

# Colony Bend Ranchettes

A subdivision of 9.955 acres out of the William Spillers Survey A-264 in Caldwell County, Texas

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 13 day of June, 2023, to be recorded in the Plat Records of Caldwell County, Texas.

*Teresa Rodriguez*  
Teresa Rodriguez  
Caldwell County Clerk

### LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the William Spillers Survey A-264 and being also a part of a tract of land called 10.045 acres and conveyed to Old Colony Line Ranchettes LLC by deed recorded in Instrument #2023-000902 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a capped iron pin set stamped "HINKLE SURVEYORS" in the SW line of the above mentioned 10.045 acre tract and in the SW line of a tract of land called 30.942 acres and conveyed to GH Old Colony Line Lockhart LLC by deed recorded in Instrument #2022-004940 of the said Official Public Records and in the apparent NE line of a tract of land called 16.000 acres and assigned to Robert W. Reitz by Contract of Sale recorded in Volume 363 Page 649 of the Deed Records of Caldwell County, Texas and in the newly dedicated NW line of Old Colony Line Road for the South corner this tract and from which point a capped iron pin found used for basis of bearing marking the South corner of the said 10.045 acre tract bears S 45°00'30" E 6.02 feet.

**THENCE** N 45°00'30" W with the SW line of the said 30.942 acre tract and the apparent NE line of the above mentioned Reitz 16.000 acre tract 780.93 feet to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" used for basis of bearing in the West corner of the said 10.045 acre tract for the West corner this tract.

**THENCE** entering the said 30.942 acre tract and with the NW line of the said 10.045 acre tract for the following four (4) courses:  
(1) N 44°59'30" E 141.52 feet to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for a reentrant corner this tract.  
(2) S 79°47'57" E 185.99 feet to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an ell corner this tract.  
(3) N 04°58'55" E 211.93 feet to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an angle point this tract.  
(4) N 42°37'10" E 181.92 feet to a capped 1/2" iron pin found in the North corner of the said 10.045 acre tract and in the West corner of a tract of land called 10.001 acres and conveyed to OCL BEND LLC by deed recorded in Instrument #2023-000901 of the said Official Public Records for the North corner this tract.

**THENCE** S 45°00'30" E with the NE line of the said 10.045 acre tract and the SW line of the above mentioned 10.001 acre tract 757.45 feet to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the newly dedicated NW line of Old Colony Line Road for the East corner this tract.

**THENCE** S 43°35'09" W with the newly dedicated NW line of Old Colony Line Road and over and across the said 10.045 acre tract 591.91 feet to the place of beginning containing 9.955 acres of land more or less.

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 15 day of June, 2023, at 10:04 o'clock M. and duly recorded on the 15 day of June, 2023, in the Plat Records of Caldwell County, Texas in Plat Cabinet D at Slide 141.

*Teresa Rodriguez*  
Teresa Rodriguez  
Caldwell County Clerk  
*by Deputy*  
*Lyndale Henrich*

STATE OF TEXAS  
COUNTY OF CALDWELL

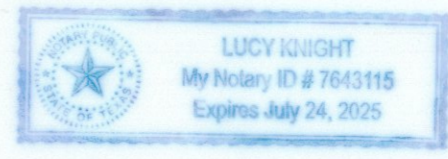
We, the undersigned owners of the land shown on this plat recorded in Instrument #2023-000902 of the Official Public Records of Caldwell County, Texas and designated as COLONY BEND RANCHETTES in the William Spillers Survey A-264 in Caldwell County, Texas, do hereby dedicate to the use of the public forever, 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.

DATE  
6/15/2023

*Trevor S. Dallas*  
REPRESENTATIVE FOR:  
OLD COLONY LINE RANCHETTES LLC  
3005 STRATFORD DRIVE  
AUSTIN, TX 78746

STATE OF Texas  
COUNTY OF Caldwell

This instrument was acknowledged before me on June 15, 2023 by Trevor S. Dallas Representative for OLD COLONY LINE RANCHETTES LLC.

