

LEGAL DESCRIPTION:
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY FENCE OF WITTER ROAD (ASPHALT), AT THE MOST WESTERLY NORTHWEST CORNER OF A CALLED 166.797 ACRE TRACT OF LAND DESCRIBED IN DEED TO CARL H. DITTMAR AND TAMMY D. WHITWELL, AS RECORDED IN VOLUME 108, PAGE 377 OF THE REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 25 ACRE TRACT FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 166.797 ACRE TRACT BEARS SOUTH 10°02'25" EAST, A DISTANCE OF 1340.78 FEET FOR REFERENCE;

THENCE NORTH 09°48'19" WEST, ALONG SAID EAST RIGHT OF WAY FENCE AND THE WEST LINE OF SAID 25 ACRE TRACT PASSING AT 746.09 FEET TO A 2 INCH STEEL FENCE CORNER POST FOUND FOR AN ANGLE POINT OF SAID EAST RIGHT OF WAY FENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 767.34 FEET TO A POINT IN SAID WITTER ROAD AND BEING IN THE SOUTH RIGHT OF WAY LINE OF TUMBLEWEED TRAIL (GRAVEL) FOR THE NORTHWEST CORNER OF SAID 25 ACRE TRACT AND THIS HEREIN DESCRIBED TRACT, FROM WHICH A 12 INCH WOOD FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF A CALLED 40.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL ANTHONY WHEELER, AS RECORDED IN INSTRUMENT NO. 2022-005636 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS BEARS SOUTH 79°23'30" WEST, A DISTANCE OF 50.25 FEET FOR REFERENCE;

THENCE NORTH 79°23'30" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID 25 ACRE TRACT, A DISTANCE OF 1405.49 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "DATAPOINT#10194585" SET IN THE WEST LINE OF A CALLED 33-1/3 ACRE TRACT OF LAND (SECOND TRACT) DESCRIBED IN DEED TO JAMES LESLIE SWAIN, AS RECORDED IN VOLUME 772, PAGE 444 OF SAID DEED RECORDS FOR THE NORTHEAST CORNER OF SAID 25 ACRE TRACT AND THIS HEREIN DESCRIBED TRACT, FROM WHICH A 4 INCH WOOD FENCE CORNER POST FOUND BEARS SOUTH 52°57'34" WEST, A DISTANCE OF 3.31 FEET FOR REFERENCE AND A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 33-1/3 ACRE TRACT BEARS NORTH 11°25'28" WEST, A DISTANCE OF 24.26 FEET FOR REFERENCE;

THENCE SOUTH 11°25'28" EAST, ALONG THE COMMON LINE OF SAID 33-1/3 ACRE TRACT AND SAID 25 ACRE TRACT, A DISTANCE OF 730.46 FEET TO A 4 INCH WOOD FENCE CORNER POST FOUND AT A NORTHEAST CORNER OF SAID 166.797 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID 25 ACRE TRACT AND THIS HEREIN DESCRIBED TRACT;

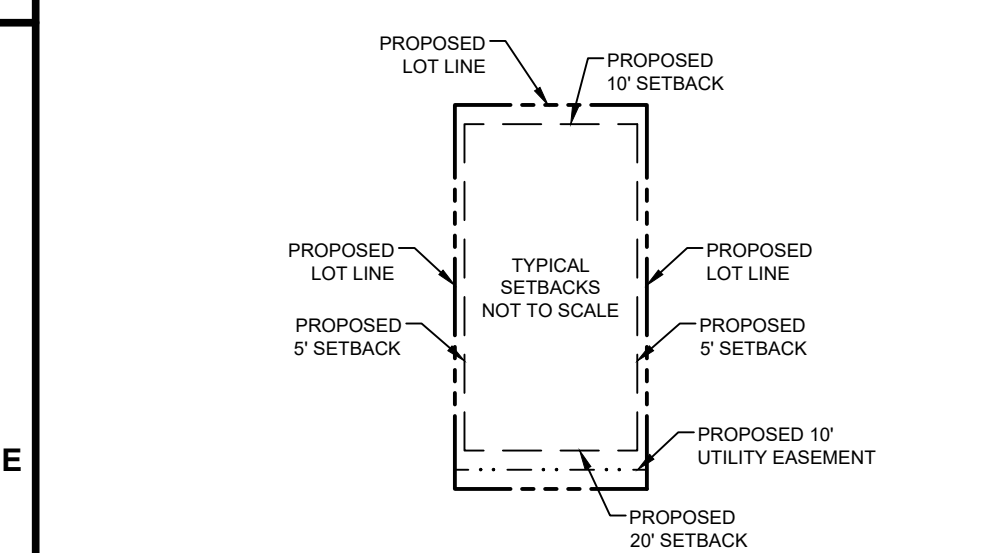
THENCE SOUTH 77°26'50" WEST, ALONG THE COMMON LINE OF SAID 166.797 ACRE TRACT AND SAID 25 ACRE TRACT, A DISTANCE OF 628.17 FEET TO A 3 INCH WOOD FENCE POST FOUND FOR AN ANGLE POINT IN A NORTH LINE OF SAID 166.797 ACRE TRACT;

