

Caldwell County, Texas
Lewis Way Survey A-301
Ned Weddington Survey A-421



Scale 1"=200'

Edith J. Parra
Instrument #2018-002066
Official Public Records
called 30.12 ac.

N 75°48'01" E 1649.76'
FLOOD ZONE "X"
11.001 ac.

Point of Beginning
Orange Capped IPF
used for basis of
bearing
S 23°02'44" E 100.03'
(S 23°02'44" E 100.03')
Buck Branch Road
(County Road #161A)
(R.O.W. varies)

A-421
A-301
survey abstract line

1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
2) 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 Zones approximately as shown according to FEMA Panels #48055C0425E and #48055C0300E effective date June 19, 2012. Flood Zone "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain (no special flood hazard). 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 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. WARNING: This flood Statement, as Determined by a HUD - 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.

Orange Capped IPF
used for basis of 75'
bearing S 75°48'01" W 2080.57'

Mona Renee Holderfield et al
Instrument #2015-007679
Official Public Records

Roy L. Froehlich Jr.
Instrument #2015-007680
Official Public Records
called 43.094 ac.

Ned Weddington A-421
Lewis Way A-301

SURVEY DRAWING

Showing 11.001 acre tract of land out of the Lewis Way Survey A-301 and the Ned Weddington Survey A-421 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 November 7, 2023, (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 PERSON OR ENTITY ASSOCIATED WITH THIS TRANSACTION. Only those prints containing the raised Surveyor's Seal and Original "LIVE" signature should be considered official and relied upon by the user.

LEGEND

- CAPPED 1/2" IRON PIN SET
 - ◻ STAMPED "HINKLE SURVEYORS"
 - ◻ CAPPED IRON PIN FOUND
 - ◐ STAMPED "HINKLE SURVEYORS"
 - CAPPED IRON PIN FOUND
 - (.....) ORIGINAL DEEDED CALLS
 - X- FENCES MEANDER
 - FLOOD ZONE "A"
- UNLESS OTHERWISE NOTED

Field Book: d.c.	Drawn By: JIH LH
Job No. 20233111	Drawing: 20233111.dwg
Date: November 2023	Word Disk: Begin 11012023
Surveyed By: JIH JDB	AutoCAD Disk: Begin 20233111



HINKLE
SURVEYORS

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