

WILD PLUM ESTATES REPLAT OF LOT 4-A

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Arthur Swift Survey A-273 and also being also all of Lot 4-A of WILD PLUM ESTATES according to the map or plat thereof recorded in Plat Cabinet D Slide 118 of the Plat 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 South corner of Lot 4-A and in the NW line of Wild Plum Road and in the NE line of a tract of land called 51.38 acres and conveyed to William Bellamy et ux by deed recorded in Volume 399 Page 1 of the Official Public Records of Caldwell County, Texas for the South corner this tract and from which point a 8" fence corner post found marking the East corner of the said 51.38 acre tract bears S 53°55'13" E 8.12 feet.

THENCE N 53°55'13" W with the SW line of the said Lot 4-A and the NE line of the said Bellamy tract **1002.66 feet** to a 1/2" iron pin found used for basis of bearing (SPC 4204 N: 13876896.31 E: 2420940.44) in the South corner of a tract of land called 40.000 acres and conveyed to David Travis et ux by deed recorded in Volume 642 Page 365 of the said Official Public Records and in the West corner of the said Lot 4-A for the West corner this tract.

THENCE N 63°35'10" E with the NW line of the said Lot 4-A and with the SE line of the above mentioned 40.000 acre tract and partially along the SE line of a tract of land called 30.000 acres and conveyed to Robert Riendeau et ux by deed recorded in Inst. #2018001764 of the said Official Public Records **620.00 feet** to a capped iron pin set (stamped "HINKLE SURVEYORS") in the North corner of the said Lot 4-A and the West corner of Lot 3-A of the said Wild Plum Estates for the North corner this tract.

THENCE S 49°08'54" E with the NE line of the said Lot 4-A and the SW line of the said Lot 3-A **921.31 feet** to a capped iron pin set (stamped "HINKLE SURVEYORS") in the East corner of the said Lot 4-A and the South corner of the said Lot 3-A and the NW line of Wild Plum Road for the East corner this tract.

THENCE S 59°10'24" W with the NW line of Wild Plum Road and the SE line of the said Lot 4-A **514.50 feet** to the place of beginning containing **11.494 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 #48055C0150E 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 equalled 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 (2) any lot shown containing or within three hundred (300) feet of a floodplain shall have the finished floor of any habitable structure on said lot shall be built 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.
- 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.
- Prior to installation of any new residential structures on these lots the owner shall engage a RPLS or Professional Engineer to 1) accurately determine the location of FEMA floodplain on the property and 2) determine the base flood elevation. All new residential construction shall comply with Caldwell County regulations for construction within or near floodplains.
- This Subdivision is located within the boundaries of the Lockhart Independent School District.
- This Subdivision is located within Caldwell County Precinct #2.
- This Subdivision is serviced by Dale Volunteer Fire Department.
- 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 OSSF Permitted or public sewer, water and electricity and roads have been provided and construction is completed and approved by Caldwell County Sanitation Department.
- Utilities Provided by:
ELECTRICITY: Bluebonnet Electric Cooperative, Inc.
WATER: Aqua Water Supply Corp.
- According to Section 3.7 (A)(4)(a) of the Caldwell County Development Ordinance Plats of 4 lots or less that are a minimum of one-acre in size are restricted to one single family residence. Such lots shall be restricted from installation of greater than 20% impervious cover and from further subdivision platting.
- RECORD OWNERS OF LAND: GH Wild Plum Forest Lakes LLC
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000
DATE OF PREPARATION: September 2022
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- Lot Closures— Lot 4-B: 1 in 1299801; Lot 4-C: 1 in 784976; Lot 4-D: 1 in 2701453; Lot 4-E: 1 in 3977259;
- Boundary Closure: 1 in 1102557

STATE OF TEXAS
COUNTY OF CALDWELL

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND CALLED LOT 4-A OF WILD PLUM ESTATES OUT OF THE ARTHUR SWIFT SURVEY A-273 IN CALDWELL COUNTY, TEXAS RECORDED IN PLAT CABINET D SLIDE 118 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS AND CONVEYED TO GH WILD PLUM FOREST LAKES LLC BY DEED RECORDED IN INSTRUMENT #2021-007539 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AND IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE AND THE MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS

WILD PLUM ESTATES REPLAT OF LOT 4-A

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

3-16-2023
DATE

Teddy Dallas
GH WILD PLUM FOREST LAKES LLC (REP.)
3005 STRATFORD DRIVE
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF Caldwell

This instrument was acknowledged before me on March 16, 2023 by Teddy Dallas
REPRESENTATIVE for GH WILD PLUM FOREST LAKES LLC.