THENCE SOUTH 78°16'30" WEST, CONTINUING ALONG THE COMMON LINE OF SAID 166.797 ACRE TRACT AND SAID 25 ACRE TRACT, A DISTANCE OF 798.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1,064,012 SQUARE FEET AND/OR 24.426 ACRES OF LAND, MORE OR LESS.

CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
- NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED AND APPROVAL BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ON-SITE WATER WELL.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM AND / OR LOT OWNERS.

KASHMIR DIRECTOR OF SANITATION DATE



SETBACK DETAIL
 SCALE: N.T.S.

DATE: JANUARY 19, 2024
 REVISIONS:

FIRM No. F-23395 2121 E 6th STREET, SUITE 203 AUSTIN, TEXAS 78702 SHEET 1 OF 1

STANDARD NOTES:

- FLOODPLAIN ON LOTS NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER: 48055C0150E, DATED JUNE 19, 2012.
- NO STRUCTURES SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT:
 - STORM CONTROL STRUCTURES SPECIFICALLY DESIGNED AND APPROVED BY THE REGULATING BODY(IES)
 - OR FENCES OF OPEN DESIGN TO ALLOW THE FREE FLOW OF WATER.
- EACH OWNER OF ANY PORTION OF THE PROPERTY OVER WHICH A DRAINAGE EASEMENT IS LOCATED SHALL HAVE THE OBLIGATION AND LIABILITY TO CONTINUOUSLY MAINTAIN THE FACILITIES LOCATED ON THAT OWNER'S PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY AND IN A GOOD AND FUNCTIONING CONDITION, AT THAT OWNERS COST AND EXPENSE. RESPONSIBILITY FOR MAINTAINING IMPROVEMENTS IN THE DRAINAGE EASEMENTS SHOWN HEREON IS LOT OWNER (MODIFY AS APPROPRIATE FOR PLATS VS. SEPARATE INSTRUMENT EASEMENTS). BLOCKING, FILLING, OBSTRUCTING FLOW, OR ALTERING OF A DRAINAGE EASEMENT IS PROHIBITED WITHOUT EXPRESS APPROVAL OF RELEVANT CITY IF INSIDE AN ETJ AND CALDWELL COUNTY. THE COUNTY AND OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE THE RIGHT TO, AND ARE HEREBY GRANTED AN EASEMENT AND RIGHT OF ENTRY TO, INSPECT, MONITOR, AND OTHERWISE ACCESS IN, UPON AND ACROSS ALL DRAINAGE EASEMENTS DEDICATED BY THIS PLAT (MODIFY FOR SEPARATE INSTRUMENT EASEMENTS). IN THE EVENT OF THE FAILURE OF LOT OWNER (EASEMENT OWNER IN THE CASE OF AN EASEMENT) TO MEET ITS OBLIGATIONS UNDER THE PRECEDING PARAGRAPH, THE COUNTY OR OTHER GOVERNMENTAL AUTHORITY SHALL HAVE THE RIGHT TO PERFORM THE OBLIGATIONS OF SUCH OWNER AND THE OWNER DEFAULTING IN SUCH OBLIGATION SHALL BE LIABLE AND OBLIGATED FOR THE COSTS AND EXPENSES INCURRED BY THE COUNTY OR OTHER GOVERNMENTAL AUTHORITY.
- BUILDING SETBACKS: THE SETBACKS FOR THE RESIDENTIAL LOTS HAVE A MINIMUM FRONT-YARD SETBACK OF 20 FEET, REAR-YARD SETBACK OF 10 FEET, AND SIDE-YARD SETBACKS OF 5 FEET. WHEN A CORNER LOT, THE FRONT STREET SETBACK SHALL BE 20 FEET MINIMUM, AND 15 FEET MINIMUM ON THE SIDE STREET.
- ELECTRICAL PROVIDER FOR THIS SITE IS BLUEBONNET ELECTRIC COOPERATIVE LOCATED AT 1916 WEST SAN ANTONIO STREET, LOCKHART, TEXAS, 78644 OR CUSTOMER SERVICE 800-842-7708.
- WATER FOR THIS SITE IS TO BE PROVIDED VIA PRIVATE WELLS.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ONE (4204), NAVD88.
- ALL DISTANCES CONTAINED HEREIN ARE GRID, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING JUNE 22, 2023.
- ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
- THE SITE IS LOCATED IN PRECINCT 4, CALDWELL/HAYS EMERGENCY SERVICE DISTRICT 1, AND LOCKHART INDEPENDENT SCHOOL DISTRICT.
- DEED RECORDS OR DEDICATIONS HAVE NOT BEEN FOUND THAT DEFINITELY ESTABLISH A KNOWN RIGHT-OF-WAY WIDTH FOR TUMBLEWEED TRAIL AND WITTER ROAD. THE ROAD WIDTHS SHOWN ON THE SURVEY HEREIN ARE A RESULT OF ESTABLISHING A BEST-FIT RIGHT-OF-WAY ALONG FOUND OCCUPATIONAL LINES AND COULD BE DESCRIBED AS BEING PRESCRIPTIVE IN NATURE.

