ONE WAY SUBDIVISION
A SUBDIVISION OF 10.25 ACRES IN SECTION 23, BLOCK 44, T-2-S, T&P RY. CO. SURVEY,
ECTOR COUNTY, TEXAS

28700000

STATE OF TEXAS:
COUNTY OF ECTOR:


ONE WAY INVESTMENTS, LLC

STATE OF TEXAS:
COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE US ON Oct 23rd, 2019, BY BILLY COZART OWNER OF
ONE WAY INVESTMENTS, LLC.

NOTARY PUBLIC, STATE OF TEXAS

Tasmin Given
PRINTED NAME OF NOTARY

STATE OF TEXAS:
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS THAT I, SAM HOWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DATE:

SAM HOWELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4651

COUNTY JUDGE OF ECTOR COUNTY, TEXAS

NOTES:
COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), TEXAS CENTRAL ZONE (4203).

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "A" AND "AE", AS INTERPRETED FROM FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 4305231016 DATED MARCH 19, 2013. AS MAPS ARE SUBJECT TO CHANGE, THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION. THE LOCAL FEMA FLOOD PLAIN MAPS SHOW "A" AND "AE" ZONES FOR ZONE "A" AND "AE" FOR ZONE "Z". IT IS RECOMMENDED THAT THE FLOOD LEVEL OF ANY STRUCTURE BE BUILT 1 FOOT ABOVE BASE FLOOD ELEVATION AS SHOWN ON THE PANEL LISTED ABOVE.

PER ECTOR COUNTY "EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF LAND IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING THE EXTENT TO WHICH WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION - AND IF IT WILL BE AVAILABLE, HOW AND WHEN WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION."

GROUNDWATER SUFFICIENCY DISCLAIMER - THE SOURCE OF THE WATER SUPPLIED INTENDED FOR THIS SUBDIVISION IS GROUNDWATER UNDER THE SUBDIVISION LAND, NO GUARANTEE CAN BE MADE THAT GROUNDWATER UNDER THE LAND IS AVAILABLE FOR THIS SUBDIVISION.
ANY FUTURE ACCESS ENTRANCES MUST BE IN COMPLIANCE WITH TIDEX.

THE PRIVATE ROADS SHOWN HEREON IS THE TOTAL RESPONSIBILITY OF THE PROPERTY OWNERS. ECTOR COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE ON PRIVATE ROADS.