

LIVELY STONE ADDITION - PHASE 1
CALDWELL COUNTY, TEXAS

2024-004006 D-200

NOTES:

- 1. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48030202E, DATED APRIL 18, 2012, THE PROPERTY SHOWN HEREIN LIES WITHIN ZONE X (OTHER AREAS BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN).
- 2. THE BEARINGS HEREON WERE OBTAINED TO AGREE WITH 6900 NORTH AND WERE DERIVED USING G.P.S. EQUIPMENT (TEXAS SOUTH CENTRAL ZONE - NAD 83).
- 3. ALL IRON RODS SET ARE CLAPPED WITH PLASTIC CAPS STAMPED (JOS 10194118) UNLESS OTHERWISE NOTED.
- 4. 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED (JOS 10194118) AT ALL NEWLY ESTABLISHED LOT CORNERS UNLESS OTHERWISE NOTED.
- 5. ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE. WASTEWATER DISPOSAL WILL BE THROUGH SEPTIC SYSTEMS. WATER SERVICE WILL BE PROVIDED BY ADNA MS.
- 6. DEVELOPMENT EXCEEDING TWO SINGLE FAMILY HOMES PER LOT MUST COMPLY WITH CALDWELL COUNTY ORDINANCES INCLUDING STANDARDS FOR COMMERCIAL DEVELOPMENT AND EVALUATION FOR ON-SITE DETENTION.
- 7. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED, AND THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG AND ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO THE CHANNEL OR DRAINAGE CHANNELS, AND CALDWELL COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND CALDWELL COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGEWAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY. CALDWELL COUNTY EMPLOYEES SHALL HAVE THE RIGHT TO ENTER ANY DRAINAGE EASEMENT.
- 8. TOTAL ACREAGE FOR SUBDIVISION SHOWN IS 42.10 ACRES.
- 9. BEFORE CONVEYANCE CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION PERMITTING ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY AND/OR STATE HIGHWAY CAN BEGIN, A DRIVEWAY PERMIT MUST BE OBTAINED FROM THE APPROPRIATE COUNTY ROAD AND BRIDGE DEPARTMENT AND/OR TxDOT.
- 10. NO LOTS ARE TO BE OCCUPIED UNTIL OSEP PERMITTED ON PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED BY CALDWELL COUNTY SANITATION DEPARTMENT.
- 11. DEVELOPMENT OF ANY LOT OTHER THAN FOR ONE SINGLE FAMILY RESIDENCE SHALL REQUIRE A SITE DEVELOPMENT PERMIT AND PROVIDE FOR WITHHOLDEN OF STORMWATER IMPACTS. AUXILIARY STRUCTURES TO THE SINGLE FAMILY RESIDENCE SUCH AS DETACHED GARAGES, CARPORTS, SWIMMING POOLS, AND STORAGE BODIES, ARE CONSIDERED PART OF THE PRIMARY SINGLE FAMILY RESIDENTIAL USE.
- 12. FOR UTILITY EASEMENTS AND BUILDING SETBACKS, SEE TYPICAL LOT LAYOUT - SHEET 1.
- 13. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK FRAMING. UTILITY UTILITIES MUST BE RELOCATED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
- 14. THIS PROPERTY LOCATED WITHIN CALDWELL COUNTY FISCAL NO. 4
- 15. THIS PROPERTY LOCATED WITHIN CALDWELL-HAYS COUNTY ESD NO. 1
- 16. THIS PROPERTY LOCATED WITHIN LOOKHART INDEPENDENT SCHOOL DISTRICT
- 17. TOTAL LOTS IN PHASE 1 - 30 LOTS.

Legal Description:

42.10 ACRES

All that certain lot, tract or parcel of land located within the E. Peltus Survey, Abstract No. 231 of Caldwell County, Texas, being a portion of a called 258.28 acre tract as described in a deed from Lucille Clark Kelley Interests, LLC to Lively Stone Investments, LLC, dated December 30, 2021 and recorded in Document No. 2022-000320 of the Official Public Records of Caldwell County, Texas, and this 42.10 acre tract being more fully described as follows:

BEING all of a 1/2" iron Rod Found at the Northwest corner of said 258.28 acre tract and being all corner of a called 10.80 acre tract as described in a deed from Fortress Ranch Investments, LLC to Isidro Figueroa, dated March 28, 2021 and recorded in Document No. 2021-002850;

THENCE South 10 deg 19 min 55 sec East, with the West line of said 10.80 acre tract, a distance of 640.36 feet to 1/2" iron Rod Found at an angle corner of same;

