

Shadow Acres

A subdivision of 8.941 acres out of the Samuel Hayslett Survey A-11 in Caldwell County, Texas

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being also a part of the Samuel Hayslett Survey A-11 and being also all of a tract of land called 8.941 acres and conveyed to Wesley Dale Houston by deed recorded in Volume 320 Page 231 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the most Northerly East corner of the above mentioned 8.941 acre tract in the intersection of the West line of State Highway #304 and the SW line of a tract of land called 219.511 acres and conveyed to Clark M. Walker Jr. by deed recorded in Volume 133 Page 448 of the said Official Public Records for the East corner this tract.

THENCE S 01 degrees 49 minutes 03 seconds W with the East line of the said Houston tract and with the West line of State Highway #304 **168.89 feet** to a capped iron pin found stamped HINKLE SURVEYORS in the most Easterly North corner of Lot 1 of Capplemans Acres as recorded in Plat Cabinet C Slide 50 of the Plat Records of Caldwell County, Texas for an exterior corner this tract.

THENCE S 24 degrees 45 minutes 34 seconds W with the SE line of the said Houston tract and the NW line of the said Lot 1 **300.91 feet** to a 1/2" iron pin set found in the South corner of the said Houston tract and an ell corner of the said Lot 1 for the South corner this tract.

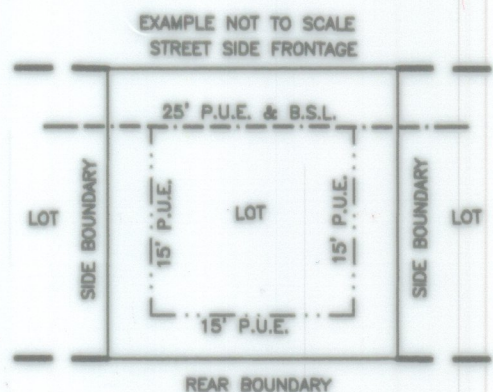
THENCE N 76 degrees 04 minutes 54 seconds W with the SW line of the said Houston tract and the NE line of the said Lot 1 **764.53 feet** to a capped iron pin found stamped HINKLE SURVEYORS used for basis of bearing in the most Westerly North corner this tract and the apparent SE line of the above mentioned 219.511 acre tract for the West corner this tract.

THENCE N 25 degrees 10 minutes 45 seconds E with the SE line of the above mentioned 219.511 acre tract and the NW line of the said Houston tract **599.72 feet** to a concrete monument found used for basis of bearing in the North corner of the said Houston tract and an ell corner of the said 219.511 acre tract for the North corner this tract.

THENCE S 65 degrees 07 minutes 49 seconds E with the NE line of the said Houston tract and the SW line of the said 219.511 acre tract **681.44 feet** to the place of beginning containing **8.941 acres** of land more or less.

SURVEYORS NOTES:

- 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 from a flood insurance rate map according to FEMA Panel #49055C0300E 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 Damages. 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 Waelder Independent School District.
- This Subdivision is located within Caldwell County Precinct #2.
- This Subdivision is serviced by Delhi Volunteer Fire Department.
- The parcel shown does not lie within the ETJ of any Municipality.
- The original deeded 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.
- According to the Caldwell County Development Ordinance Section 3.7(A)(4)(a)(b) SHORT FORM PLATS, a Short Form Plat is a Final Plat that:
 - does not require stormwater detention facilities at the time of platting. Situations that do not require stormwater detention facilities at the time a short form plat is approved: a) Plats of 4 lots or less that are a minimum of one-acre in size, restricted to one single family residences. Such lots shall be restricted by plat note from installation of greater than 20% impervious cover and from further subdivision, OR b) Plats of 4 lots or less that are designated by plat note for commercial development. In this case, a plat note shall be included stipulating that the Commercial Development Permit including stormwater detention will be provided prior to development or clearing of the lot.
 - No Lots are to be occupied until O&S Permit 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.
- The LCRA OH electric transmission line is an old Texas Public Utilities line and the recording instrument that dedicated the easement for the said transmission line is of blank type and specified no width.
- Utilities Provided by:
 - ELECTRICITY: Bluebonnet Electric Cooperative, Inc.
 - WATER: Aqua Water Supply, Corp.
- RECORD OWNERS OF LAND: Wesley Dale Houston
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644
(512) 398-2000
DATE OF PREPARATION: February 2024
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644
(512) 398-2000
- The monumented East line of the parcel shown recorded in Volume 320 Page 231 of the Official Public Records of Caldwell County, Texas was used for basis of bearing. (GPS Observations could not be used due to canopy and multipath issues only conventional surveying processes were used for measurement and layout purposes)
- Lot Closures— Lot 1: 1 in 406121, Lot 2: 1 in 111470
Boundary Closure: 1 in 476157a
- 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



- ### NOTES
- UNLESS SHOWN OTHERWISE HEREON THE FOLLOWING BUILDING SETBACK LINES (B.S.L.) SHALL APPLY.
FRONT STREET SIDE—25'
FRONT STREET SIDE—25'
FRONT STREET SIDE—25'
SIDE STREET—15'
SIDE YARD—15'
REAR YARD—15'
 - UNLESS SHOWN OTHERWISE HEREON THE FOLLOWING PRIVATE UTILITY EASEMENTS (P.U.E.) SHALL APPLY.
FRONT STREET SIDE—25'
SIDE STREET—15'
SIDE YARD—15'
REAR YARD—15'

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 9 day of April, 2024 to be recorded in the Plat Records of Caldwell County, Texas.

