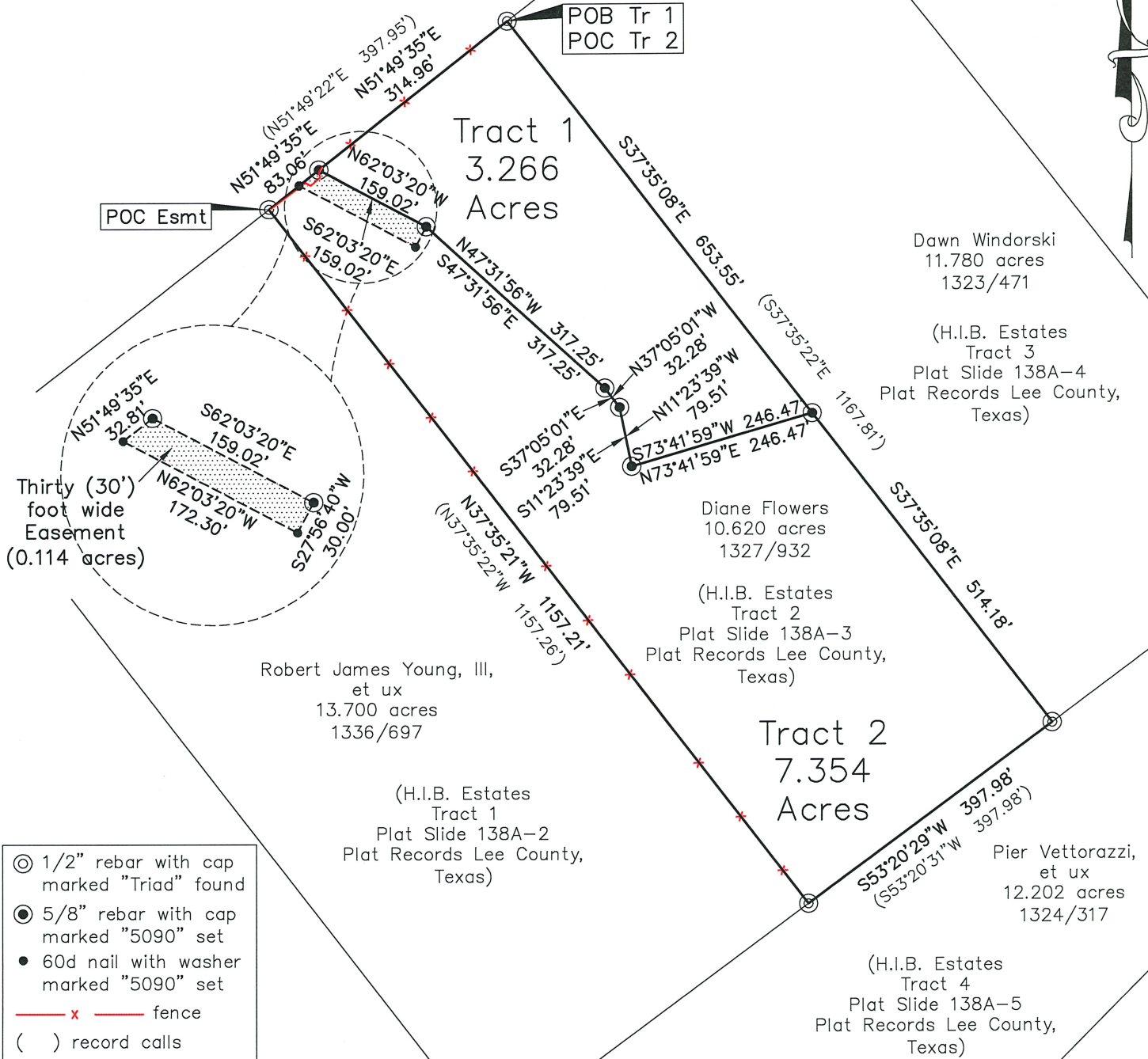


Subdivision Regulation Variance approved this the _____ day of _____ 202____
By the Commissioner's Court of Lee County, Texas.

Frank Malinak III
Lee County Judge

Lee County, Texas

Thomas William Ward Survey, A-330



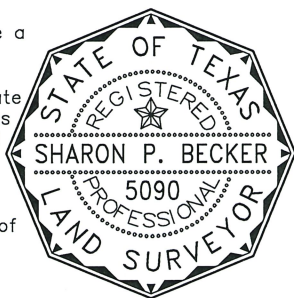
Survey plat showing:

- 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	