

2020-000386 C-160

STATE OF TEXAS
COUNTY OF CALDWELL

We, the undersigned owners of the land shown on this plat recorded in Volume 507 Page 695 of the Official Records of Caldwell County, Texas and to be designated as BLUEBONNET MEADOWS, do hereby dedicate to the use of the public forever, the streets and alleys shown hereon, and further reserve 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.

Bluebonnet Meadows

A subdivision of 9.176 acres out of a 437.795 acre tract of land out of the John H. Finch Survey A-108 in Caldwell County, Texas.

SURVEYORS NOTES:

- The Lots shown lies in Flood Zones approximately as shown according to FEMA Panel #48055C0250E 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 equal 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.
- For 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.
- This Subdivision is located within the boundaries of the Lockhart Independent School District.
- This Subdivision is located within Caldwell County Precinct #1.
- This Subdivision is serviced by Maxwell 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 TX-Dot.
- 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: Maxwell Supply Corp.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- RECORD OWNERS OF LAND: James E. Chisholm and Joan F. Chisholm
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000
DATE OF PREPARATION: December 2019
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- The Monumented NW line of the original 437.795 acre tract along Black Ankle Road was used for basis of bearing.
- Boundary Closure--1' in 424961'; Lot 1 Closure-- 1' in 272464'; Lot 2 Closure--Perfect parallelogram; Lot 3 Closure--Perfect parallelogram; Lot 4 Closure--Perfect parallelogram

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 is true and correct to the best of my knowledge. IN WITNESS THEREOF, my hand and seal, this the 23rd day of January, 2020.



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 this the 14th day of January, 2020, 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 21st day of January, 2020 at 9:30 o'clock A.M. and duly recorded on the 21st day of January, 2020, in the Plat Records of Caldwell County, Texas in Plat Cabinet C at Slide 160.

Teresa Rodriguez
Caldwell County Clerk

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being also a part of the John H. Finch Survey A-108 and being also a part of a tract of land called 437.795 acres and conveyed to James E. Chisholm et ux by deed recorded in Volume 507 Page 695 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument set in the interior of the above mentioned 437.795 acre tract and the newly dedicated SE line of Black Ankle Road for the North corner this tract and from which our pin a 6" Cedar fence corner post found marking the North corner of the said 437.795 acre tract bears North 51 degrees 40 minutes 36 seconds East 1015.47 feet (direct tie).

THENCE South 30 degrees 27 minutes 08 seconds East entering the said 437.795 acre tract 580.75 feet to a capped iron pin set stamped "HINKLE SURVEYORS" for the East corner this tract.

THENCE South 51 degrees 59 minutes 43 seconds W 696.03 feet to a capped iron pin set stamped "HINKLE SURVEYORS" in the newly dedicated NE line of Black Ankle Road for the South corner this tract.

THENCE with the newly dedicated NE and SE lines of Black Ankle Road for the following four (4) courses:
(1) North 30 degrees 27 minutes 08 seconds W 535.27 feet to a capped iron pin set stamped "HINKLE SURVEYORS" for an angle point this tract.

(2) North 07 degrees 14 minutes 54 seconds E 36.63 feet to a capped iron pin set stamped "HINKLE SURVEYORS" for an angle point this tract.

(3) North 21 degrees 32 minutes 55 seconds E 38.09 feet to a concrete monument set for the West corner this tract.

(4) North 51 degrees 59 minutes 43 seconds E 643.16 feet to the place of beginning containing 9.176 acres of land more or less.