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING EDGE OF ROADWAY
- - - EXISTING CENTERLINE OF ROADWAY
- - - EXISTING ADJACENT PROPERTY LINES
- - - EXISTING FENCE LOCATED IN FIELD
- - - PROPOSED LOTS
- - - PROPOSED BUILDING LINE SETBACK
- - - PROPOSED 10' UTILITY EASEMENT
- EXISTING MONUMENT
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- POINT OF BEGINNING
- PROPOSED 1/2" IRON ROD TO BE SET
- ① PROPOSED BLOCK NUMBER
- LOT X
X.XX ACRES = PROPOSED LOT NUMBER AND ACRES
- PROPOSED DEDICATED RIGHT-OF-WAY (0.54 AC / 23,568.05 SQ FT)

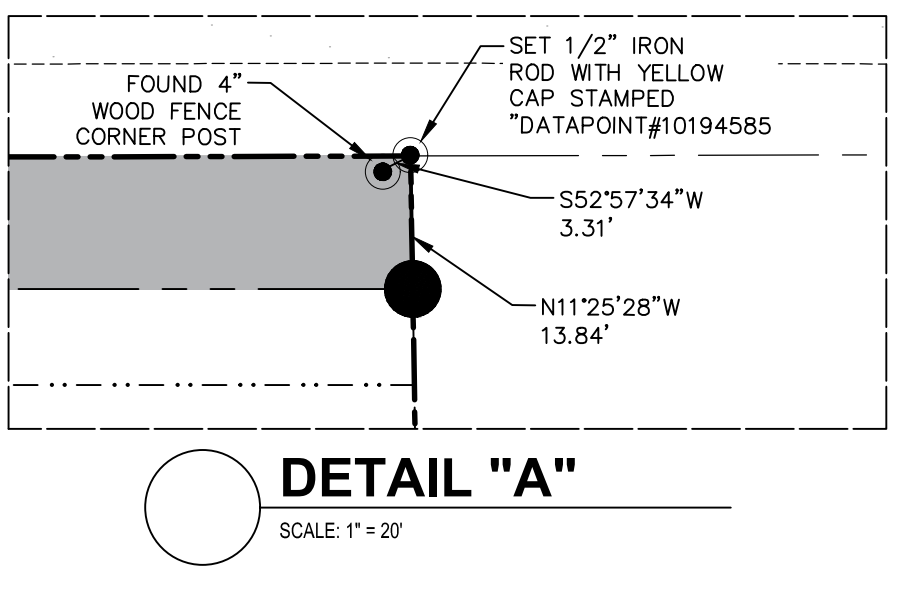
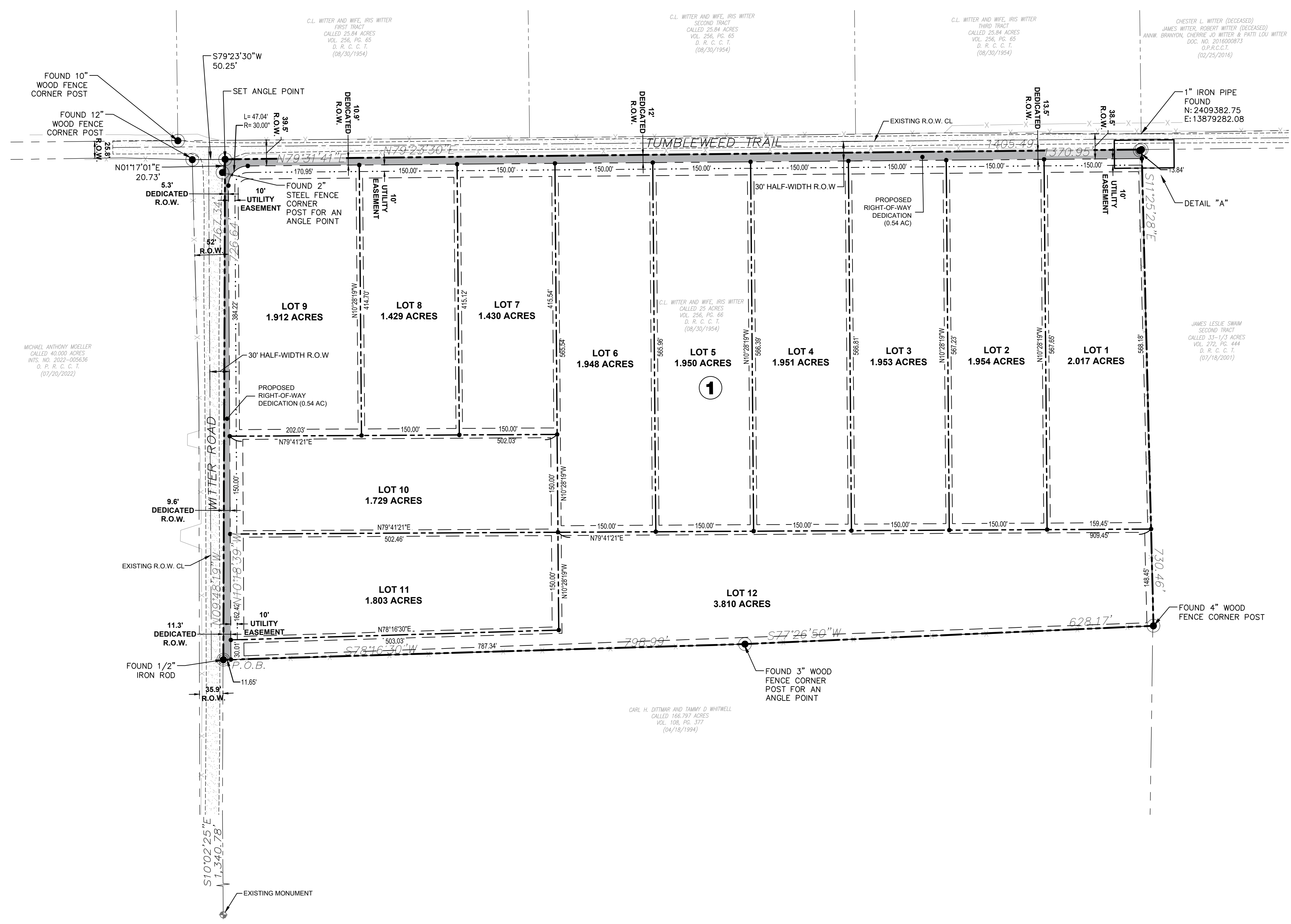
FINAL PLAT FOR DALE SUBDIVISION