THENCE South 26 deg 31 min 57 sec East, a distance of 27.11 feet to a 1/2" iron Rod Found at the Southwest corner of said 10.80 acre tract;

THENCE across said 258.28 acre tract the following fourteen (14) courses and distances:

- South 51 deg 30 min 38 sec West, a distance of 170.50 feet to a 1/2" iron Rod Set for corner;
- South 23 deg 05 min 45 sec West, a distance of 214.68 feet to a 1/2" iron Rod Set for corner;
- South 43 deg 03 min 58 sec West, a distance of 260.40 feet to a 1/2" iron Rod Set for corner;
- South 85 deg 36 min 54 sec West, a distance of 38.52 feet to a 1/2" iron Rod Set for corner;
- South 63 deg 46 min 22 sec West, a distance of 68.96 feet to a 1/2" iron Rod Set for corner;
- South 41 deg 31 min 43 sec West, a distance of 52.31 feet to a 1/2" iron Rod Set for corner;
- South 05 deg 36 min 15 sec West, a distance of 78.65 feet to a 1/2" iron Rod Set for corner;
- North 59 deg 35 min 13 sec East, a distance of 318.37 feet to a 1/2" iron Rod Set for corner;
- South 30 deg 24 min 47 sec West, a distance of 300.00 feet to a 1/2" iron Rod Set for corner;
- North 68 deg 44 min 37 sec West, a distance of 80.77 feet to a 1/2" iron Rod Set for corner and being of the beginning of a curve to the left, having a deflection angle of 91 deg 07 min 43 sec, a radius of 25.00 feet and a chord bearing and length of North 15 deg 09 min 05 sec West, 35.70 feet;
- With said curve to the left, an arc distance of 39.76 feet to a 1/2" iron Rod Set for corner;
- North 60 deg 42 min 56 sec West, a distance of 45.33 feet to a 1/2" iron Rod Set for corner and being of the beginning of a curve to the right, having a deflection angle of 29 deg 56 min 20 sec, a radius of 405.00 feet, and a chord bearing and length of North 45 deg 44 min 46 sec West, 209.23 feet;
- With said curve to the right, an arc length of 211.65 feet to a 1/2" iron Rod Set for corner;
- South 59 deg 13 min 23 sec West, a distance of 557.05 feet to a 1/2" iron Rod Set for corner in the East line of a called 100 acre tract as described in a deed from Sandra Dinsinger Singleton, Independent Executor of the Estate of Digo R. Washington to Sandra Dinsinger Singleton and Dwayne Goyte Dinsinger, dated August 4, 2020 and recorded in Document No. 2020-004328.

THENCE North 10 deg 22 min 20 sec West, with the East line of said 100 acre tract, a distance of 192.58 feet to a 1/2" iron Rod Found at the Northwest corner of same, and being in the South line of the Sunrise Meadows - Phase 2B subdivision, according to a plat recorded in Column C, Side 31, of the Plat Records of Caldwell County, Texas;

THENCE with the South line of Sunrise Meadows subdivision, the following four (4) courses and distances:

- North 79 deg 48 min 35 sec East, a distance of 511.65 feet to a 1/2" iron Rod Found;
- North 79 deg 00 min 24 sec East, a distance of 451.77 feet to a 1/2" iron Rod Found;
- North 78 deg 12 min 39 sec East, a distance of 519.90 feet to 1/2" iron Rod Found;
- North 78 deg 05 min 38 sec East, a distance of 782.34 feet to an 8" Pipe Post Found at the common corner of said Sunrise Meadows subdivision and said called 10.80 acre tract;

THENCE North 80 deg 22 min 31 sec East, with a North line of said 10.80 acre tract, a distance of 19.81 feet to POINT OF BEGINNING AND CONTAINING 42.10 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF CALDWELL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TERESA RODRIGUEZ, CLERK OF THE COUNTY COURT OF CALDWELL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF May, 2024, A.D. AT 3:12 P.M. O'CLOCK P.M., AND ONLY RECORDED THIS 15th DAY OF May, 2024, A.D. AT 3:12 P.M. O'CLOCK P.M., IN THE PLAT RECORDS OF CALDWELL COUNTY IN CABINET D, SLIDE 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF CALDWELL COUNTY, AT MY OFFICE IN LOOKHART, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

TERESA RODRIGUEZ
TERESA RODRIGUEZ, COUNTY CLERK
CALDWELL COUNTY, TEXAS

DANIELA GUERRA
BY: DEPUTY

STATE OF TEXAS
COUNTY OF CALDWELL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TERESA RODRIGUEZ, COUNTY CLERK OF CALDWELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS, AND BY THE SAID COURT FULLY CONSIDERED, HEARD ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE RECORDED AND RECORDED BY THE PROPER RECORDS OF THE COUNTY CLERK OF CALDWELL COUNTY, TEXAS 05-14-2024 Commissioners' Court Approval

TERESA RODRIGUEZ
TERESA RODRIGUEZ, COUNTY CLERK
CALDWELL COUNTY, TEXAS

5-20-2024
DATE

CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM NOTES

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNLESS CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- 2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM OR WELL.
- 3. NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
- 4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED AND APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- 5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS.