Katrina Hodge
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 16th day of March, 2023



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

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 14th day of March, 2023 to be recorded in the Plat Records of Caldwell County, Texas.

Teresa Rodriguez
Teresa Rodriguez
Caldwell County Clerk by *Sandra Guerra*
Deputy 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 30th day of March, 2023 at 2:49 o'clock P.M. and duly recorded on the 30th day of March, 2023, in the Plat Records of Caldwell County, Texas in Plat Cabinet D at Slide 127.

Teresa Rodriguez
Teresa Rodriguez
Caldwell County Clerk
by *Sandra Guerra*
Deputy Clerk

Robert Riendeau et ux
Inst #2018-001764 O.P.R.
called 30.000 acres

David Travis et ux
Vol. 642 Pg. 365 O.P.R.
Residue of
40.000 ac.

1/2" IPF used for basis of bearing SPC Zone 4204 N: 13,876,896.31 E: 2,420,940.44 LAT: 29°53'53.498" LON: 97°34'19.314"

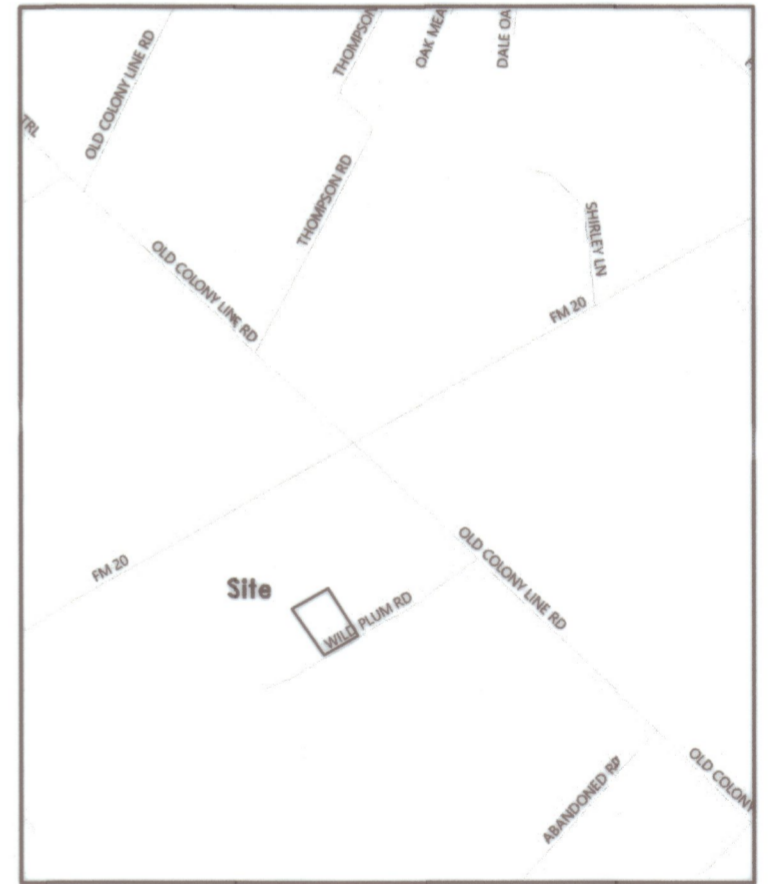


Scale 1"=100'

