

HOLLUB'S PLACE

A subdivision of 15.474 acres out of the John P. Bell Survey A-41 in Caldwell County, Texas

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the J.P. Bell Survey A-41 and being also all of a tract of land called 12.001 acres and conveyed to Case Hollub et ux by deed recorded in Instrument #2017-002868 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 3.456 acres and conveyed to Case Hollub et ux by deed recorded in Instrument #2017-005181 of the said Official Public Records and being more particularly described as follows:

BEGINNING at an orange capped iron pin found stamped TRI COUNTY in the North corner of the above mentioned 3.456 acre tract and an apparent exterior corner of a tract of land called 142.18 acres and conveyed to Del Lockhart Ventures LLC by deed recorded in Instrument #2022-005441 of the said Official Public Records and in the SE line of Old Lytton Springs Road (County Road #183) for the North corner this tract.

THENCE with the NE and SE lines of the said 3.456 acre tract and the East and SE lines of the above mentioned 12.001 acre tract and the SW and NW lines of the above mentioned 142.18 acre tract for the following four (4) courses: (1) S 44°19'51" E 413.53 feet to an orange capped iron pin found stamped TRI COUNTY used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N:13892453.70 E:2391681.44 LAT:29°56'30.921" LON:97°39'49.709") for the East corner this tract. (2) S 31°13'56" W 616.06 feet to a capped iron pin found stamped TRI COUNTY used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N:13891926.93 E:2391362.01 LAT:29°56'25.743" LON:97°39'53.408") in the South corner of the said 3.456 acre tract for angle point this tract. (3) S 02°53'05" E 141.78 feet to a 1/2" treated fence corner post found in the South corner of the said 12.001 acre tract and the apparent NE line of a tract of land called 4.860 acres and conveyed to Joseph Walker Dixon et ux by deed recorded in Instrument #2019-004161 of the said Official Public Records for the most Westerly South corner this tract.

THENCE with the SW and South lines of the said 12.001 acre tract and the NE and North lines of the above mentioned 4.860 acre tract for the following two (2) courses: (1) N 21°33'55" W 155.34 feet to an 8" Cedar fence corner post found for an ell corner this tract. (2) S 86°41'10" W 101.97 feet to a capped iron pin found stamped HINKLE SURVEYORS in the SE corner of a 2.000 acre tract of land conveyed to Sky High Lockhart by deed recorded in Instrument #2021-006202 of the said Official Public Records for an exterior corner this tract.

THENCE with the West and South lines of the said 12.001 acre tract and the East and North lines of the above mentioned 2.000 acre tract for the following two (2) courses: (1) N 03°06'29" W 198.46 feet to a calculated point in the NE corner of the said 2.000 acre tract for an ell corner this tract. (2) S 86°53'31" W 401.78 feet to a capped iron pin found stamped HINKLE SURVEYORS in the NW corner of the said 2.000 acre tract and the most Westerly SW corner of the said 12.001 acre tract and the East line of Old Lytton Springs Road for the most Westerly SW corner this tract.

THENCE with the East and SE lines of Old Lytton Springs Road and the West and NW lines of the said 12.001 acre tract and the NW line of the said 3.456 acre tract for the following nine (9) courses: (1) N 15°36'53" E 182.31 feet to a 24" Elm for an exterior corner this tract. (2) N 45°16'44" E 65.69 feet to a 8" Chinaberry tree for an angle point this tract. (3) N 73°03'35" E 300.35 feet to a 8" treated fence post found for an angle point this tract. (4) N 63°45'50" E 122.03 feet to an 8" cedar fence post found for an angle point this tract. (5) N 53°39'39" E 189.83 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS for an angle point this tract. (6) N 53°39'39" E 22.08 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS for an angle point this tract. (7) N 45°44'45" E 193.59 feet to a 8" treated fence post found for an angle point this tract. (8) N 45°26'40" E 220.18 feet to a capped iron pin found stamped HINKLE SURVEYORS for an angle point this tract. (9) N 45°40'41" E 95.98 feet to the place of beginning containing 15.474 acres of land more or less.

