

STATE OF TEXAS  
COUNTY OF CALDWELL

That I, the undersigned owner of a tract of land out of the Spencer Morris Survey A-18 and lying within the City of Luling and the Extra Territorial Jurisdiction of the City of Luling, Caldwell County, Texas and further described as a tract of land called 4 acres and described in a deed recorded in Volume 12 Page 432 of the Official Public Records of Caldwell County, Texas, do hereby subdivide above mentioned tract into Two (2) Lots. This subdivision is to be known as:

**BISHOP ADDITION**

DATE \_\_\_\_\_  
LINDA HAMILTON (BISHOP)  
1233 HOOVER STREET  
LULING, TEXAS 78648

STATE OF TEXAS  
COUNTY OF CALDWELL

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by LINDA HAMILTON (BISHOP).

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered public surveyor, State of Texas, hereby certify that this plat 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  
Registration No. 5459

STATE OF TEXAS  
COUNTY OF CALDWELL

This plat of **BISHOP ADDITION** was authorized for approval on \_\_\_\_\_, 20\_\_\_\_ by the administration of the City of Luling, Texas.

RYAN DECAMP  
City of Luling, Caldwell County, Texas

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 and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Plat Records of Caldwell County, Texas in Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_. To Certify Which, Witness my hand and seal at the County Court of said County, at my office in Lockhart, Texas, the date last shown above written.

TERESA RODRIGUEZ  
COUNTY CLERK

By: \_\_\_\_\_  
Deputy

# Bishop Addition

A subdivision of 4 acres of land out of the Spencer Morris Survey A-18 in the City of Luling, Caldwell County, Texas

GENERAL NOTES:

- 1) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0370F effective date December 30, 2020. Flood Zone "X" is 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..
- 2) RECORD OWNERS OF LAND: Linda Hamilton (Bishop)
- 3) DESIGNER OF PLAT: Jerry L. Hinkle, R.P.L.S. #5459
- 4) DATE OF PREPARATION: August 2023
- 5) SURVEYOR OF PLAT: Hinkle Surveyors, 1109 S. Main Street, P.O. Box 1027, Lockhart, Texas 78644 (512) 398-2000

## LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Luling, Caldwell County, Texas and being a part of the Spencer Morris Survey A-18 and being also all of a tract of land called 4 acres and conveyed to Linda Hamilton by deed recorded in Volume 12 Page 432 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

