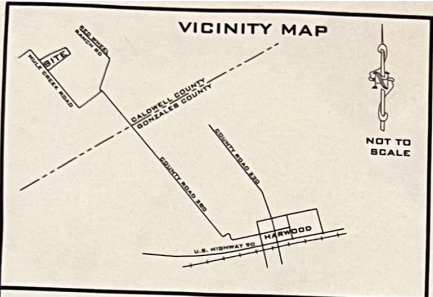


2024-006945 E-21



MULE CREEK ESTATES

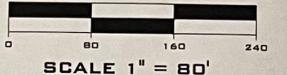
A SUBDIVISION OF A TRACT OF LAND CONTAINING 5.965 ACRES OUT OF THE BENJAMIN P. KIZER SURVEY, ABSTRACT NO. 170, CALDWELL COUNTY, TEXAS.

G.P.S. GRID NORTH

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
- ELECTRIC LINE
- WIRE FENCE
- SETBACK LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- CENTERLINE OF VARIABLE WIDTH R.O.W.
- R. OFFICIAL RECORDS

NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A #, 0, OR + #



CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM NOTES

- 1) 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.
- 2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POYABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SUPPLY SYSTEM.
- 3) 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.
- 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
DIRECTOR OF SANITATION
DATE 8-27-24

Being all that certain tract of 5.965 acres of land, more or less, lying and being situated in Caldwell County, Texas, being part of the Benjamin Kizer Survey, Abstract No. 170, more particularly being described in Transfer on Death Deed dated March 21, 2023, executed by Jane G. Johnson to Linda J. Webb Mercer, recorded in Document Number 2023-001690, of the Official Records of Caldwell County, herein called subject tract, intended to be described by metes and bounds, and bearing basia GPS Grid North, as follows:

BEGINNING at a 1/2 inch iron rod found flush with the ground at the west corner of said subject tract, and at the south corner of a 5 acre tract of land described in Gift Deed dated December 31, 2003, executed by William Zumwalt to Lane R. Zumwalt, recorded in Volume 403, Page 537, of the Official Records of Caldwell County, and in the northeast line of Mule Creek Road, for the west corner of this tract or parcel of land hereby intended to be described;

THENCE North 62° 22' 55" East 442.04 feet along the northwest line of said subject tract, and the southeast line of said Zumwalt tract, to a 5/8 inch iron rod set with red plastic cap marked Gonzales First Shot Surv at the east corner of said Zumwalt tract, and at a south corner of a 10.036 acre tract of land described in General Warranty Deed Number 2018-001539, of the Official Records of Caldwell County, for an angle point in the northwest line of this tract or parcel of land hereby intended to be described;

