

# Old Colony Ranchettes

A subdivision of 10.813 acres out of the William Spillers Survey A-264 in Caldwell County, Texas

## 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 30.942 acres and conveyed to GH Old Colony Line Lockhart LLC by deed recorded in Instrument #2022-004940 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron pipe found used for basis of bearing in the West corner of the said 30.942 acre tract and the apparent North corner 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 being also the SE line of a tract of land called 43.105 acres and conveyed to A.J. Stewart by deed recorded in Volume 364 Page 734 of the said Deed Records for the West corner this tract.

**THENCE N 45°00'00" E** with the NW line of the said 30.942 acre tract and the apparent SE line of the above mentioned 43.105 acre tract **1114.67 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the newly dedicated SW line of Old Colony Line Road for the North corner this tract and from which point a 5/8" iron pin found used for basis of bearing marking the original North corner of the said 30.942 acre tract bears N 45°00'00" E 7.50 feet.

**THENCE S 44°32'54" E** with the newly dedicated SW line of Old Colony Line Road and entering the said 30.942 acre tract **342.34 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" for the East corner this tract.

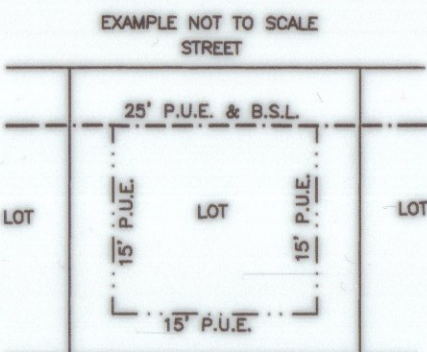
**THENCE over and across the said 30.942 acre tract for the following six (6) courses:**

(1) **S 42°48'03" W 352.39 feet** to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an ell corner this tract. (2) **S 44°05'51" E 70.70 feet** to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an exterior corner this tract. (3) **S 42°37'10" W 349.00 feet** to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an angle point this tract. (4) **S 04°58'55" W 211.93 feet** to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an exterior corner this tract. (5) **N 79°47'57" W 185.99 feet** to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an angle point this tract. (6) **S 44°59'30" W 141.52 feet** to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" in the SW line of the said 30.942 acre tract and the apparent NE line of the above mentioned Reitz 16.000 acre tract for the South corner this tract.

**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 **424.69 feet** to the place of beginning containing **10.813 acres** of land more or less.

## 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 located within Caldwell County Precinct #2.
- 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: GH OLD COLONY LINE LOCKHART 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 NW line of the parcel shown recorded in Instrument #2022-004940 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 1368403, Lot 2: 1 in 614730, Lot 3: 1 in 708646  
Boundary Closure: 1 in 1088377



## NOTES

1) UNLESS SHOWN OTHERWISE HEREON THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY.

FRONT STREET SIDE--25'

2) UNLESS SHOWN OTHERWISE HEREON THE FOLLOWING PUBLIC UTILITY EASEMENTS SHALL APPLY.

FRONT STREET SIDE--25'

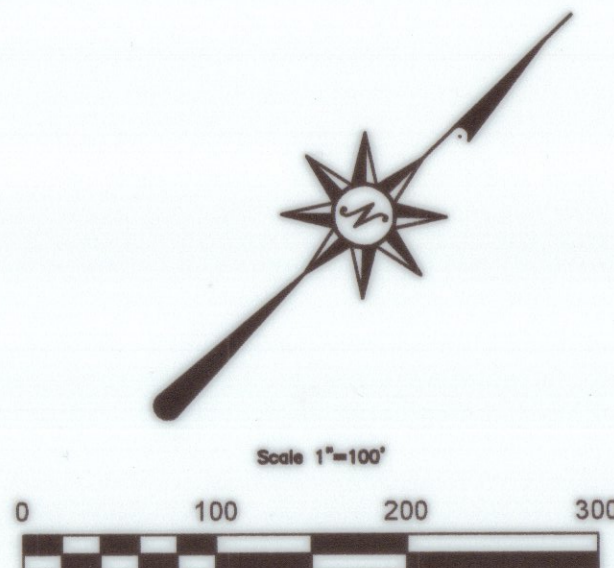
SIDE STREET--15'