SURVEYORS NOTES:

- FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone(s) according to FEMA Panel #48055C0125E effective date June 19, 2012. Flood Zone "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain. Flood Zone "A" (SHADED AREA) is a special flood hazard areas subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.
- According to Section 3.6.1 (J) any lot shown containing or within three hundred (300) feet of a floodplain shall have the finished floor of any habitable structure built on said lot at least 2 feet above the 100 year flood level as determined by a Professional Engineer or RPLS or as shown on FEMA FIRM maps. Any structure built within this zone shall have an elevation certificate prepared by a Professional Engineer or an RPLS. All new residential construction shall comply with Caldwell County regulations for construction within or near floodplains.
- Within the shaded areas shown as FEMA floodplain hereon or as amended by issuance of new FEMA Flood Insurance Rate Maps no new structures will be constructed and any new fencing installed shall be of split rail or wire design that permits free flow of water within the floodplain.
- The Lots shown lie in flood zone areas approximate as shown and create no liability on the part of the surveyor and are based on a flood insurance rate map according to FEMA Panel #48055C0125E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.
- This Subdivision is located within the boundaries of the Lockhart Independent School District.
- This Subdivision is located within Caldwell County Precinct #4.
- This Subdivision is serviced by Chisolm Trail Fire & Rescue.
- The original decided calls of record are in parentheses shown on this plat.
- 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 county roadway and or State highway unless a DRIVEWAY PERMIT has been issued by the appropriate County Road and Bridge Department and or TXDOT.
- No Lots are to be occupied until OSDF Permitted or public sewer, public water distribution system or an approved onsite water well with a copy of the water availability study prepared in accordance with TCEQ guidelines (3.6.3.D), and electric utility availability/intent to serve letters for electricity (3.6.3.G) is completed and approved by Caldwell County Sanitation Department.
- Utilities Provided by:
 - ELECTRICITY: Bluebonnet Electric Cooperative, Inc.
 - WATER: Aqua Water Supply Corp.
- RECORD OWNERS OF LAND: Case Allen Hollub and Carol Lehmann Hollub
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000
DATE OF PREPARATION: November 2023
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- The monumented SE line of the 3.456 acre tract was used for basis of bearing based on GPS Observations using NAD83 SPC TXSC ZONE 4204 Coordinate system and the calculated measurements as noted on this plat.
- Lot Closures- Lot 1: 1 in 176036', Lot 2: 1 in 232722'
Boundary Closure: 1 in 151725'
See Example Diagram below for:
Building Setback Lines (B.S.L.)-25' along all street frontages
Private Utility Easements (P.U.E.)-25' along all street frontages and 15' along all side and rear lot boundaries

STATE OF TEXAS
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that this map or plat, with field notes shown hereon, has been fully presented and approved by the Commissioners Court of Caldwell County, Texas on the 24th day of December, 2023, to be recorded in the Plat Records of Caldwell County, Texas.

Teresa Rodriguez
Teresa Rodriguez
Caldwell County Clerk

STATE OF TEXAS
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the 4th day of January, 2024, at 4:19 o'clock P. M. and duly recorded on the 4th day of January, 2024, in the Plat Records of Caldwell County, Texas in Plat Cabinet D at Slide 176.

Teresa Rodriguez
Teresa Rodriguez
Caldwell County Clerk

STATE OF TEXAS
COUNTY OF CALDWELL

We, the undersigned owners of the land shown on this plat showing 15.474 acres and being all of a tract of land called 12.001 acres and recorded in Instrument #2017-002868 of the Official Public Records of Caldwell County, Texas and also all of a tract of land called 3.456 acres and recorded in Instrument #2017-005181 of the said Official Public Records and designated as HOLLUB'S PLACE in the John P. Bell Survey A-41 in Caldwell County, Texas, do hereby dedicate to the use of the public forever, the streets and alleys shown hereon, and further reserves to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements, and further shall have full and uninterrupted access along such easements.

1-3-2024 *Case Allen Hollub*
DATE CASE ALLEN HOLLUB
PO BOX 683
WEIMER, TX 78962

Carol Lehmann Hollub
CAROL LEHMANN HOLLUB
PO BOX 683
WEIMER, TX 78962

STATE OF Texas
COUNTY OF Colorado

This instrument was acknowledged before me on January 3, 2024 by Case Allen Hollub.

Monica Rose Stock
Notary Public in and for the State of Texas

STATE OF Texas
COUNTY OF Colorado

This instrument was acknowledged before me on January 3, 2024 by Carol Lehmann Hollub.