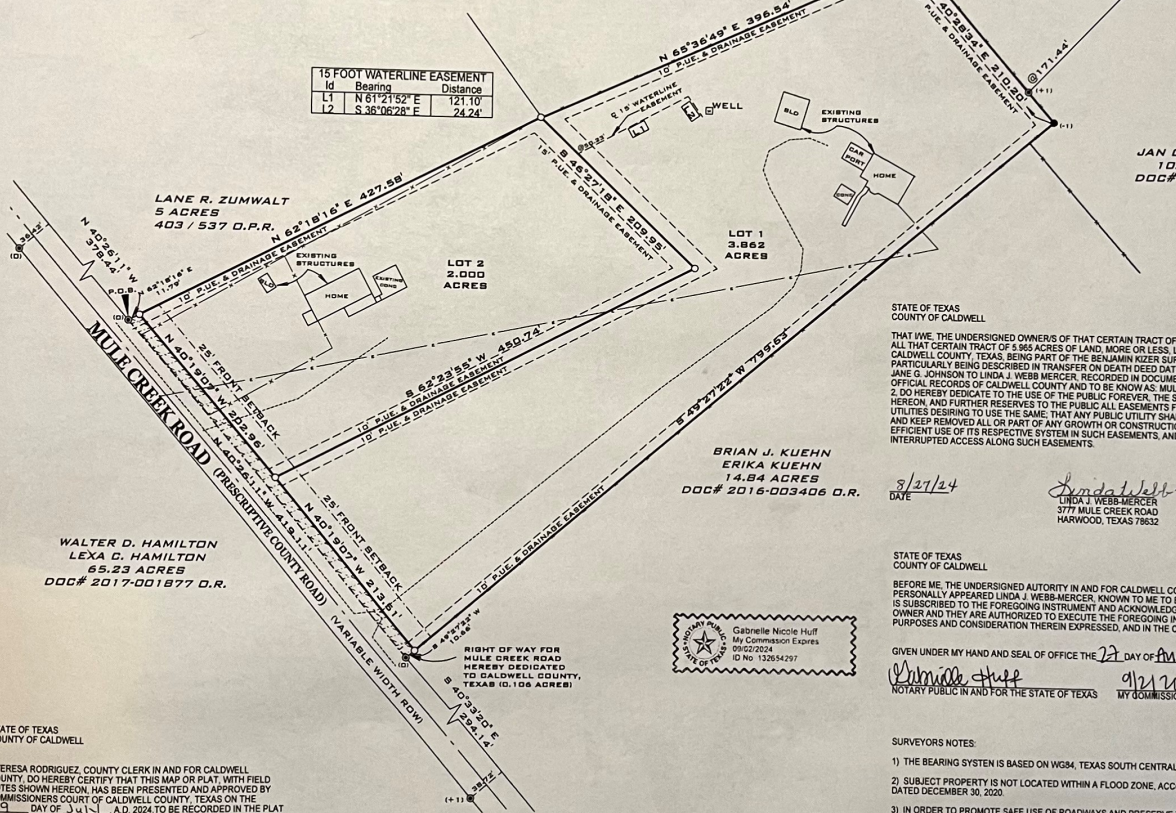
THENCE North 62° 22' 55" East 366.54 feet along the northwest line of said subject tract, and a southwest line of said Lutes tract, to a 1/2 inch iron rod found 0.1 foot above ground at the north corner of said subject tract, and at an interior corner of said Lutes tract, for the north corner of this tract or parcel of land hereby intended to be described;

THENCE South 40° 28' 34" East along the northeast line of said subject tract, and a southwest line of said Lutes tract, at corner of a 10.25 acre tract of land described in General Warranty Deed dated April 17, 2014, executed by Jan Cunningham and Kay Johnson to Jan Cunningham, recorded in Document Number 141665, of the Official Records of Caldwell County, and continuing along a southwest line of said Cunningham tract, in all a distance of 210.20 feet to a 5/8 inch iron rod found 0.1 foot below ground at the east corner of said subject tract, and at an interior corner of said Cunningham tract, for the east corner of this tract or parcel of land hereby intended to be described;

THENCE South 42° 27' 22" West along the southeast line of said subject tract, and a northwest line of said Cunningham tract, at 30.21 feet, crossing a west corner of said Cunningham tract, and the north corner of a 14.64 acre tract of land described in Warranty Deed dated July 8, 2015, executed by David Dwayne Williams to Brian J. Kuehn and Erika Kuehn, recorded in Document Number 2015-003406, of the Official Records of Caldwell County, and continuing along the south corner of said Kuehn tract, in all a distance of 810.27 feet to a 1/2 inch iron rod found flush with the ground at the south corner of said subject tract, and at the west corner of said Kuehn tract, and in the northeast line of said Mule Creek Road, for the south corner of this tract or parcel of land hereby intended to be described;

THENCE North 40° 28' 11" West 416.11 feet along the southwest line of said subject tract, and the northeast line of said Mule Creek Road, to the PLACE OF BEGINNING.

15 FOOT WATERLINE EASEMENT		
Id	Bearing	Distance
L1	N 81° 21' 52" E	121.10'
L2	S 36° 06' 28" E	24.24'



LARRY M. LUTES
REFUGIA T. LOPEZ
10.036 ACRES
DOC# 2018-001539 O.R.

BRIAN J. KUEHN
ERIKA KUEHN
14.64 ACRES
DOC# 2015-003406 O.R.

JAN CUNNINGHAM
10.25 ACRES
DOC# 141665 O.R.

WALTER D. HAMILTON
LEXA C. HAMILTON
65.23 ACRES
DOC# 2017-001877 O.R.