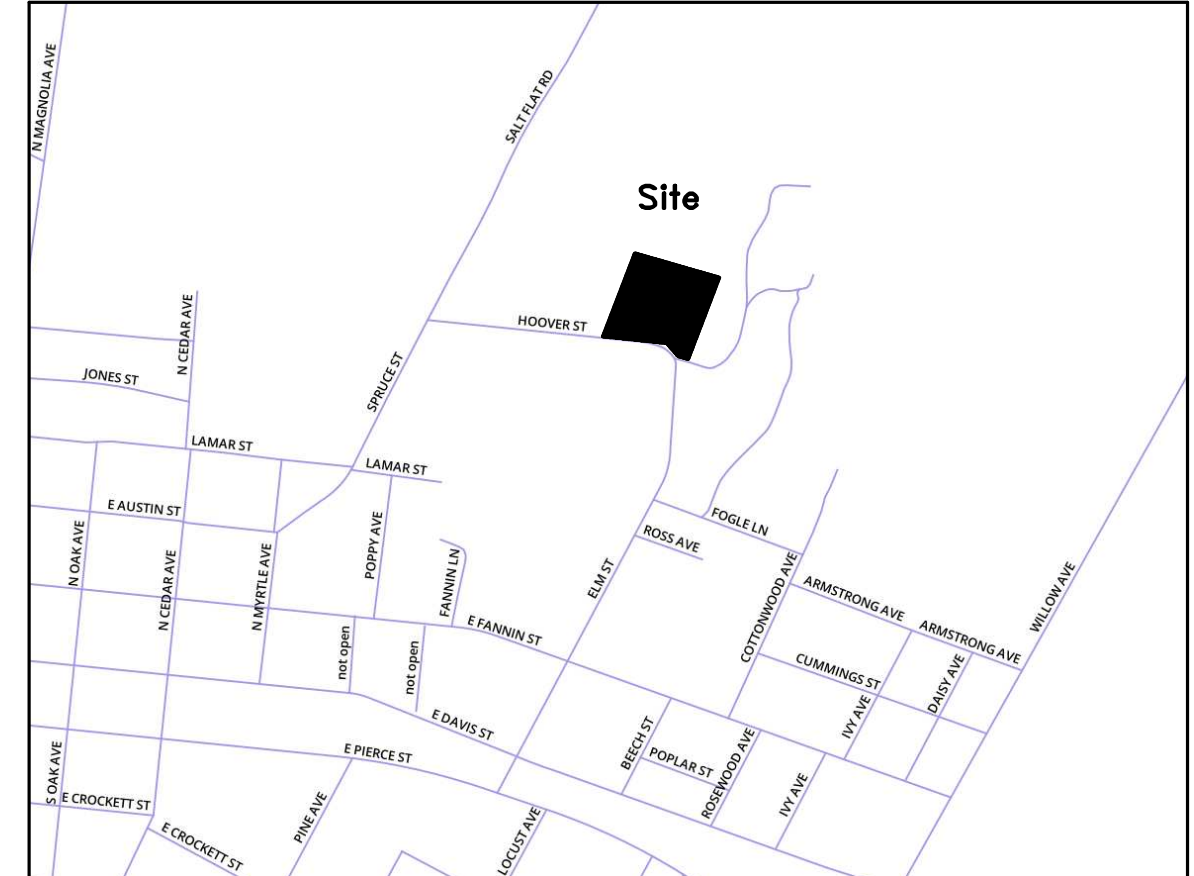
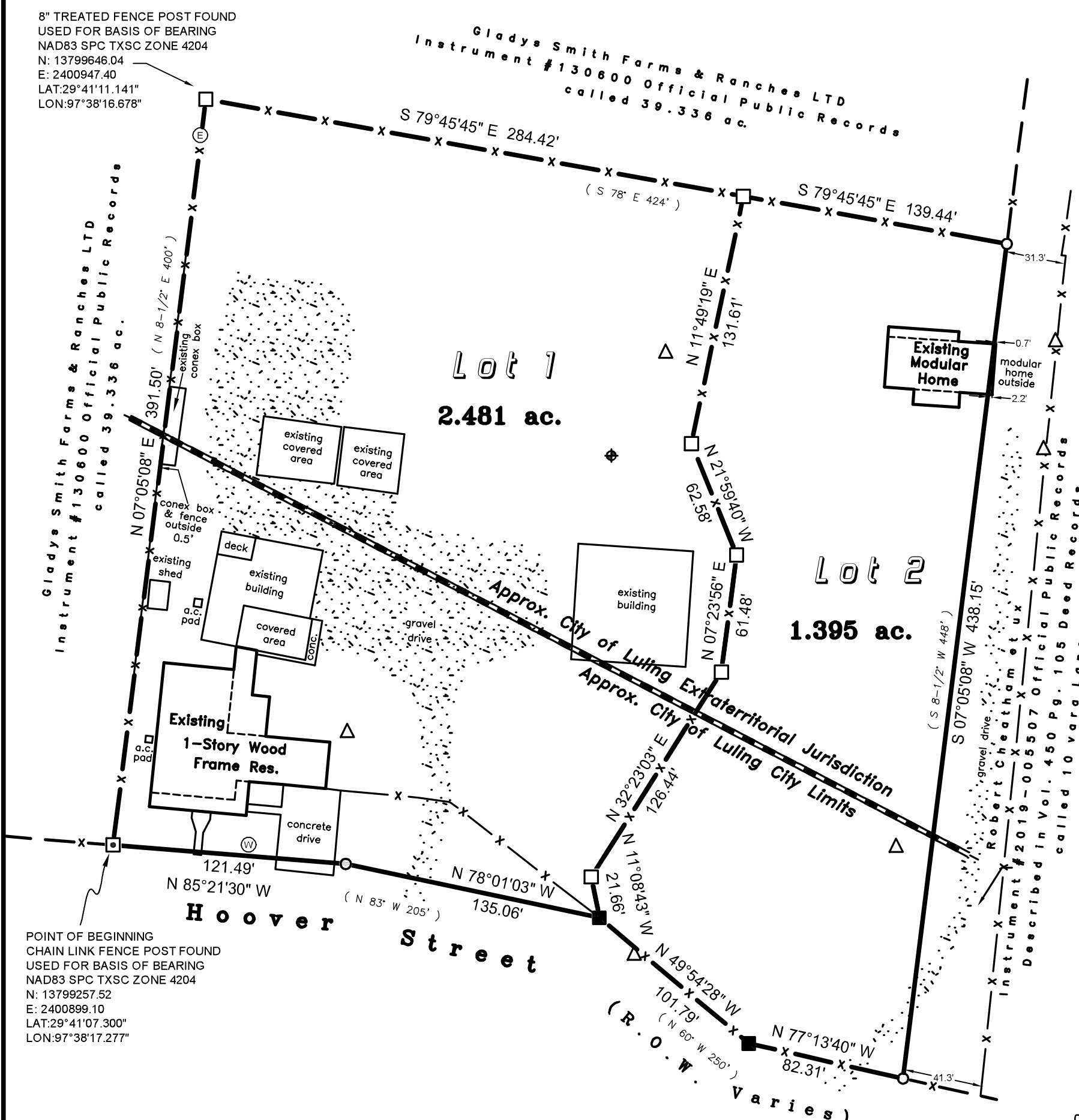
**BEGINNING** at a chain link fence post found (NAD83 SPC TXSC ZONE 4204 N:13799257.52 E:2400899.10 LAT:29°41'07.300" LON:97°38'17.277") in the SW corner of the above mentioned 4 acre tract and the most Southerly SE corner of a tract of land called 39.336 acres and conveyed to Gladys Smith Farms and Ranches, LTD by deed recorded in Instrument #130600 of the said Official Public Records and in the North line of Hoover Street for the SW corner this tract.

