

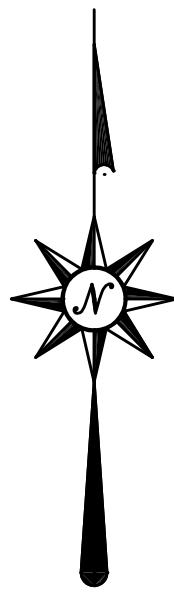
General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor.
 - a) Easement and Right of way Electric transmission and Distribution line to Texas Power & Light Co., recorded in Vol. 173 Pg. 344, Deed Records Caldwell County, Texas.
 - b) Electric transmission and distribution line easement to Texas Power & Light Company (Tract Three) recorded in Volume 112 Page 225 of the Deed Records of Hays County, Texas.
- 4) THE PARTY OR PARTIES THAT THIS SURVEY WAS PREPARED FOR WAS ADVISED THAT THIS PARCEL(S) COULD BE SUBJECT TO THE CALDWELL COUNTY SUBDIVISION RULES AND REGULATIONS ACCORDING TO THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 352/342 COUNTY REGULATIONS OF SUBDIVISIONS.
- 5) THE PARTY OR PARTIES THAT THIS SURVEY WAS PREPARED FOR WERE ADVISED THAT THE DIVISION OF THIS PARCEL(S) MUST APPLY FOR A FAMILY LAND GRANT to comply with the requirements outlined in the CALDWELL COUNTY DEVELOPMENT ORDINANCE, Section 3.5.3.3 (A), (1), (a), (b), (c), (d), (C), (1), (2). If this tract is sold to a party or parties that do not qualify under the FAMILY LAND GRANT PROCEDURE, the parties will be required to have a SUBDIVISION PLAT prepared according to the CALDWELL COUNTY DEVELOPMENT RULES AND REGULATIONS IN EFFECT AT THAT TIME AND THE SUBDIVISION PLAT APPROVED BY THE CALDWELL COUNTY COMMISSIONERS COURT.
- 6) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 7) Within the shaded areas shown as FEMA floodplain herein or as amended by issuance of new FEMA Flood Insurance Rate Maps to 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.
- 8) 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.
- 9) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone(s) according to FEMA Panel #48055C01200 effective date June 19, 2012. Flood Zone "X" (AREA NOT SHADDED) is an area determined to be outside the 0.2% annual chance floodplain. Flood Zone "X" (AREA SHADDED ORANGE) is determined to be within the 0.2% annual chance floodplain. Flood Zone "AE" (SHADDED BLUE AREA) is a special flood hazard area subject to inundation by the 1% annual chance flood. No Base Flood Elevation 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 equaled 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. Flood Zone "AE" (STRIPE SHADDED AREA) is Floodway Area. The Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. WARNING: This Flood Statement, as Determined by a F.I.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.

Caldwell County, Texas
Gerron Hinds Survey A-13
Samuel Shupe Survey A-268

LEGEND

- CAPPED 1/2" IRON PIN SET
- STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- 6" CEDAR FENCE POST
- 8" TREATED FENCE POST FOUND
- YELLOW CAPPED IRON PIN FOUND
- 1" IRON PIPE FOUND
- 5/8" IRON ROD FOUND
- 18" POST OAK TREE
- DOUBLE 12" POST OAK
- 5" MESQUITE FENCE POST
- CONCRETE MONUMENT FOUND
- /// SCALE BREAK
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- FLOOD ZONE "A"
- FLOOD ZONE "X"
- UNLESS OTHERWISE NOTED



Scale 1"=200'

LINE	BEARING	DISTANCE
T1	N 23°18'41" E	36.31'
T2	N 46°08'41" E	169.34'
T3	N 84°35'28" E	67.83'
T4	S 81°44'03" E	189.31'
T5	N 55°44'25" E	31.39'
T6	N 18°28'26" E	68.10'
T7	N 08°40'46" E	72.32'
T8	N 33°18'16" W	38.83'
T9	S 71°07'51" W	112.19'
T10	N 87°08'31" W	39.11'
T11	N 28°33'44" W	65.63'
T12	N 43°36'33" E	43.37'
T13	N 67°54'04" E	240.11'
T14	S 66°40'05" E	45.29'
T15	S 12°14'24" E	53.88'
T16	S 39°01'31" E	16.90'
T17	S 79°10'42" E	80.89'
T18	N 72°52'34" E	26.01'
T19	N 31°19'20" E	83.16'
T20	N 00°56'37" W	127.64'
T21	N 15°21'45" W	140.06'
T22	N 04°06'48" W	91.57'
T23	N 17°56'43" E	186.92'
T24	N 03°11'10" E	52.90'
T25	N 24°23'06" W	63.73'
T26	N 55°28'25" W	114.87'
T27	N 73°13'34" W	238.88'
T35	N 58°44'21" W	79.40'
T36	N 47°43'21" W	65.71'
T37	N 19°03'45" W	50.44'
T38	N 01°56'40" W	81.00'
T39	S 89°36'13" W	20.87'
T40	N 01°30'37" W	63.47'
T41	S 01°30'37" E	63.47'
T42	N 89°36'13" E	20.87'
T43	S 01°56'40" E	91.46'
T46	N 15°30'09" W	29.70'
T47	N 43°05'06" W	48.27'
T48	S 43°05'06" E	48.27'
T49	S 15°30'09" E	29.70'
T50	S 83°22'16" E	151.15'
T51	N 83°22'16" W	151.15'

Stuart Carter
Volume 412 Page 502
Official Public Records
called 36.174 ac.

Chris M. Allen Trustee
Volume 253 Page 699
Official Public Records
called 400 ac.
Tract one called 698.18 ac.
N 48°52'00" E 1349.56'
(N 48°52'00" E 1349.56')

Barton C. Galle
Volume 272 Page 133
Official Public Records
called 492.21 ac.

Samuel Shupe Survey A-268
approximate survey abstract line
Gerron Hinds Survey A-13

Pumper Road (R.O.W. Varies)

11.974 ac.

12.626 ac.

Flood Zone "X"

12.183 ac.

11.100 ac.

Flood Zone "X"

13.742 ac.

12.482 ac.

Flood Zone "A"

13.665 ac.

Blake W. Gardner et ux
Instrument # 2024-009426
Official Public Records
called 141.0702 ac.

Stuart Carter
Instrument # 112265
Official Public Records
Tract 1 Residue of 178.86 ac.

SURVEY DRAWING

Showing seven (7) tracts of land out of the Samuel Shupe Survey A-13 and the Gerron Hinds Survey A-13 in Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on March 3, 2026, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSONS(S) NOT ASSOCIATED WITH THIS TRANSACTION. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



CURVE	RADIUS	ARC	CHORD	BEARING
C1	1974.86'	57.38'	57.38'	N 31°30'58" E
C3	1959.86'	105.91'	105.89'	N 18°08'12" E
C4	1859.86'	87.51'	87.50'	S 17°55'20" W

Field Book: d.c.	Drawn By: JLH LH
Job No. 20260501-FM86	Drawing: 20260501-FM86.dwg
Date: February 2026	Word Disk: Begin 02012026
Surveyed By: JLH JDB	Autocad Disk: Begin 02012026



HINKLE
SURVEYORS

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