STATE OF TEXAS
COUNTY OF CALDWELL

THAT I, WE, THE UNDERSIGNED OWNERS OF THAT CERTAIN TRACT OF LAND SHOWN HEREON OUT BEING ALL THAT CERTAIN TRACT OF 5.965 ACRES OF LAND, MORE OR LESS, LYING AND BEING SITUATED IN CALDWELL COUNTY, TEXAS, BEING PART OF THE BENJAMIN KIZER SURVEY, ABSTRACT NO. 170, MORE PARTICULARLY BEING DESCRIBED IN TRANSFER ON DEATH DEED DATED MARCH 21, 2023, EXECUTED BY JANE G. JOHNSON TO LINDA J. WEBB MERCER, RECORDED IN DOCUMENT NUMBER 2023-001690, OF THE OFFICIAL RECORDS OF CALDWELL COUNTY AND TO BE KNOWN AS MULE CREEK ESTATES, LOT 1 AND LOT 2, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND ALLEYS SHOWN UTILITIES DESIRING TO USE THE SAME, THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS, AND FURTHER SHALL HAVE FULL AND INTERRUPTED ACCESS ALONG SUCH EASEMENTS.

DATE 8/27/24
Linda J. Webb Mercer
LINDA J. WEBB MERCER
377 MULE CREEK ROAD
HARWOOD, TEXAS 75822

STATE OF TEXAS
COUNTY OF CALDWELL

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR CALDWELL COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LINDA J. WEBB MERCER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY ARE THE OWNER AND THEY ARE AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF AUG., 2024.
Gabrielle Nicole Huff
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9/21/24

- SURVEYOR'S NOTES:**
- 1) THE BEARING SYSTEM IS BASED ON YG84, TEXAS SOUTH CENTRAL.
 - 2) SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE, ACCORDING TO FIRM 48055C0400F, DATED DECEMBER 30, 2020.
 - 3) 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 INTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE AUTHORITIES.
 - 4) THIS SUBDIVISION IS LOCATED WITHIN THE GONZALES INDEPENDENT SCHOOL DISTRICT.
 - 5) THIS SUBDIVISION DOES NOT LIE WITHIN THE ETJ OF ANY MUNICIPALITY.
 - 6) THIS SUBDIVISION LIES WITHIN PRECINCT #2.
 - 7) CALDWELL COUNTY ESD #5.
 - 8) SUBDIVISION CONSISTING OF 2 LOTS.
 - 9) BOUNDARY CLOSURE: 1" IN 347865.63' LOT CLOSURE: LOT 1 - 1" IN 347865.63' LOT 2 - PERFECT.
 - 10) UTILITIES PROVIDED BY: ELECTRIC - BLUEBONNET ELECTRIC COOPERATIVE.
 - 11) 10' SIDE & 15' REAR PUBLIC UTILITY & DRAINAGE EASEMENT.
 - 12) 25 FOOT FRONT BUILDING SETBACK.
 - 13) RIGHT OF WAY FOR MULE CREEK ROAD HEREBY DEDICATED TO CALDWELL COUNTY, TEXAS. (0.106 ACRES).

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES SHOWN HEREON, HAS BEEN PRESENTED AND APPROVED BY COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS, ON THE DAY OF JULY, A.D. 2024 TO BE RECORDED IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

Teresa Rodriguez
TERESA RODRIGUEZ
COUNTY CLERK
by Sandra Guerra
Deputy Clerk

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF SEP., A.D. 2024, AT 12:05 P.M. AND DULY RECORDED IN THE DAY OF SEP., A.D. 2024 IN PLAT BOOK F, SLIDE 2 OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 3 DAY OF SEP., A.D. 2024.

Teresa Rodriguez
TERESA RODRIGUEZ
COUNTY CLERK
by Sandra Guerra
DEPUTY

STATE OF TEXAS
COUNTY OF CALDWELL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SETH M. FULLLOVE, R.P.L.S., DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY OF THE LAND WAS PERFORMED UNDER MY DIRECTION AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF CALDWELL, TEXAS.

THIS THE 27 DAY OF August, 2024 A.D.
SETH M. FULLLOVE R.P.L.S. NO. 6387



GONZALES FIRST SHOT SURVEYING, L.L.C.
409 ST. GEORGE STREET
GONZALES, TEXAS 78629
830-672-5585 FIRM# 10172000

SCALE: 1" = 80'	DATE: 01/08/24	SIZE: 18x24
DRAWN: GAB	CHECKED:	JOB: S23-166