

# Haggie Creek Acres

A subdivision of 6.934 acres out of the Joseph Burleson Survey A-3 and the Isaac Allen Survey A-29 in 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. Flood Zone "A" (SHADED BLUE 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 (J) 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 spill 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 a) accurately determine the location of FEMA floodplain on the property and b) 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 #4.
- This Subdivision is serviced by Dale 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) a Short Form Plat is a Final Plat that: (1) Consists of four or fewer lots; (2) does not require the dedication of new streets; (3) includes an entire Legal Tract; and (4) 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 Permit including stormwater detention will be provided prior to development or clearing of the lot.
- 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: Polonia Water Supply Corp.  
RECORD OWNER OF LAND: GH Chamberlin Dale LLC  
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000
- DATE OF PREPARATION: June 2024  
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- The monumented SE line of the 7.00 acre tract was used for basis of bearing based on NAD83 SPC TXSC ZONE 4204 GPS Observations (Grid North).
- Lot Closures-- Lot 1: 1 in 466740; Lot 2: 1 in 278118; Lot 3: 1 in 165962; Lot 4: 1 in 461236.  
Boundary Closure: 1 in 282706
- 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

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 \_\_\_ day of \_\_\_\_\_, 20\_\_\_, to be recorded in the Plat Records of Caldwell County, Texas.

Teresa Rodriguez  
Caldwell County 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 \_\_\_ day of \_\_\_\_\_, 20\_\_\_, at \_\_\_ o'clock \_\_\_ M. and duly recorded on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, in the Plat Records of Caldwell County, Texas in Plat Cabinet \_\_\_ at Slide \_\_\_.

Teresa Rodriguez  
Caldwell County Clerk

STATE OF TEXAS  
COUNTY OF CALDWELL

I, the undersigned owner of a tract of land as shown on this plat described as 7.00 acres and conveyed to GH Chamberlin Dale LLC by deed recorded in Instrument #2024-001204 of the Official Public Records of Caldwell County, Texas and to be designated as HAGGIE CREEK ACRES out of the Joseph Burleson Survey A-3 and the Isaac Allen Survey A-29 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

REPRESENTATIVE FOR:  
GH CHAMBERLIN DALE LLC  
3005 STRATFORD DRIVE  
AUSTIN, TX 78746

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, personally appeared \_\_\_\_\_, a Representative for GH CHAMBERLIN DALE LLC, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations stated hereon.

Given under my hand and seal of office this the \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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 the \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

**NOT FOR PUBLIC RELEASE**

Jerry L. Hinkle  
Registered Professional Land Surveyor #5459

### LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being also a part of the Joseph Burleson Survey A-3 and the Isaac Allen Survey A-29 in Caldwell County, Texas and being also a part of a tract of land called 7.00 acres and conveyed to GH Chamberlin Dale LLC by deed recorded in Instrument #2024-001204 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 newly dedicated NE line of Chamberlin Road and the NW line of the above mentioned 7.00 acre tract and in the SE line of the St. John Colony Cemetery showing in Instrument #2024-002618 of the said Official Public Records and further described in Volume 26 Page 473 of the Deed Records of Caldwell County, Texas for the West corner this tract and from which point a 1/2" iron pin found marking the original West corner of the said 7.00 acre tract bears S 42°53'19" W 4.55 feet.

**THENCE** N 42°53'19" E with the NW line of the said 7.00 acre tract and partially along the SE line of the said Cemetery tract and partially along the SE line of a tract of land called 28 acres and conveyed to Ronald Swiger et ux by deed recorded in Volume 342 Page 365 of the said Deed Records at 857.68 feet pass a capped 1/2" iron pin set stamped HINKLE SURVEYORS for reference and continue for a total distance of 981.25 feet to a point in the approximate centerline of Haggie Creek for the North corner this tract.

**THENCE** with the approximate centerline of Haggie Creek for the following five (5) courses:  
(1) S 29°57'26" E 74.04 feet, (2) S 52°14'57" W 59.11 feet, (3) S 18°57'36" W 48.01 feet, (4) S 52°22'26" E 66.00 feet, (5) S 21°42'49" E 66.55 feet to a point in a reentrant corner of the said 7.00 acre tract and the apparent North corner of a tract of land called 15.001 acres and conveyed to Ivan Arturo De Loera et ux by deed recorded in Instrument #2020-006900 of the said Official Public Records for a reentrant corner this tract.