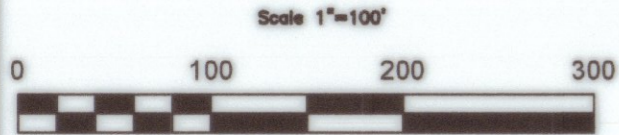
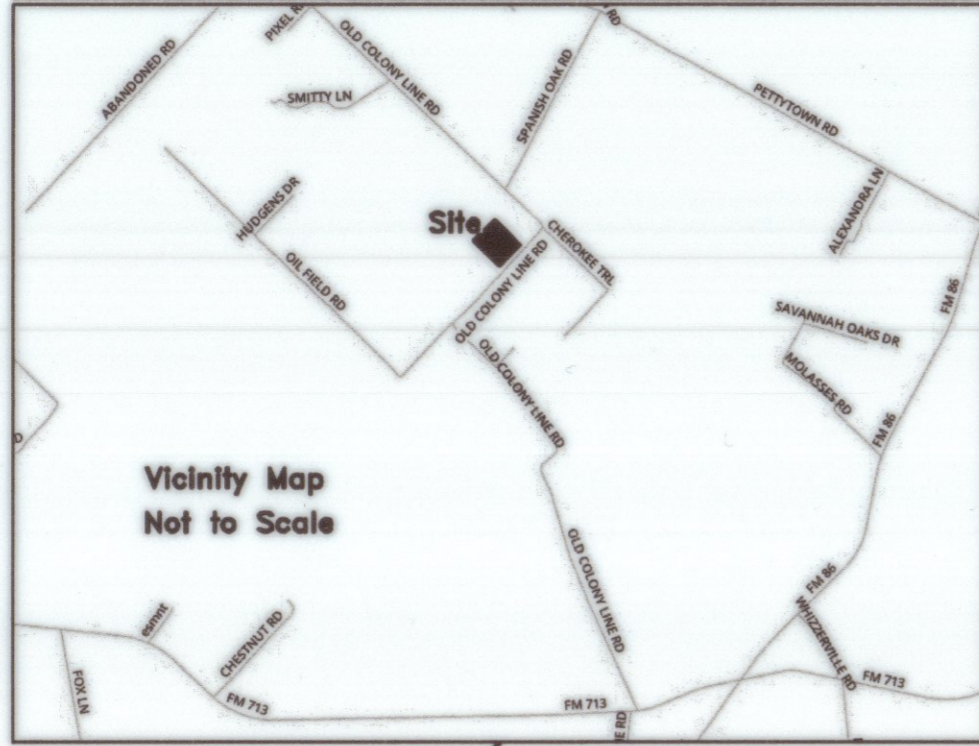


*Lucy Knight*  
Notary Public in and for the State of Texas

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 comply 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 14th day of June, 2023.

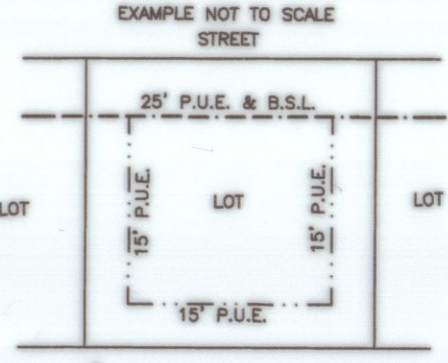


William Spillers Survey  
Abstract No. 264  
Caldwell County, Texas



### 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" 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 serviced by McMahan Volunteer Fire Department.
- 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.
- No Lots are to be occupied until OSSF 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: Water Well
- RECORD OWNERS OF LAND: OLD COLONY LINE RANCHETTES LLC  
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000  
DATE OF PREPARATION: May 2023  
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- The monumented SW line of the parcel shown recorded in Instrument #2023-000902 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 414375.8', Lot 2: 1 in 215785.1', Lot 3: 1 in 275091.2', Lot 4: 1 in 258723.4' Boundary Closure: 1 in 2587126.3'



- ### NOTES
- UNLESS SHOWN OTHERWISE HEREON THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY.  
FRONT STREET SIDE--25'  
REAR YARD--15'
  - UNLESS SHOWN OTHERWISE HEREON THE FOLLOWING PUBLIC UTILITY EASEMENTS SHALL APPLY.  
FRONT STREET SIDE--25'  
SIDE STREET--15'  
SIDE YARD--15'  
REAR YARD--15'

### LINE TABLE

LINE	BEARING	DISTANCE
T1	S 43°35'09" W	75.00'
T2	N 08°09'35" W	75.00'

- ### LEGEND
- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
  - CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
  - 1/2" IRON PIN FOUND
  - X- FENCES OUTSIDE BOUNDARY
  - FENCED BOUNDARY LINE
  - LOT INTERNAL BOUNDARY LINE
  - NEW BOUNDARY LINE ON ROAD
  - 15' PUBLIC UTILITY EASEMENT (P.U.E.)
  - 25' BUILDING SETBACK LINE (B.S.L. & P.U.E.)
  - (.....) ORIGINAL DEEDED CALLS
  - O.P.R. OFFICIAL PUBLIC RECORDS
  - ADDITIONAL ROAD WAY RIGHT OF WAY DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED

See Detail for Right of Way Dedication

Field Book: d.e. Drawn By: J.L.H. L.H.  
Job No. 20230262-split-2-sub Drawing: 20230262-split-2-sub.dwg  
Date: May 2023 Word Date: Begin 05/01/2023  
Surveyed By: J.L.H. J.D.B. Autocad Date: Begin 05/01/2023

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