre Tract 1 this day surveyed, South 37 deg. 35 min. 08 sec. East 653.55 feet to a 5/8 inch rebar with cap marked “5090” set for the East corner of said 3.266 acre Tract 1 this day surveyed, the Easterly North corner and **PLACE OF BEGINNING** hereof;

THENCE continuing with the Southwest line of said 11.780 acre Windorski tract, the Northeast line of said 10.620 acre Flowers tract, **South 37 deg. 35 min. 08 sec. East 514.18 feet** to a ½ inch rebar with cap marked “Triad” found in the Northwest line of a 12.202 acre Tract 4, H.I.B. Estates as per plat recorded in Slide 138A-5 of the Plat Records of Lee County, Texas same as described in a deed to Pier Vettorazzi, et ux and recorded in volume 1324, page 317, for the South corner of said 11.780 acre Windorski tract, the East corner of said 10.620 acre Flowers tract, and the East corner hereof;

THENCE with the Northwest line of said 12.202 acre Vettorazzi tract, the Southeast line of said 10.620 acre Flowers tract, **South 53 deg. 20 min. 29 sec. West 397.98 feet** to a ½ inch rebar with cap marked “Triad” found for the East corner of a 13.700 acre Tract 1, H.I.B. Estates as per plat recorded in Slide 138A-2 of the Plat Records of Lee County, Texas, same as described in a deed to Robert James Young, III, et ux and recorded in volume 1336, page 697, the South corner of said 10.620 acre Flowers tract, and the South corner hereof;

THENCE with the Northeast line of said 13.700 acre Young tract, the Southwest line of said 10.620 acre Flowers tract, **North 37 deg. 35 min. 21 sec. West 1157.21 feet** to a ½ inch rebar with cap marked “Triad” found in the Southeast margin of FM 180, for the North corner of said 13.700 acre

Young tract, the West corner of said 10.620 acre Flowers tract, and the West corner hereof;

THENCE with the Southeast margin of FM 180, the Northwest line of said 10.620 acre Flowers tract, **North 51 deg. 49 min. 35 sec. East 50.25 feet** pass a 60d nail with washer marked "5090" set for the West corner of a Thirty (30') foot wide Easement this day surveyed, and continuing for a total distance of **83.06 feet** to a 5/8 inch rebar with cap marked "5090" set for the West corner of said 3.266 acre Tract 1 this day surveyed, the North corner of said Easement this day surveyed, and the Westerly North corner hereof;

THENCE across said 10.620 acre Flowers tract, with the Northeast line of said Easement this day surveyed, the Southwest lines of said 3.266 acre Tract 1 this day surveyed, as follows:

South 62 deg. 03 min. 20 sec. East 159.02 feet to a 5/8 inch rebar with cap marked "5090" set for the East corner of said Easement this day surveyed, and an angle point hereof;

South 47 deg. 31 min. 56 sec. East 317.25 feet to a 5/8 inch rebar with cap marked "5090" set for an angle point hereof;

South 37 deg. 05 min. 01 sec. East 32.28 feet to a 5/8 inch rebar with cap marked "5090" set for an angle point hereof;

South 11 deg. 23 min. 39 sec. East 79.51 feet to a 5/8 inch rebar with cap marked "5090" set for the South corner of said 3.266 acre Tract 1 this day surveyed, and an interior corner hereof;

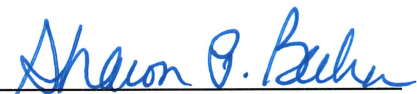
THENCE continuing across said 10.620 acre Flowers tract, with the Southeast line of said 3.266 acre Tract 1 this day surveyed, **North 73 deg. 41 min. 59 sec. East 246.47 feet** to the **PLACE OF BEGINNING** and containing **7.354 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in March 2026 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.



Weiser Becker Surveyors, P.C.


Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 3-10-26

FN: 10015700

979-542-4444

STATE OF TEXAS

COUNTY OF LEE

EASEMENT

Being a **0.114 acre** tract of land, a part of the Thomas William Ward Survey, Abstract 330, Lee County, Texas, being part of a 10.620 acre Tract 2, H.I.B. Estates as per plat recorded in Slide 138A-3 of the Plat Records of Lee County, Texas and being the same as described in a deed to Diane Flowers and recorded in volume 1327, page 932 of the Real Property Records of Lee County, Texas, and part of a 7.354 acre Tract 2 this day surveyed. Said 0.114 acre Easement being more particularly described as follows:

COMMENCING at a ½ inch rebar marked “Triad” found in the Southeast margin of FM 180, for the North corner of a 13.700 acre Tract 1, H.I.B. Estates as per plat recorded in Slide 138A-2 of the Plat Records of Lee County, Texas, same as described in a deed to Robert James Young, III, et ux and recorded in volume 1336, page 697, the West corner of said 10.620 acre Flowers tract, and the West corner of said 7.354 acre Tract 2 this day surveyed;

THENCE with the Southeast margin of FM 180, the Northwest line of said 10.620 acre Flowers tract, the Westerly Northwest line of said 7.354 acre Tract 2 this day surveyed, North 51 deg. 49 min. 35 sec. East 50.25 feet to a 60d nail with washer marked “5090” set for the West corner and **PLACE OF BEGINNING** hereof;

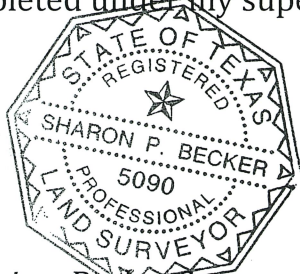
THENCE continuing with the Southeast margin of FM 180, the Northwest line of said 10.620 acre Flowers tract, the Westerly Northwest line of said 7.354 acre Tract 2 this day surveyed, **North 51 deg. 49 min. 35 sec. East 32.81 feet** to a 5/8 inch rebar with cap marked “5090” set for the West corner of a 3.266 acre Tract 1 this day surveyed, the Westerly North corner of said 7.354 acre Tract 2 this day surveyed, and the North corner hereof;

THENCE across said 10.620 acre Flowers tract, with the Northerly Southwest line of said 3.266 acre Tract 1 this day surveyed, the Northerly Northeast line of said 7.354 acre Tract 2 this day surveyed, **South 62 deg. 03 min. 20 sec. East 159.02 feet** to a 5/8 inch rebar with cap marked “5090” set for an angle point of said 3.266 acre Tract 1 this day surveyed, an angle point of said 7.354 acre Tract 2 this day surveyed, and the East corner hereof;

THENCE continuing across said 10.620 acre Flowers tract, and said 7.354 acre Tract 2 this day surveyed, **South 27 deg. 56 min. 40 sec. West 30.00 feet** to a 60d nail with washer marked “5090” set for the South corner hereof, and **North 62 deg. 03 min. 20 sec. West 172.30 feet** to the **PLACE OF BEGINNING** and containing **0.114 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in March 2026.



Weiser Becker Surveyors, P.C.

Sharon P. Becker
Sharon P. Becker

Professional Land Surveyor
Number 5090

Date of signature: 3-10-26

FN: 10015700

979-542-4444