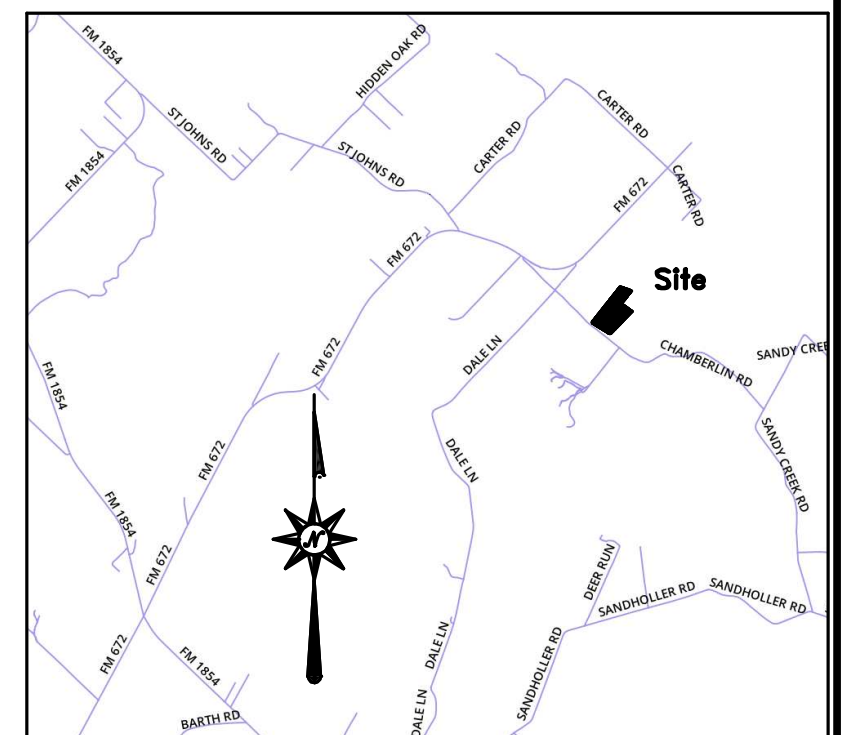
**THENCE** with the SE and NE lines of the said 7.00 acre tract and the NW and SW lines of the said 15.001 acre tract for the following three (3) courses:

(1) S 42°53'18" W at 15.80 feet pass a capped 1/2" iron pin set stamped HINKLE SURVEYORS for reference and continue for a total distance of 349.95 feet to a 6" treated fence corner post found for an ell corner this tract. (2) S 47°18'37" E 259.14 feet to a 1/2" iron pin found used for basis of bearing (NAD83 SPC XSC ZONE 4204 N:13901037.32 E:2429057.33 LAT:29°57'51.473" LON:97°32'43.687") in the most Southerly East corner of the said 7.00 acre tract for the most Southerly East corner this tract. (3) S 42°50'46" W 450.57 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the newly dedicated NE line of Chamberlin Road for the South corner this tract and form which point a 5/8" iron pin found marking the South corner of the said 7.00 acre tract used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N:13900702.14 E:2428746.48 LAT:29°57'48.194" LON:97°32'47.268") bears S 42°50'46" W 6.55 feet.

**THENCE** N 51°25'07" W with the newly dedicated NE line of Chamberlin Road and over and across the said 7.00 acre tract 467.23 feet to the place of beginning containing 6.934 acres of land more or less.

### LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- ◇ 6" TREATED FENCE POST FOUND
- ⊙ 5/8" IRON PIN FOUND
- △ EL POLE
- ▲ APPROXIMATE CENTERLINE OF CREEK
- ▲ 4"x4" TREATED FENCE POST FOUND
- (---) ORIGINAL DEEDED CALLS
- ⊙ WATER WELL
- ⊙ 1" IRON PIPE FENCE POST FOUND
- GUY WIRE
- FENCE ACROSS ROAD
- LOT INTERNAL BOUNDARY LINE
- 15' PRIVATE UTILITY EASEMENT (P.U.E.)
- 25' BUILDING SETBACK LINE (B.S.L. & P.U.E.)
- ADJOINER BOUNDARY LINE
- BOUNDARY LINE
- APPROXIMATE CENTERLINE OF ROAD
- NORTHEAST LINE OF ROAD RIGHT OF WAY DEDICATION
- ▨ GRAVEL
- ▨ EXISTING TANK LIMITS
- ▨ FLOOD ZONE "A"
- ▨ RIGHT OF WAY DEDICATION TO CHAMBERLIN ROAD UNLESS OTHERWISE NOTED



