NOTE: MONUMENTATION SHALL BE AS SHOWN HEREON.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, DETERMINED BY GPS OBSERVATIONS.

NOTE: THIS PROPERTY IS NOT IN A FEDERALLY DESIGNATED FLOOD ZONE, ACCORDING TO FEMA FLOOD MAP NO. 48253C0350F, HAVING AN EFFECTIVE DATE OF 10/4/2011.

NOTE: BLUE STEM DRIVE IS DESIGNATED AS A PRIVATE ROAD. MAINTENANCE OF SAID ROAD SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS.

NOTE: NO DUMPSTERS ARE ALLOWED UPON HIGHWAY RIGHT-OF-WAY, PER TXDOT.

Legend

- ● = Found 3/8" rebar
- ○ = Set 3/8" rebar w/ GEOTEX cap
- ⊗ = Set 3/8" rebar w/ GEOTEX Reference cap
- ⊛ = Existing 2" Pipe Fence Corner Post
- ▲ = Found 60 d Nail
- △ = Set 60 d Nail
- ( ) = Record Call
- | | = Highway Record Call
- R/W = Right of Way
- O.P.R. = Official Public Records
- D.R. = Deed Records
- P.O.B. = Place of Beginning
- Ac. = Acres

FIELD NOTES
30.00 ACRES

BEING 30.00 acres out of the north part Subdivision No. 2 of the W. A. Minter Subdivision of the Robert Smith Survey No. 192, Abstract No. 300, Jones County, Texas, as shown by plat recorded in Slide No. 85, Plat Records, Jones County, Texas, said 30.00 acres being the West 1/2 of a 60.00 acre tract recorded in Instrument No. 242106, Official Public Records, Jones County, Texas and being more particularly described as follows:

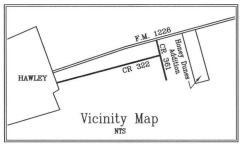
BEGINNING at a 3/8" rebar found on the WBL of said Subdivision No. 2, at the southwest corner of said 60.00 acre tract, for the southwest corner of this tract, whence a point in F.M. Highway 1226, at the northwest corner of said Subdivision No. 2 bears N13°43'17"W 2050.24 feet;

THENCE N13°43'17"W 1996.49 feet, along the WBL of said Subdivision No. 2, to an existing 2" pipe fence corner post on the SBL of F.M. Highway 1226, at the northwest corner of said 60.00 acre tract, for the northwest corner of this tract;

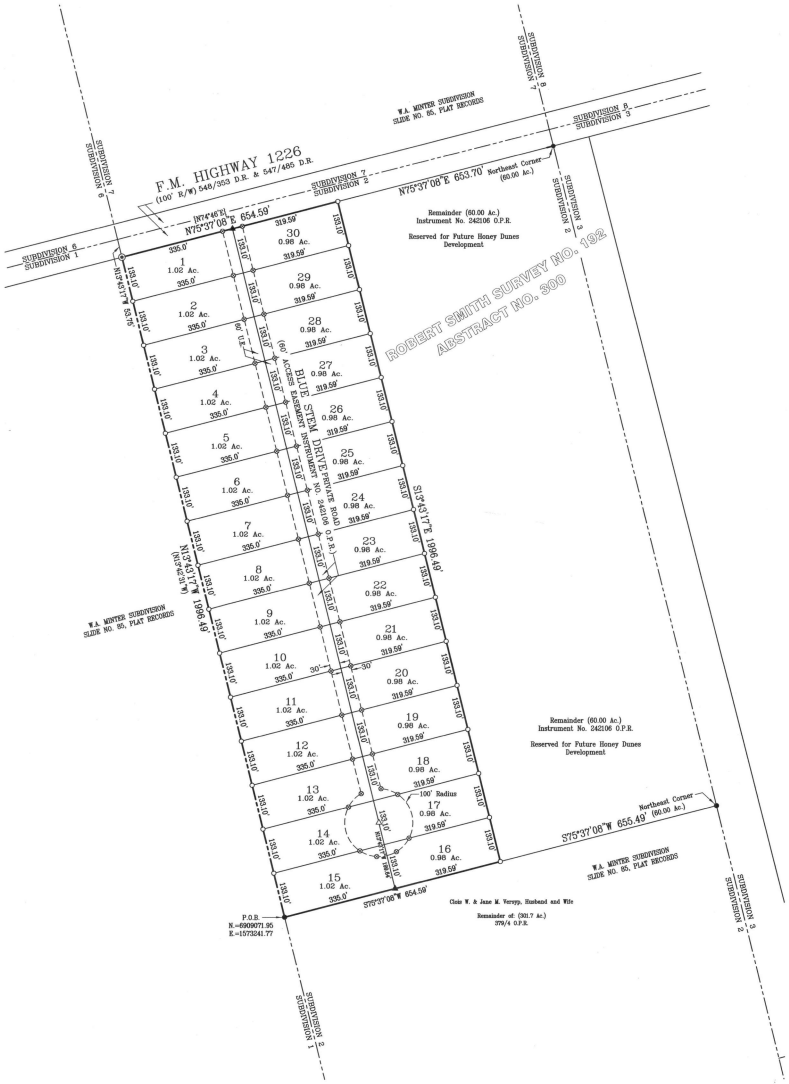
THENCE N75°37'08"E 654.59 feet, along the SBL of F.M. Highway 1226, to a 3/8" rebar set on the NBL of said 60.00 acre tract, for the northeast corner of this tract;

