

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, February 10, 2021  
Municipal Building – Glosserman Room  
308 W. San Antonio St.

### **COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION**

*One or more members of the Lockhart Planning and Zoning Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.*

### **CITIZEN AUDIO CONFERENCE PARTICIPATION**

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Planning and Zoning Commission agenda packets can also be viewed on-line at [www.lockhart-tx.org](http://www.lockhart-tx.org) starting two days before the meeting. Navigate from the Departments tab at the top to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Planning & Zoning Commission Agendas & Minutes – Agenda Packets.*

## AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the January 27, 2021, meeting.
4. Hold a PUBLIC HEARING and consider a proposed ordinance amending Chapter 64 “Zoning”, of the Lockhart Code of Ordinances, Article I “In General”, Section 64-2 “Definitions”, and Article VII “Zoning Districts and Standards”, Section 64-196 “Establishment of Zoning Districts”, to define and regulate Accessory Dwelling Units.
5. PV-21-01. Consider a request by Hinkle Surveyors on behalf of Scott Cowan for a Variance to Chapter 52 “Subdivision Regulations”, Section 52-31(a) “Plat Required”, to waive the subdivision plat requirement for a two-lot family land grant conveying one acre out of a 21.43-acre tract in the James George Survey, Abstract No. 9, and located at 2325 FM 20 in the Lockhart Extraterritorial Jurisdiction.
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 2:45 PM on the 3<sup>rd</sup> day of February, 2021.

**City of Lockhart  
Planning and Zoning Commission  
January 27, 2021**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva, Bradley Lingvai (via phone)

**Member Absent:** Chris St. Leger

**Staff Present:** Dan Gibson, Christine Banda (via phone), Kevin Waller

**Visitors/Citizens Addressing the Commission:** Scott Miller, Edward Moore

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Elect Chair and Vice-Chair for 2021.

*Commissioner McBride moved to nominate Philip Ruiz for Chair and Manuel Oliva for Vice-Chair. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.*

3. Citizen comments not related to an agenda item. None.
4. Consider the Minutes of the January 13, 2021, meeting.

*Commissioner Arnic moved to approve the January 13, 2021 minutes. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.*

5. ZC-21-20. Hold a PUBLIC HEARING and consider a request by Scott Miller on behalf of Benny Hilburn for a Zoning Change from RLD Residential Low Density District, RMD Residential Medium Density District, and AO Agricultural-Open Space District to RMD Residential Medium Density District on 50.745 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1701 West San Antonio street..

Mr. Gibson explained that the applicant proposes to develop a single-family residential subdivision similar to the adjacent Windridge Subdivision. The proposed subdivision layout includes one internal street intersecting West San Antonio Street opposite Richland Drive, and other internal streets stubbed out to connect to the Windridge Subdivision to the east and the vacant property adjacent to the west. The subdivision will include a public park, and there will be a landscape buffer along West San Antonio Street. RMD zoning is necessary to accommodate the proposed lot sizes. Most of the property is already zoned RMD, except for a strip at the front of the property that is currently zoned RLD Residential Low Density District, and an area at the rear that is zoned AO Agricultural Open-Space District.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Scott Miller, of 106 Fallow Way in Bastrop, said that Mr. Gibson covered pretty much everything in his presentation. He said the subdivision would be constructed in two phases, and would look similar to the Windridge Subdivision. There would be a trail through the neighborhood that would connect to the park, which will be built in the first phase. A traffic study is being done so that TxDOT can determine whether or not safety improvements will be required for the new street intersection along West San Antonio Street.

Chair Ruiz asked for any other speakers and, seeing or hearing from none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson replied that staff recommended approval.

*Commissioner Oliva moved to recommend approval of ZC-21-01 to City Council. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.*

6. FP-20-03. Consider a request by Moore Group Engineering and Surveying on behalf of Lockhart 130 North/South, LTD, for approval of a Final Plat for Centerpoint Meadows Subdivision, on 25.77 acres in Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located along the 200 Block of City Line Road.

Mr. Waller explained that the plat was originally considered by the Commission at their previous meeting held on January 13, 2021, but was statutorily denied due to additional information needed for approval. He mentioned that since the last meeting the developer had decided to install shade trees with an irrigation system to satisfy the request by the commissioners for parkland improvements. There would also be a gateway sign added to the park area. In addition, the project engineer submitted revised engineering plans to the City Engineer on January 19, 2021, for review. However, the City Engineer was out on leave and not available, so the plans have not been approved and remains a condition of the plat approval.