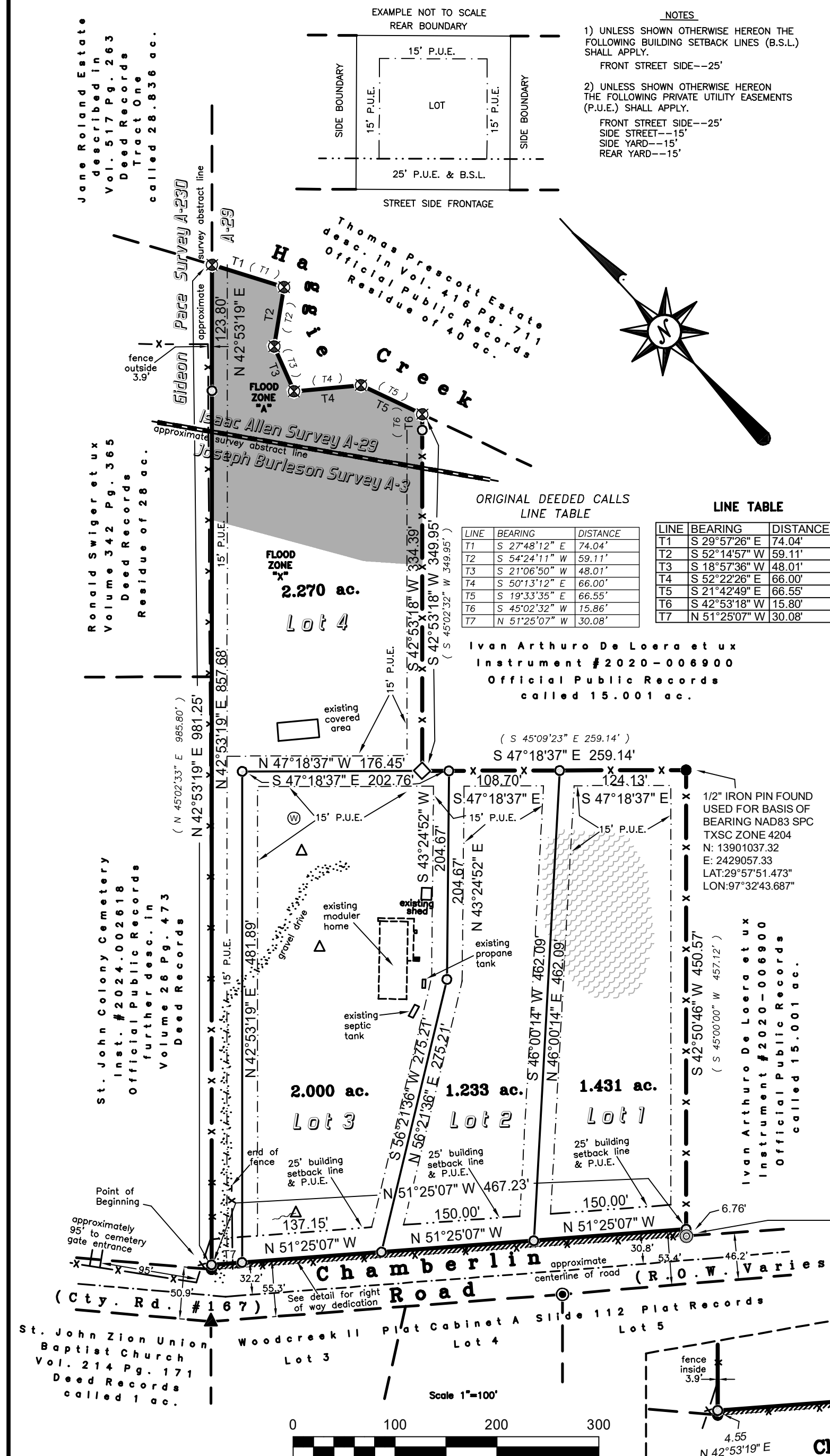
Vicinity Map  
Not to Scale

5/8" IRON PIN FOUND USED FOR BASIS OF BEARING NAD83 SPC TXSC ZONE 4204 N: 13900702.14 E: 2428746.48 LAT: 29°57'48.194" LON: 97°32'47.268"

**Detailed description of Right of Way to Chamberlin Road dedicated by this plat 0.061 ac. (2639 sq. ft.)**

GH Chamberlin Dale LLC  
Instrument #2024-001204  
Official Public Records called 7.00 ac.

Chamberlin Road (County Road #167)



Field Book: d.c.	Drawn By: JLH LH
Job No. 20241691-sub	Drawing: 20241691-sub.dwg
Date: June 2024	Word Disk: Begin 06012024
Surveyed By: JLH JDB	Autocad Disk: Begin 06012024

**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