SIDE YARD--15'

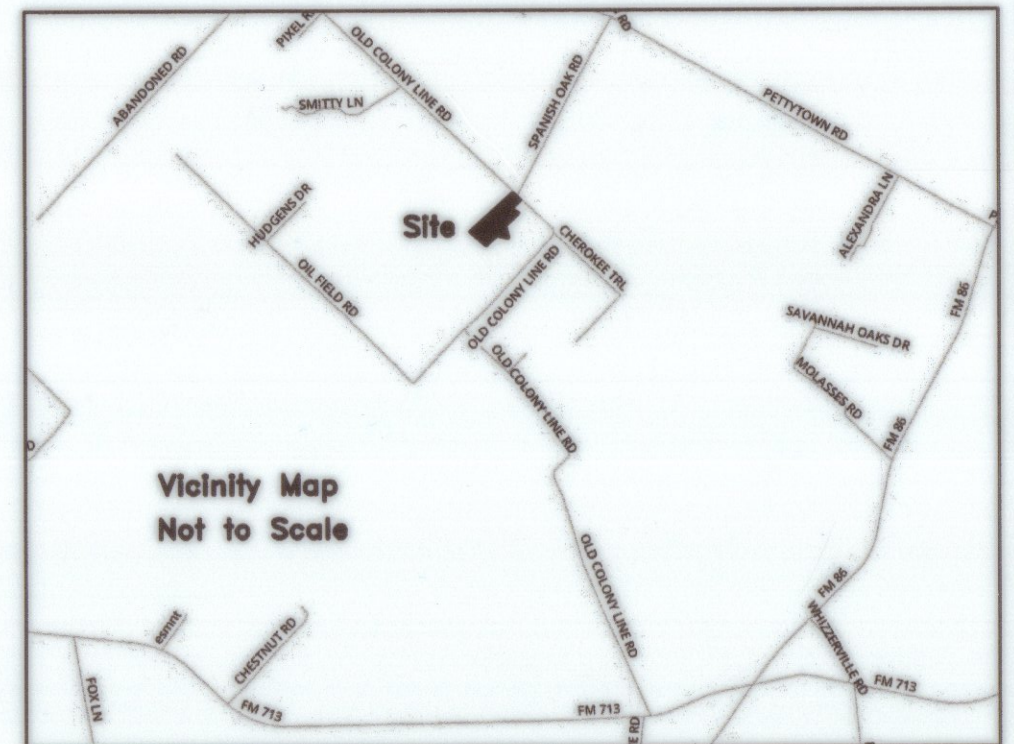
REAR YARD--15'