THENCE S13°43'17"E 1996.49 feet to a 3/8" rebar set on the SBL of said 60.00 acre tract, for the southeast corner of this tract;

THENCE S75°37'08"W 654.59 feet, along the SBL of said 60.00 acre tract, to the place of beginning and containing 30.00 acres of land.



Vicinity Map
NTS



HONEY DUNES ADDITION
Section 1
a Subdivision of 30.00 acres out of the North part of Subdivision 2 of the W.A. Minter Subdivision of the Robert Smith Survey No. 192, Abstract No. 300, Jones County, Texas.

Owner: LSM LAND, LLC
10501 Yucca Dr.
Austin, Texas 78759

GEOTEX PROPERTY SOLUTIONS
4701 S. 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

170-27-24 Z:\auto cad\SUBDIVISIONS\Jones County\Honey Dunes Addition\Final

N
W E
S
0 200 400
SCALE IN FEET
Scale: 1"= 200'

COUNTY COMMISSION

THIS PLAT IS HEREBY APPROVED BY COMMISSIONERS COURT OF THE COUNTY OF JONES, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 9278 PENAL CODE OF TEXAS, AS AMENDED.

10/28/24 DATE — COUNTY JUDGE

ATTEST: LeAnn Jennings COUNTY CLERK

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

11/13/2024 DATE — Plat Slide 407 FILE NUMBER

LeAnn Jennings COUNTY CLERK — Jones COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS STREETS, AND ALLEYS UNDER THE NAME OF

HONEY DUNES ADDITION
Section 1
a Subdivision of 30.00 acres out of the North part of Subdivision 2 of the W.A. Minter Subdivision of the Robert Smith Survey No. 192, Abstract No. 300, Jones County, Texas.

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS 3 DAY OF October 20 24

Shnevr Zkurinsky — OWNER: PRINTED

OWNER: SIGNED

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF JONES:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

Shnevr Z. Kurinsky

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3rd DAY OF October A.D. 2024

RACHEL TOVA ROTHMAN
Notary ID #133518781
My Commission Expires
January 5, 2026

NOTARY PUBLIC — COUNTY TEXAS

GENERAL NOTES

ACREAGE 30.00 acres

SCALE 1" = 200' SMALLEST LOT 0.98 acres LARGEST LOT 1.02 acres

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION :

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF JONES COUNTY, TEXAS.

PLAT DESCRIPTION :

HONEY DUNES ADDITION
Section 1
a Subdivision of 30.00 acres out of the North part of Subdivision 2 of the W.A. Minter Subdivision of the Robert Smith Survey No. 192, Abstract No. 300, Jones County, Texas.

STATE OF TEXAS REGISTERED JAMES L. WILLIAMS, JR. 4885 PROFESSIONAL LAND SURVEYOR

August 30, 2024
DATE

SIGNATURE

PLAT PREPERATION DATE: August 30, 2024

James L. Williams, Jr. R.P.L.S. #4885
REGISTERED PROFESSIONAL LAND SURVEYOR