**THENCE** N 07°05'08" E with the West line of the said 4 acre tract and the most Southerly East line of the above mentioned 39.336 acre tract 391.50 feet to a 8" treated fence corner post found used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N:13799646.04 E:2400947.40 LAT:29°41'11.141" LON:97°38'16.678") in the NW corner of the said 4 acre tract and an ell corner of the said 39.336 acre tract for the NW corner this tract.

**THENCE** S 79°45'45" E with the North line of the said 4 acre tract and the most Easterly South line of the said 39.336 acre tract 423.86 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the most Southerly SE corner of the said 39.336 acre tract and the West line of a 10 Vara strip of land conveyed to Robert Cheatham by deed recorded in Instrument #2019-005507 of the said Official Public Records and further described in Volume 450 Page 105 of the Deed Records of Caldwell County, Texas for the NE corner this tract.

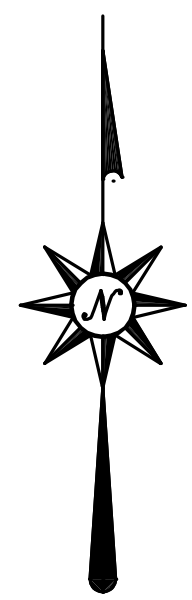
**THENCE** S 07°05'08" W with the East line of the said 4 acre tract and the West line of the above mentioned 10 Vara strip 438.15 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the SE corner of the said 4 acre tract and the North line of Hoover Street for the SE corner this tract.

**THENCE** with the North line of Hoover Street and the South line of the said 4 acre tract: **(1)** N 77°13'40" W 82.31 feet to a 2 1/2" iron pipe fence post found for an angle point this tract. **(2)** N 49°54'28" W 101.79 feet to a 2 1/2" iron pipe fence post found for an angle point this tract. **(3)** N 78°01'03" W 135.06 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS for an angle point this tract. **(4)** N 85°21'30" W 121.49 feet to the place of beginning containing **3.876 acres** of land more or less.



Vicinity Map  
Not to Scale

- ### LEGEND
- CAPPED 1/2" IRON PIN SET
  - STAMPED "HINKLE SURVEYORS"
  - 8" TREATED FENCE POST FOUND
  - CHAIN LINK FENCE POST
  - 2 1/2" IRON PIPE FENCE POST
  - △ EL. POLE
  - ⊙ WATER METER
  - ⊙ OIL WELK
  - ⊙ EXCON PIPELINE MARKER
  - (.....) ORIGINAL DEEDED CALLS
  - X- FENCES MEANDER
  - GRAVEL
  - UNLESS OTHERWISE NOTED



Field Book: d.c.	Drawn By: JH LH
Job No: 20232212	Drawing: 20232212.dwg
Date: August 2023	Word Disk: Begin 08012023
Surveyed By: JH JDB	Autocad Disk: Begin 08012023

**HINKLE SURVEYORS**  
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