Commissioner McBride spoke about what he thought park improvements should be, and that he did not agree that the shade trees and irrigation system being proposed were what the Commission intended as park improvements, such as a children's playscape.

Mr. Gibson reiterated that, although proposed amendments to the subdivision regulations include a requirement for subdividers to be responsible for a certain amount and type of parkland improvements, the amendments have not yet been adopted and cannot legally be enforced for this plat.

Chair Ruiz asked for the staff recommendation.

Mr. Waller replied that staff recommended approval the plat subject to the following conditions: (1) approval of the engineering plans by the City Engineer; and (2) consultation with TxDOT on whether a traffic impact analysis is needed, and the construction of any safety improvements required by TxDOT as a result of the traffic impact analysis prior to recordation of the final plat.

Mr. Waller also noted that in addition to the internal streets and sidewalks, four-foot wide public sidewalks would be constructed along the City Line Road and Borchert Drive frontages, and a five-foot wide public sidewalk would be constructed along the South Cesar Chavez Parkway Northbound frontage.

Edward Moore, the project engineer, was attending the meeting remotely on the phone and said he was participating to represent the applicant. He stated that the developer initially liked the playscape concept, but after looking at the cost he determined that the shade trees and irrigation system would be more affordable. He said that he was not an expert in amenities for parks but believed that, in the long-term, shade trees would make a more attractive entrance to the subdivision. He reiterated that his client proposes the shade trees with an irrigation system to satisfy the Commission's wish for parkland improvements worth a total of at least \$100 per lot.

Commissioner Oliva asked what the cost of the amenities would be.

Mr. Moore said the cost of the trees and irrigation system would be approximately \$12,100. He was not sure what a playscape costs, but that it was considered.

Mr. Gibson said that the Public Works director had previously estimated that \$30,000 was at the lower end of the price range for a decent playscape.

Commissioner McBride again expressed his displeasure with the proposed parkland improvements.

Mr. Gibson reminded the commissioners that they were obligated to approve a plat if it meets the minimum standards of the subdivision regulations. Because parkland improvements were not specifically required, they could not deny the plat, but were welcome to encourage the subdivider to provide whatever amenities the Commission thought were appropriate.

Chair Ruiz stated that he believed that the Commission had made it clear what their expectations are for parkland improvements in future developments.

*Commissioner Oliva moved to approve FP-20-06 subject to the conditions outlined by staff, plus a recommendation that the applicant consider at least a children's playscape as a parkland improvement. Commissioner Arnic seconded, and the motion passed by a vote of 4-1 with Commissioner McBride against.*

7. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson stated that the next regular meeting would be held on February 10, 2021, and that there would be a zoning text amendment on the agenda.

8. Adjourn.


*Commissioner McBride moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:57 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Christine Banda, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair

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**TO:** Planning and Zoning Commission  
**FROM:** Dan Gibson, City Planner   
**SUBJECT:** Zoning text amendment  
**DATE:** February 2, 2021

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**City of Lockhart**  
**MEMO**

Attached is a proposed addition to the zoning ordinance consisting of definitions of two classes of accessory dwelling units, and designating the zoning districts where each class would be allowed by-right or as a specific use. The definitions are self-explanatory in terms of describing what an accessory dwelling unit (ADU) is. The underlining of the text simply indicates that the wording is new text being added to the existing sections of the zoning ordinance.

Over the past few years we've had many e-mails and phone calls from people inquiring about whether or not the City allows ADU's. Many cities now allow them and, with appropriate standards, they can be an asset to the community. Some older houses in Lockhart have had garage apartments for years, before there was zoning. Garage apartments are a form of ADU.

The level of interest has become so great that the City Council has asked about providing for ADU's. Therefore, although there are many other revisions and rewrites on the priority list for the zoning ordinance, we are moving ahead with this text amendment in order to address this single issue. Other cities' standards for ADU's were consulted in the preparation of the proposed regulations for Lockhart.