BEING A 24.426 ACRE TRACT OF LAND SITUATED IN THE D. BENTON SURVEY, ABSTRACT NO. 40, CALDWELL COUNTY, TEXAS; BEING ALL OF THE CALLED 25 ACRE TRACT OF LAND DESCRIBED IN DEED TO C.L. WITTER AND WIFE, JAMES WITTER, AS RECORDED IN VOLUME 256, PAGE 66 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS

GRAPHIC SCALE
 SCALE: 1"=100'

DATAPoint
 ENGINEERING & LAND SURVEYING, GIS, UAS
 TEXAS LICENSE #1118488 12400 NETWORK BLVD., SUITE 300
 DATAPointSURVEYING.COM SAN ANTONIO, TEXAS 78249

DALE SUBDIVISION
 12 LOTS, 1 BLOCK
 12 RESIDENTIAL LOTS
 24.426 ACRES



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 HAS BEEN FULLY PRESENTED AND APPROVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS ON THE ____ DAY OF ____ 20____, TO BE RECORDED IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

TERESA RODRIGUEZ
 COUNTY CLERK, CALDWELL COUNTY, TEXAS

STATE OF TEXAS
 HAYS COUNTY

ELIANE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 20____ AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF ____ 20____ IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THE OFFICE OF COUNTY CLERK, THIS DAY OF ____ 20____ A.D.

ELIANE H. CARDENAS, COUNTY CLERK
 HAYS COUNTY, TEXAS

STATE OF TEXAS
 CALDWELL COUNTY

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY CALDWELL COUNTY PLANNING BOARD.

WILL BUZZELLI, P.E. DATE
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 133395

STATE OF TEXAS
 CALDWELL COUNTY

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MATTHEW TOMERLIN, R.P.L.S. DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4903

DATE: JANUARY 19, 2024
 REVISIONS:

ViewPoint Engineering
 FIRM No. F-23395 2121 E 6th STREET, SUITE 203 AUSTIN, TEXAS 78702 SHEET 1 OF 1