## LINE TABLE

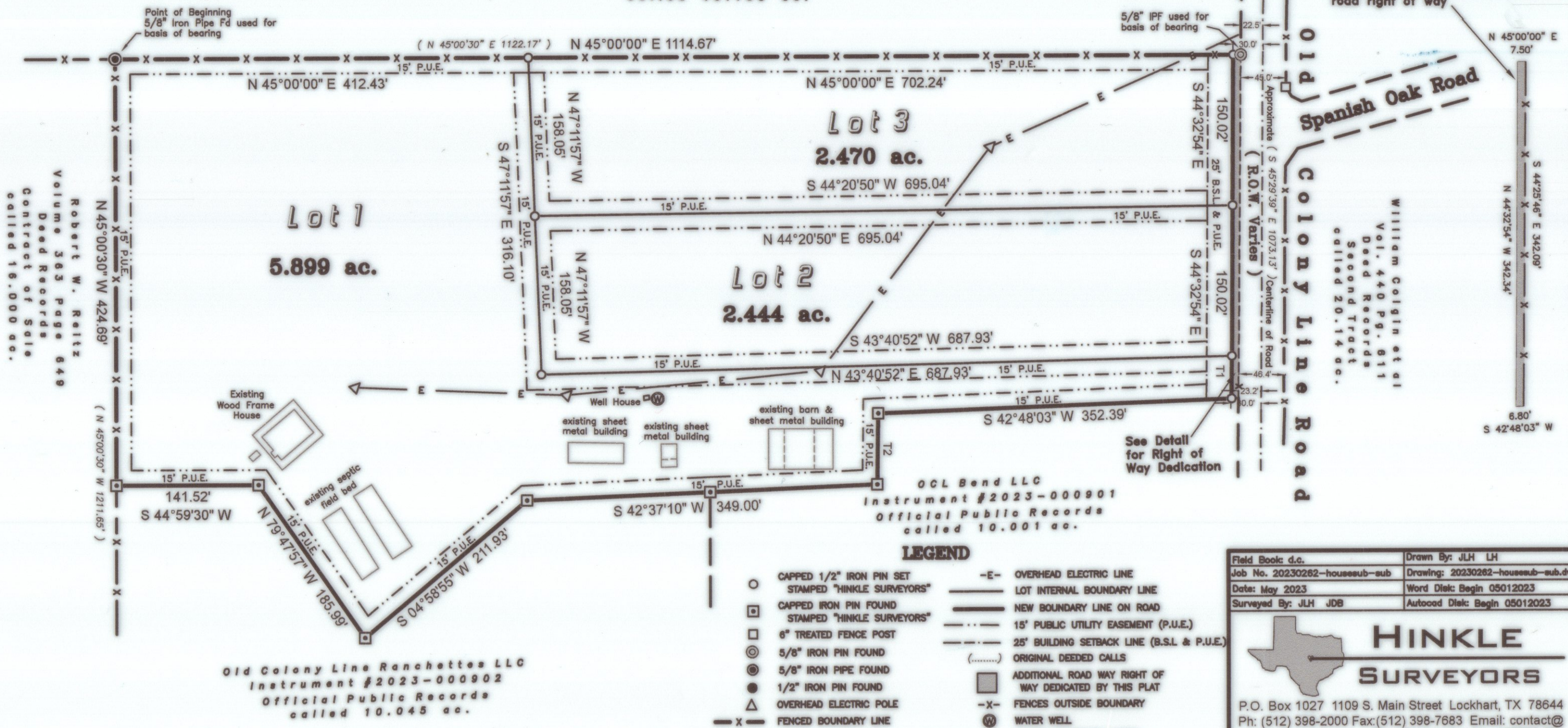
LINE	BEARING	DISTANCE
T1	S 44°32'54" E	42.30'
T2	S 44°05'51" E	70.70'



A.J. Stewart  
Volume 364 Page 734  
Deed Records  
called 43.105 ac.



RIGHT OF WAY DEDICATION DETAIL  
approx. 3925 sq. ft. (0.090 ac.)  
dedicated by this plat for additional  
road right of way



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

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 A.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 142.

*Teresa Rodriguez*  
Teresa Rodriguez  
Caldwell County Clerk  
*by Deputy*  
*Yolanda Hernandez*

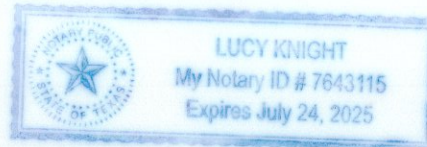
STATE OF TEXAS  
COUNTY OF CALDWELL

We, the undersigned owners of the land shown on this plat showing 10.814 acres and being a residue of a tract of land called 30.942 acres and recorded in Instrument #2022-004940 of the Official Public Records of Caldwell County, Texas and designated as OLD COLONY 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.

6/15/2023  
DATE

STATE OF Texas  
COUNTY OF Caldwell

This instrument was acknowledged before me on June 15, 2023 by TERESA S. DALLAS  
Representative for GH OLD COLONY LINE LOCKHART 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 the 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 14 day of June, 2023.



Jerry L. Hinkle  
Registered Professional  
Land Surveyor #5459