KASI MILES
KASI MILES, R.S.
DIRECTOR OF SANITATION

STATE OF TEXAS
COUNTY OF CALDWELL

KNOW ALL MEN BY THESE PRESENTS:

THAT LIVELY STONE INVESTMENTS, LLC, ACTING HEREBY BY AND THROUGH ZACH POTTS, OWNER OF HEREIN BURNETTED 42.10 ACRE TRACT, LOCATED IN THE E. PETRUS SURVEY, ABSTRACT NO. 231 OF CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 258.28 ACRES AS DESCRIBED IN A DEED FROM LUCILLE CLARK KELLEY INTERESTS, LLC TO LIVELY STONE INVESTMENTS, LLC, DATED DECEMBER 30, 2021 AND RECORDED IN DOCUMENT NO. 2022-000320 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A PORTION OF SAID 258.28 ACRES IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIVELY STONE ADDITION - PHASE 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 15th DAY OF May, 2024 A.D.

ZACH POTTS
ZACH POTTS
LIVELY STONE INVESTMENTS, LLC.
P.O. BOX 1249
SAN MARCOS, TEXAS 78667

STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 15th DAY OF May, 2024 A.D.

By ZACH POTTS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF May, 2024 A.D.

Mark Collins
NOTARY PUBLIC



ADDITIONAL DRAINAGE EASEMENT NOTE:
DRAINAGE EASEMENTS:

- NO STRUCTURES SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT: 1) STORM CONTROL STRUCTURES SPECIFICALLY DESIGNED AND APPROVED BY THE REGULATING AGENCIES OF 2) FENCES OF OPEN PIERCE TO ALLOW THE FREE FLOW OF WATER. EACH OWNER OF ANY PORTION OF THE PROPERTY OVER WHICH A DRAINAGE EASEMENT IS GRANTED SHALL HAVE THE OBLIGATION AND LIABILITY TO MAINTAIN AND REPAIR FACILITIES LOCATED ON THAT OWNER'S PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES AND A GOOD AND REASONABLE CONDITION, AT THAT OWNER'S COST AND EXPENSE. RESPONSIBILITY FOR MAINTAINING APPROVED FACILITIES IN THE DRAINAGE EASEMENTS SHOWN HEREON IS NOT OWNER. BLOCKING, FILLING, OBSTRUCTING, FILLING OR ALTERING A DRAINAGE EASEMENT IS PROHIBITED WITHOUT EXPRESS APPROVAL OF CALDWELL COUNTY, THE COUNTY AND OTHER GOVERNMENTAL AGENCIES 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. IN THE EVENT OF THE FAILURE OF LOT OWNER 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 OBTAINING IN SUCH OBLIGATION SHALL BE LIABLE AND OBLIGATED FOR THE COSTS AND EXPENSES INCURRED BY THE COUNTY OR OTHER GOVERNMENTAL AUTHORITY.

FINAL PLAT
LIVELY STONE ADDITION - PHASE 1
E. PETRUS SURVEY, A-231
T.H. BELL SURVEY, A-55
CALDWELL COUNTY, TEXAS

I, Jose O. Scarborough, do hereby state that this plat represents a survey made in accordance with the laws and regulations of the State of Texas, and that I am a duly qualified and licensed Professional Surveyor and Mapping Engineer in the State of Texas.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF May, 2024.

José O. Scarborough
JOSE O. SCARBOROUGH, P.S. 1616, No. 6262



SUBDIVISION:
JOS SURVEYING INC.
155 W. MAIN ST.
VADA, TEXAS 75780
J.O. SCARBOROUGH
P.O. BOX 6289
(803) 963-2355
WFLS PLS# REGISTRATION
NO. 1010418

DATE DEVELOPED:
LIVELY STONE INVESTMENTS, LLC
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
JACK D. SCARBOROUGH
ZACH POTTS

ENGINEER:
LIVEN CONSULTING GROUP, LLC
1406 W. CHAPMAN DR.
SAN MARCOS, TEXAS 78206
(594) 458-7000
TEXAS BOARD OF ENGINEERING #E-12750

Table with 2 columns: Field Name and Value. Fields include Surveyor Name, License No., State, and Date.