*Draft Amendment (Annotated)*

**CHAPTER 64. ZONING.**

**ARTICLE 1. IN GENERAL**

**Sec. 64-2. Definitions**

*Accessory dwelling—General:* A secondary dwelling unit in a permanent detached accessory structure located on the same lot as a single-family dwelling, having no more than 1,000 feet of habitable floor area or one half the floor area of the principal dwelling unit, whichever is less, and only on a lot of such size and dimensions where a duplex dwelling is allowed by-right in the applicable zoning classification. The accessory dwelling shall be provided with at least two off-street parking spaces in addition to the minimum number of spaces required for the principal dwelling. There shall be no more than one accessory dwelling unit on the lot or parcel.

*Accessory dwelling—Limited:* A secondary dwelling unit within or attached to a single-family dwelling, or in a permanent detached accessory structure on the same lot or parcel as a single-family dwelling, having no more than 600 feet of habitable floor area or half the floor area of the primary dwelling unit, whichever is less, and where the owner of the property resides in either the primary dwelling unit or the accessory dwelling unit. The accessory dwelling shall be provided with at least one off-street parking space in addition to the minimum required for the principal dwelling, shall be served by the same electric meter as the principal dwelling, and be occupied by no more than two people who are family members, guests, or caretakers or other domestic employees of owner/occupant of the principal dwelling. There shall be no more than one accessory dwelling unit on the lot or parcel.

**ARTICLE VII. ZONING DISTRICTS AND STANDARDS**

**Sec. 64-196. Establishment of zoning districts.**

(d) *Residential low density district (RLD).*

(4) The following uses require a specific use permit:

e. Accessory dwelling unit—Limited.

(e) *Residential medium density district (RMD).*

(3) The following uses are allowed by-right:

c. Accessory dwelling unit--Limited

(4) The following uses require a specific use permit:

i. Accessory dwelling unit—General.

(f) *Residential high density district (RHD).*

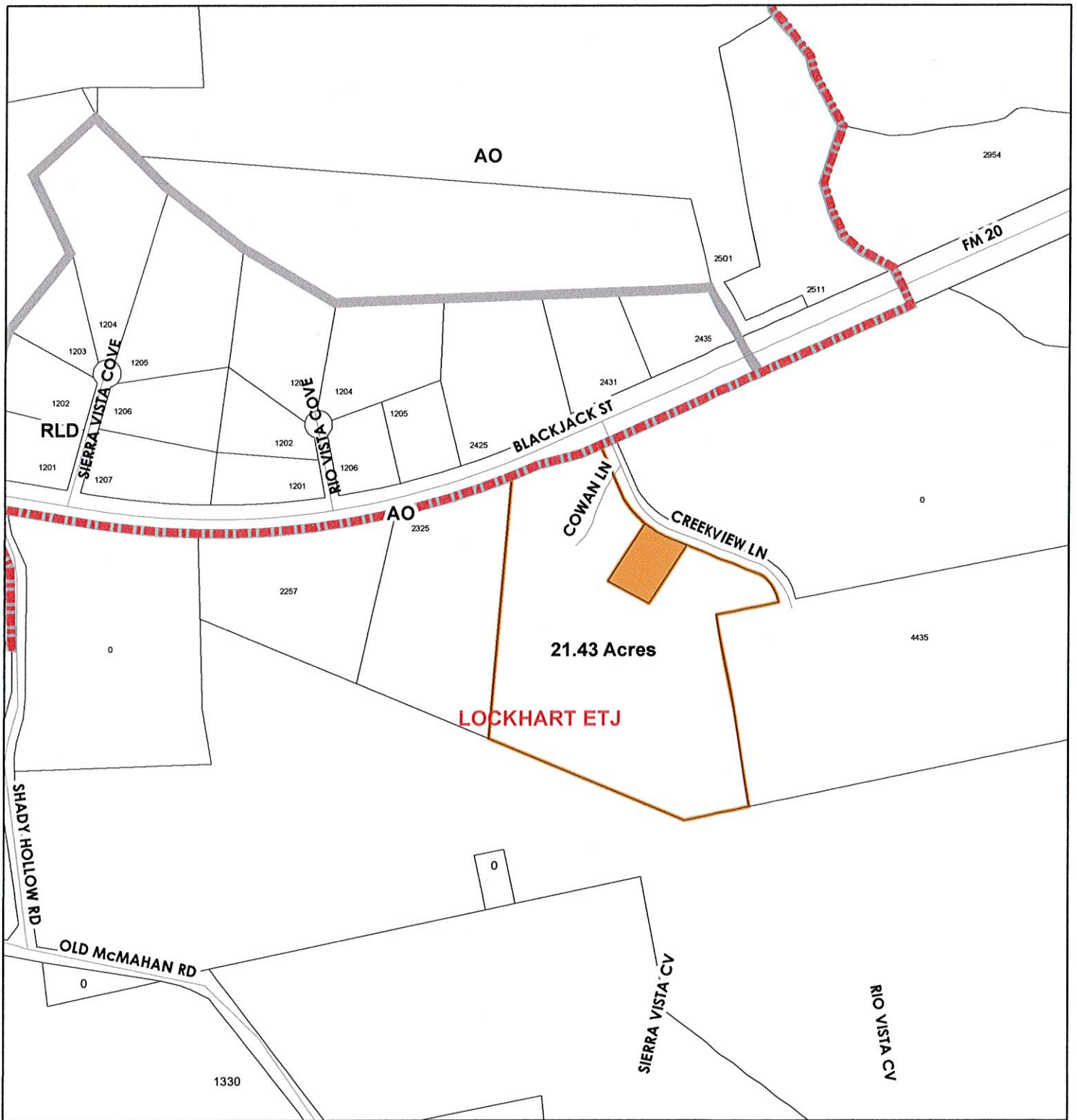
(3) The following uses are allowed by-right:

e. Accessory dwelling unit—Limited.

f. Accessory dwelling unit—General.

[*Note: All existing provisions not shown remain unchanged.*]





**PV-21-01**

2325 E FM 20



scale 1" = 500'

 Subject Property

 Zoning

 Lockhart City Limits

PLAT VARIANCE TO ALLOW CALDWELL COUNTY TO PROCESS FAMILY LAND GRANT

## CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner

KW

CASE NUMBER: PV-21-01

REPORT DATE: February 3, 2021

PLANNING & ZONING COMMISSION DATE: February 10, 2021

APPLICANT'S REQUEST: Waive the requirement to submit a subdivision plat for creation of a one-acre parcel out of a 21.43-acre tract in the Lockhart ETJ

STAFF RECOMMENDATION: ***Approval, if the Commission finds that all Subdivision Variance Criteria are met.***

## BACKGROUND DATA

APPLICANT: Scott Cowan

SURVEYOR: Jerry Hinkle, Hinkle Surveyors

OWNER: Benjamin Cowan

SITE LOCATION: 2325 F.M. 20

SUBDIVISION NAME: N/A

SIZE OF PROPERTY: 21.43 acres

NUMBER OF PROPOSED LOTS: Two

EXISTING USE OF PROPERTY: Four single-family dwellings

ZONING CLASSIFICATION: Outside City limits – no zoning, but AO District standards apply to lots.

## ANALYSIS OF ISSUES

**PROPOSED VARIANCE:** The property is located within the Lockhart one-mile Extraterritorial Jurisdiction (ETJ), where the City regulates subdivision activity if one or more resulting parcels are ten acres or less in size. The applicant proposes to divide the property into two parcels, one parcel being one acre in size, and the remainder, 20.43 acres. Rather than go through the City's subdivision platting process, the applicant proposes to pursue a Family Land Grant procedure through Caldwell County in order to purchase the proposed one-acre parcel from his father. Once approvals are secured with both the City and County, the applicant then plans to construct a single-family dwelling on the new one-acre lot.

**AREA CHARACTERISTICS:** The Lockhart City limits adjoin the north boundary of the property in a rural residential area. Allowing smaller parcels without requiring a subdivision plat sets a precedent for higher intensity development without the City having the opportunity to enforce any applicable subdivision standards.

**SPECIAL CIRCUMSTANCES:** Although the property is served with municipal water and sewer service, its location in the ETJ and a rural residential area might be considered a special circumstance such that requiring a subdivision plat would create a burdensome process for the applicant. Were the platting procedures applied, variances to multiple subdivision standards would be required, similar to other subdivisions in the ETJ.

**PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT:** The proposed variance is not necessary for the preservation and enjoyment of a substantial property right of the applicant. Nothing prevents the applicant from proposing a subdivision through the platting process, nor from potentially receiving approval through that process.

**EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY:** The planned construction of a single-family dwelling on the proposed one-acre lot will have negligible impacts in a rural residential area outside the City limits.

**EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND:** Since the land division will include the construction of only one single-family dwelling and not create landlocked parcels, the variance will not limit the potential for subdivision or development of other land in the area.