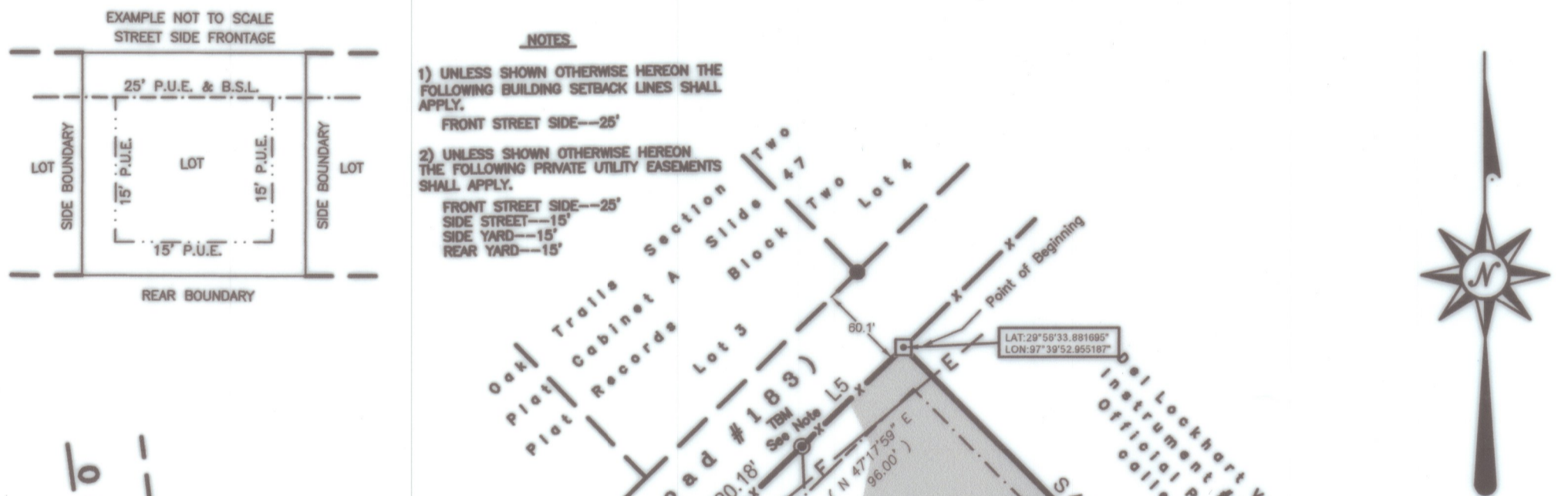
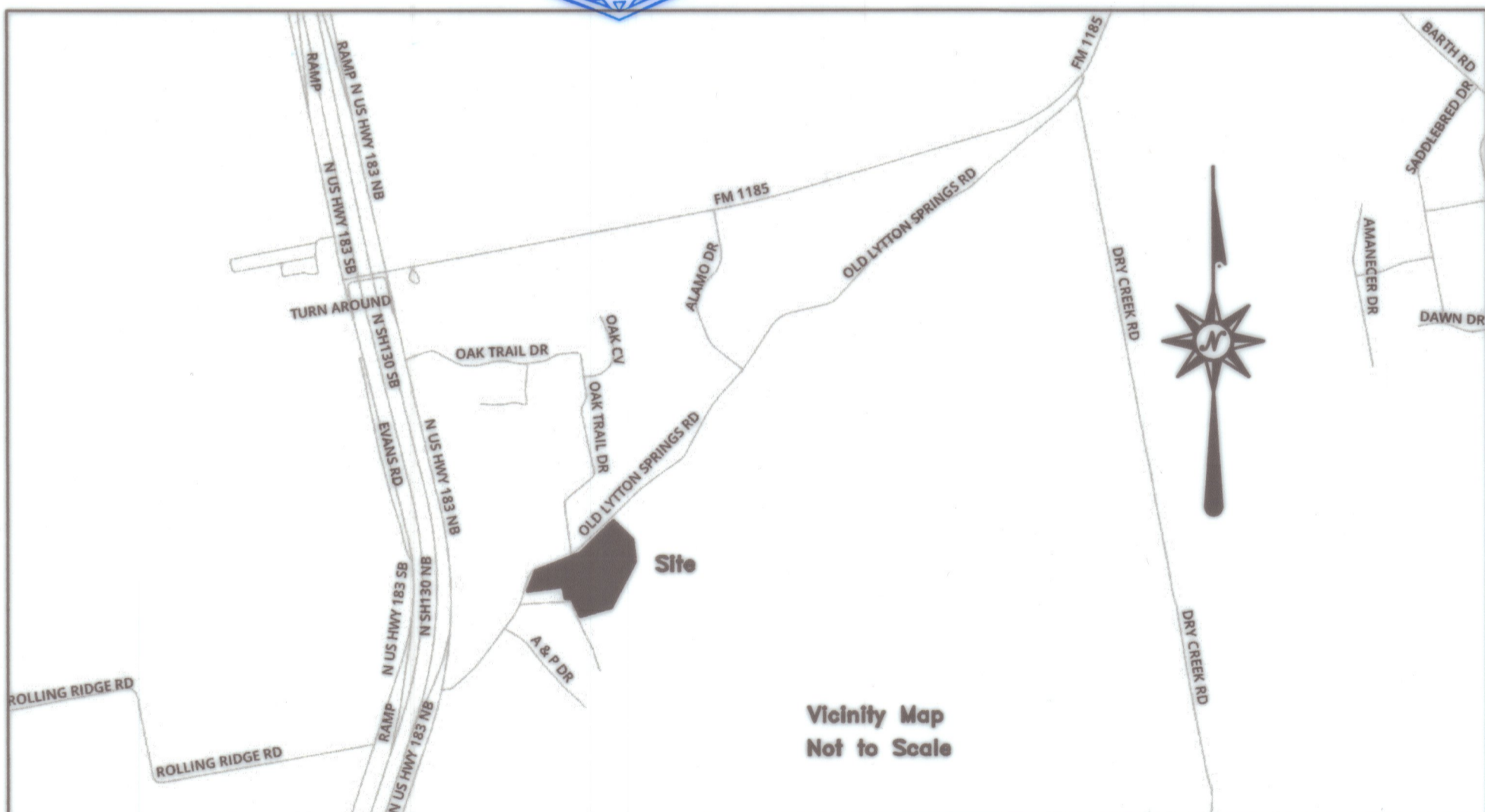
Monica Rose Stock
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground under my direct supervision and that all necessary monuments are correctly shown and complies with all survey requirements of the Caldwell County Subdivision Ordinance and is true and correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the 3rd day of JAN, 2024.