Teresa Rodriguez
Teresa Rodriguez
Caldwell County Clerk
Deputy: Yolande Hernandez

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 17 day of April, 2024, at 2:28 o'clock P.M. and duly recorded on the 17 day of April, 2024, in the Plat Records of Caldwell County, Texas in Plat Cabinet D at Slide 193.

Teresa Rodriguez
Teresa Rodriguez
Caldwell County Clerk
by Deputy: Yolande Hernandez

STATE OF TEXAS
COUNTY OF CALDWELL

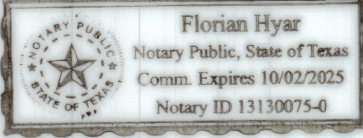
I, the undersigned owner of the land shown on this plat showing 8.941 acres and recorded in Volume 320 Page 231 of the Official Public Records of Caldwell County, Texas and designated as SHADOW ACRES in the Samuel Hayslett Survey A-11 in Caldwell County, Texas, do hereby dedicate to the use of the public 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.

10 April 2024
DATE

Wesley Dale Houston
WESLEY DALE HOUSTON
2375 HWY 304
Rosanky TX
79953

STATE OF Texas
COUNTY OF Caldwell

This instrument was acknowledged before me on 10 April, 2024 by WESLEY DALE HOUSTON.



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 15th day of April, 2024.

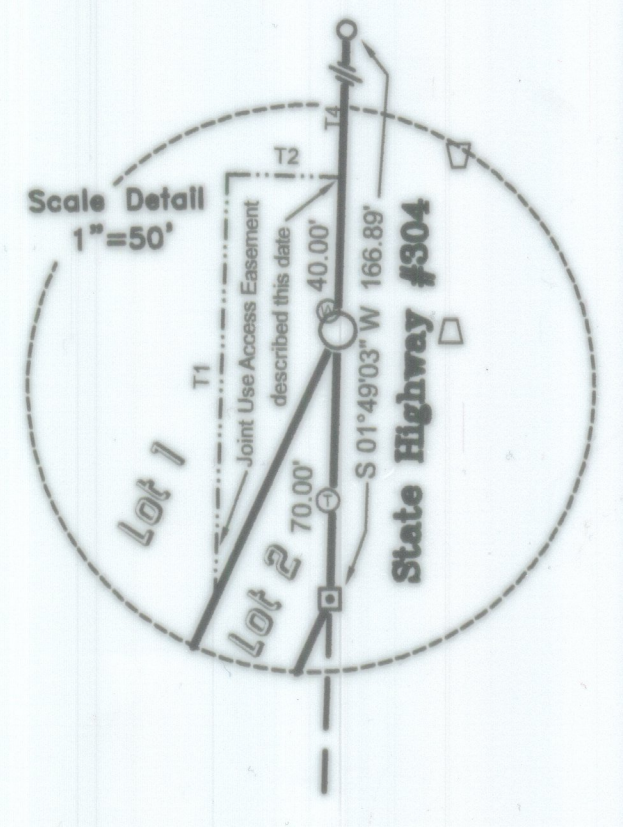


LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
- CONCRETE MONUMENT FOUND
- ⊙ WATER METER
- ⊙ TELEPHONE PEDESTAL
- CULVERTS
- (---) ORIGINAL DEEDED CALLS
- X- FENCES OUTSIDE BOUNDARY
- △ EL. POLE
- E- OVERHEAD ELECTRIC LINE
- F- FENCED BOUNDARY LINE
- L- LOT INTERNAL BOUNDARY LINE
- P- 15' PRIVATE UTILITY EASEMENT (P.U.E.)
- B- 25' BUILDING SETBACK LINE (B.S.L. & P.U.E.)
- A- ADJACENT BOUNDARY LINE
- B- BOUNDARY LINE
- GRAVEL
- UNLESS OTHERWISE NOTED



Vicinity Map
Not to Scale



LINE TABLE

LINE	BEARING	DISTANCE
T1	N 01°49'03" E	110.87'
T2	S 88°10'57" E	30.00'
T3	S 01°49'03" W	96.89'
T4	S 01°49'03" W	56.89'

Field Book: d.o. Drawn By: JH LH
 Job No. 20240391-sub Drawing: 20240391-sub.dwg
 Date: February 2024 Word: Dwg Begin Q2012024
 Surveyed By: JH JOB AutoCAD Dwg Begin Q2012024



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