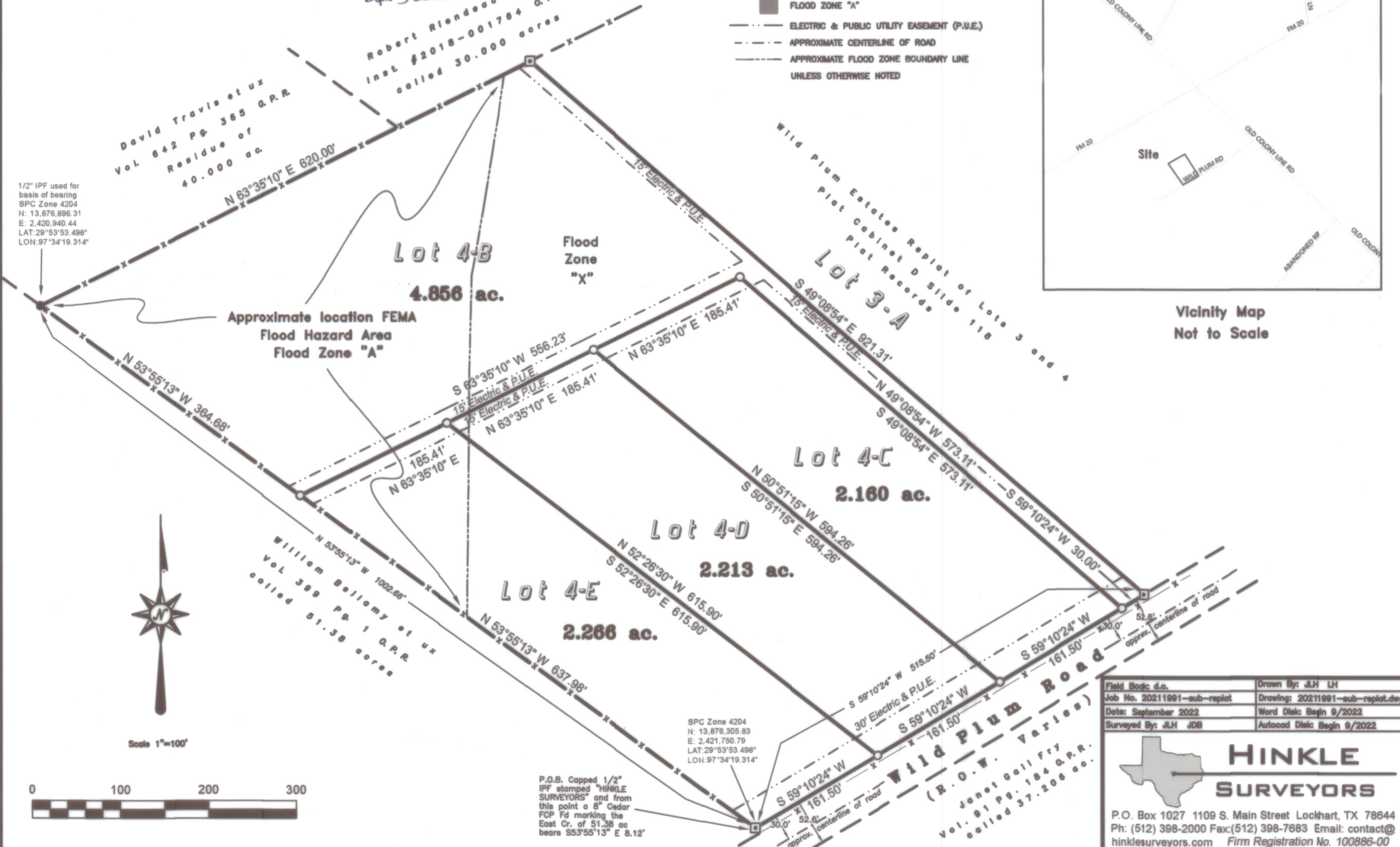


P.O.B. Capped 1/2" IPF stamped "HINKLE SURVEYORS" and from this point a 8" Cedar FCP Pd marking the East Cr. of 51.38 ac bears S53°55'13" E 8.12'

- ### LEGEND
- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
 - 1/2" IRON PIN FOUND
 - CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - X- FENCES MEANDER
 - FLOOD ZONE "A"
 - ELECTRIC & PUBLIC UTILITY EASEMENT (P.U.E.)
 - - - APPROXIMATE CENTERLINE OF ROAD
 - - - APPROXIMATE FLOOD ZONE BOUNDARY LINE UNLESS OTHERWISE NOTED



Vicinity Map
Not to Scale



Field Book d.o.	Drawn By: J.L.H. LH
Job No. 20211991-sub-replat	Drawing: 20211991-sub-replat.dwg
Date: September 2022	Word Date: Begin 9/2022
Surveyed By: J.L.H. J08	Autocad Date: Begin 9/2022

HINKLE SURVEYORS
P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00