Jerry L. Hinkle
Jerry L. Hinkle
Registered Professional
Land Surveyor #5459



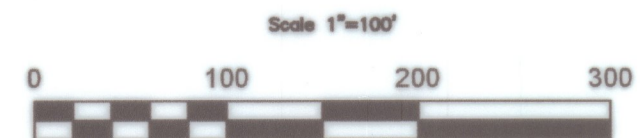
Flood Plain Note:

No Structure shall be built at a finished floor elevation lower than 480' AMSL. There is a capped iron pin stamped HINKLE SURVEYORS near the North end of Lot 2 that can be used as a topographical benchmark (TBM) which is 484.20' AMSL.

LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- ◻ ORANGE CAPPED IRON PIN FOUND STAMPED "TRI COUNTY"
- ◻ CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
- ▲ 8" CEDAR FENCE POST
- △ 8" TREATED FENCE POST FOUND
- CALCULATED POINT
- CSDO PIPELINE MARKER
- △ EL. POLE
- ★ 8" CHINABERRY TREE
- 24" ELM TREE
- TELEPHONE FEDESTAL
- (---) ORIGINAL DECIDED CALLS
- E- OVERHEAD ELECTRIC LINE
- X- FENCES OUTSIDE BOUNDARY
- LOWER COLORADO RIVER OVERHEAD TRANSMISSION LINE EDGE
- FENCED BOUNDARY LINE
- LOT BOUNDARY BOUNDARY LINE
- 15' PRIVATE UTILITY EASEMENT (P.U.E.)
- 25' BUILDING SETBACK LINE (B.S.L. & P.U.E.)
- ADJACENT BOUNDARY LINE
- BOUNDARY LINE
- ORIGINAL TRACT LINE
- FLOOD ZONE "A" UNLESS OTHERWISE NOTED

| LINE BEARING | DISTANCE |
|------------------|----------|
| L1 N 15°36'53" E | 182.31 |
| L2 N 45°16'44" E | 65.69 |
| L3 N 63°45'50" E | 122.03 |
| L4 N 53°39'39" E | 189.83 |
| L5 N 45°40'41" E | 95.98 |
| L6 S 02°53'05" E | 141.78 |
| L7 S 65°37'54" W | 174.08 |



Field Book: d.c. Drawn By: J.H. LH
 Job No. 20233201-sub Drawing: 20233851-sub.dwg
 Date: October 2023 Word Date: 10/1/2023
 Surveyed By: J.H. JHB AutoCAD Date: 10/1/2023

HINKLE SURVEYORS
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