DATE 1-21-2020

James E. Chisholm
403 JAWORSKI CIRCLE
WIMBERLEY, TX 78676

DATE 1-21-2020

Joan F. Chisholm
403 JAWORSKI CIRCLE
WIMBERLEY, TX 78676

STATE OF Texas
COUNTY OF Hays

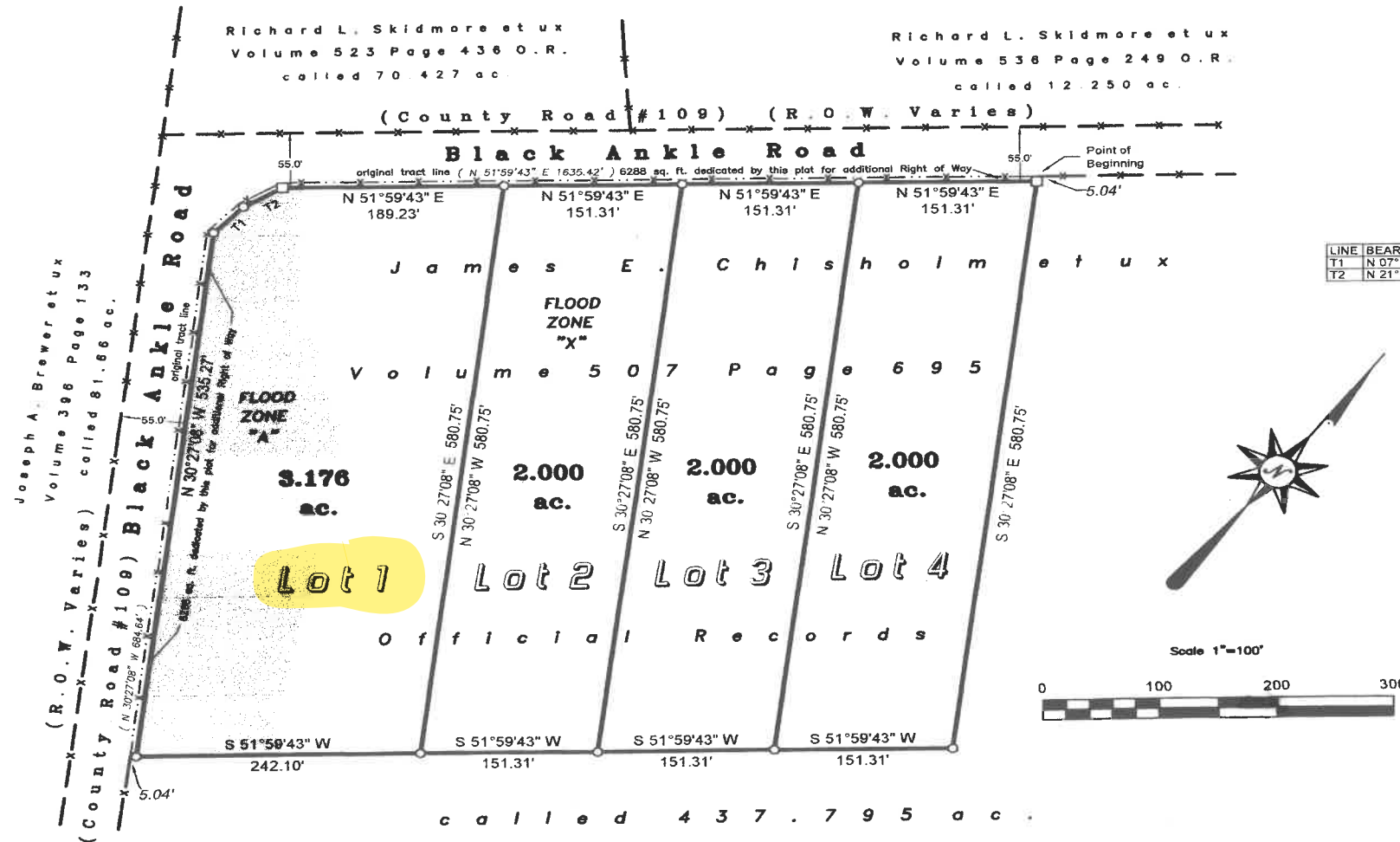
This instrument was acknowledged before me on January 21st 2020 by JAMES E. CHISHOLM

KRISTIN PENDLETON
Notary Public, State of Texas
My Commission expires
December 16, 2021
ID # 12965186-6

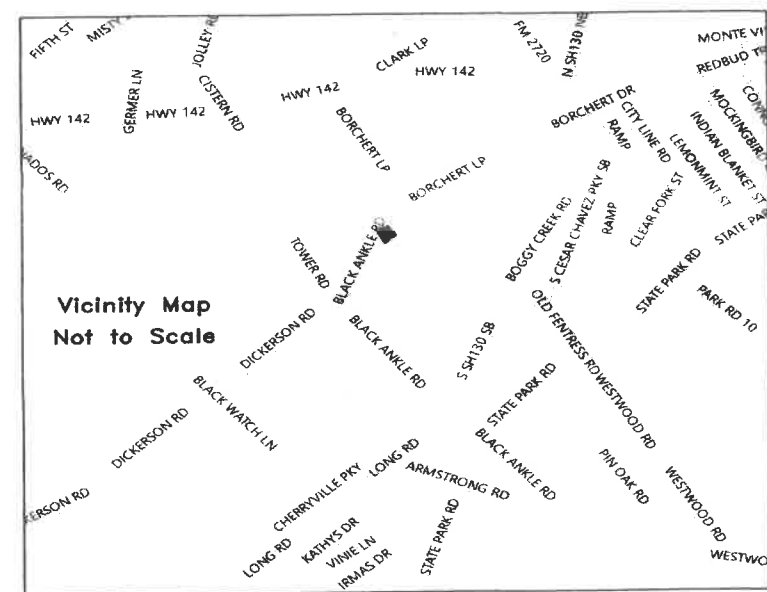
STATE OF Texas
COUNTY OF Hays

This instrument was acknowledged before me on January 21st 2020 by JOAN F. CHISHOLM

KRISTIN PENDLETON
Notary Public, State of Texas
My Commission expires
December 16, 2021
ID # 12965186-6



LINE	BEARING	DISTANCE
T1	N 07°14'54" E	36.63'
T2	N 21°32'55" E	38.09'



- LEGEND**
- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
 - (.....) ORIGINAL DEEDED CALLS
 - X- FENCES MEANDER
 - CONCRETE MONUMENT SET
 - ▨ FLOOD ZONE "A"
 - UNLESS OTHERWISE NOTED

Field Book: d.c.	Drawn By: JLH
Job No: 20182281	Drawing: 20182281.dwg
Date: August 2019	Word Date: Begin 08012019
Surveyed By: JLH JOB	AutoCAD Date: Begin 08012019

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