**ALTERNATIVES:** The applicant could submit a subdivision plat as an alternative to the proposed variance. The Subdivision Regulations do require such features, where applicable, as sidewalks, parkland obligation, and City-standard water/wastewater supply systems, among others. However, variances to some of these requirements would be necessary for the proposed land division, which would make the platting process onerous for an otherwise straightforward two-lot division.

**SUBDIVISION PLAT APPLICATION**

CITY OF  
**Lockhart**  
TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANTS**

SURVEYOR NAME Hinkle Surveyors ADDRESS 1109 S Main

DAY-TIME TELEPHONE 512 398 2000 Lockhart TX 78644

E-MAIL contact@hinklesurveyors.com

OWNER NAME Benjamin Cowan ADDRESS 2325 E. FM, 20

DAY-TIME TELEPHONE \_\_\_\_\_ Lockhart, TX 78644

E-MAIL \_\_\_\_\_

APPLICANT NAME Scott Cowan ADDRESS 2325 East FM 20

DAY-TIME TELEPHONE 512 995 5625 Lockhart TX 78644

E-MAIL Scottyc1992@gmail.com

**TYPE OF APPLICATION**

\_\_\_ SUBDIVISION DEVELOPMENT PLAN \_\_\_ REPLAT/RESUBDIVISION  VARIANCE

\_\_\_ PRELIMINARY PLAT \_\_\_ AMENDING PLAT \_\_\_ MINOR PLAT \_\_\_ FINAL PLAT

\_\_\_ DEVELOPMENT PLAT

**PROPERTY**

SUBDIVISION NAME N/A

ADDRESS OR GENERAL LOCATION 2325 FM 20

LOCATED IN \_\_\_ CITY LIMITS  ETJ (COUNTY) \_\_\_ PDD

TOTAL LAND AREA 21.43 ACRE(S) PROPOSED NUMBER OF LOTS 2

ZONING CLASSIFICATION(S) N/A - ETJ

PROPOSED USE OF LAND need land to put a house on to live in.

# SUBMITTAL REQUIREMENTS

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDERS, IF ANY.

IF THE APPLICATION IS FOR AN AMENDING PLAT OR REPLAT/RESUBDIVISION – A COPY OF EXISTING DEED RESTRICTIONS OR RESTRICTIVE COVENANTS, IF ANY.

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS.

IF THE APPLICATION IS FOR, OR INCLUDES, A SUBDIVISION CODE VARIANCE – COMPLETED VARIANCE SECTION ON NEXT PAGE AND REQUIRED STATEMENT NOTED THEREIN.

PLAT DOCUMENTS, AS FOLLOWS, CONTAINING THE INFORMATION REQUIRED IN ARTICLE 23-6. (Amending Plats, Replat/Resubdivision Plats, and Minor Plats are considered the same as Final Plats for the purpose of content and format). All plat copies shall be full-size paper copies.

One copy for staff's completeness review; six copies after plat is deemed complete.

Ten copies after initial staff reviews above (preliminary plats, final plats, and replats/resubdivisions).

Two copies after initial staff reviews for amending and minor plats.

Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

FEE, AS FOLLOWS (NO FEE FOR VARIANCES) APPEALS, SUBDIVISION DEVELOPMENT PLANS, OR DEVELOPMENT PLATS):

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat, Minor plat, or Minor replat not requiring a public hearing	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

To the best of my knowledge, this application and associated documents conform to all requirements of the City of Lockhart Subdivision Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009 for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete is automatically extended for an additional 30 days. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Scott Cowan

DATE 1/21/21

PRINTED NAME Scott Cowan

TELEPHONE 512 995 5625

# PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request received prior to the expiration, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission.

A final plat approval period expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the City Planner.

# SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) 52-31(a) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) Subdivision plat required.

REQUESTED VARIANCE(S) Variance to the platting requirement and to allow Caldwell County to process a Family Land Grant.

SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPLIES WITH THE FOLLOWING CRITERIA AS REQUIRED FOR APPROVAL OF A VARIANCE:

1. Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land; I need a variance on the land to obtain a loan for a house for myself
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; The variance is necessary to be able to obtain an place a house on the land
3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area; and, The variance will not be a detrimental to the public health, safety or welfare of anybody. at
4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code. The variance will not have effects detrimental to land in the area.

# OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER N/A

DATE SUBMITTED 1/8/21 CASE NUMBER PV-21-01

DATE APPLICATION IS DEEMED COMPLETE N/A

DATE NOTICES MAILED N/A DATE NOTICE PUBLISHED N/A

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 2/10/21

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

# Caldwell County, Texas James George Survey A-9

Farm to Market #20  
(R.O.W. varies)

**General Notes**

- 1) Before digging call 811 to verify location 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:
- 4) 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 3.3.3.1(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.
- 5) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 6) 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 #48055C1235E effective date June 19, 2012. Flood Zone "X" (AREA NOT SHADED) 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.

1/2" IFF Marking  
at the intersection  
of the SW line of  
Creechview Lane and  
the NW line of the  
acre tract and the  
North corner of the  
21.42 acre tract used  
for basis of bearing



Scale 1"=80'

Benjamin S. Cowan

Inst. # 2019-005328

Official Public Records

1.000 ac.

called 21.42 acres

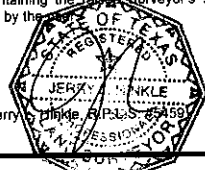
Further Described in

Vol. 54 Pg. 544 O. P. R.

Tract A called 103.31 ac.

SURVEY PLAT

Showing a 1.000 acre tract of land out of the James George Survey A-9 Survey in Caldwell County, Texas and the improvements as found situated thereon. 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 February 2, 2021, (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 Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the



- LEGEND**
- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
  - ⊙ 5/8" IRON ROD FOUND
  - /// SCALE BREAK
  - (.....) ORIGINAL DEEDED CALLS
  - X- FENCES MEANDER
- UNLESS OTHERWISE NOTED

Field Book: d.c.	Drawn By: JHJ
Job No. 20210331	Drawing: 20210331.dwg
Date: February 2, 2021	Word Disk: Begin 2/2021
Surveyed By: JHJ JDB	Autocad Disk: Begin 2/2021

**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



# HINKLE SURVEYORS

Page 1 of 1  
Job #20210331  
Family Land Grant

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the James George Survey A-9 and being a part of a tract of land called 21.42 acres and conveyed to Benjamin S. Cowan by deed recorded in Instrument #2019-005328 of the Official Public Records of Caldwell County, Texas and further described as Tract A called 103.31 acres in Volume 54 Page 544 of the said Official Public Records and being more particularly described as follows:

**BEGINNING** at a capped  $\frac{1}{2}$ " iron pin set stamped "HINKLE SURVEYORS" in the curving SW line of Creekview Lane and in the interior of the above mentioned 103.31 acre tract for the North corner this tract and from which point a  $\frac{1}{2}$ " iron pin found marking the intersection of the SW line of Creekview Lane and the NW line of the said 103.31 acre tract and the SE line of F.M. #20 and the North corner of the above mentioned 21.42 acre tract used for basis of bearing bears N 34 degrees 46 minutes 12 seconds W 129.26 feet and N 22 degrees 32 minutes 13 seconds W 200.09 feet.

**THENCE** with the SW line of Creekview Lane for the following two (2) courses:

**(1)** With a curve turning to the left having a radius of **305.00 feet** and an arc length of **116.55 feet** and the chord of which bears **S 57 degrees 57 minutes 04 seconds E 115.84 feet** to a  $\frac{5}{8}$ " iron pin found used for basis of bearing in the PT of the said curve.

**(2)** **S 68 degrees 53 minutes 53 seconds E 57.48 feet** to a capped  $\frac{1}{2}$ " iron pin set stamped "HINKLE SURVEYORS" for the East corner this tract.

**THENCE S 42 degrees 51 minutes 30 seconds W 291.11 feet** to a capped  $\frac{1}{2}$ " iron pin set stamped "HINKLE SURVEYORS" for the South corner this tract.

**THENCE N 47 degrees 08 minutes 28 seconds W 163.55 feet** to a capped  $\frac{1}{2}$ " iron pin set stamped "HINKLE SURVEYORS" for the West corner this tract.

**THENCE N 42 degrees 01 minutes 08 seconds E 248.10 feet** to the place of beginning containing **1.000 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on February 2, 2021. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Jerry L. Hinkle, R.P.S. #5459

©Hinkle Surveyors 2021 Firm Registration No. 100866-00

P.O. Box 1027 Lockhart, Texas 78644 Phone (512) 398-2000  
Fax (512) 398-7683 Email: CONTACT@HINKLESURVEYORS.COM