

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, May 10, 2023
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the April 12, 2023, meeting.
4. SUP-22-09. Hold a PUBLIC HEARING and consider a request by Layne Tanner, Sara Barr, and Jessica Rutland of Lockhart Arts & Craft, on behalf of Thomas Theodore Pomeroy, Jr., for the renewal of a **Specific Use Permit** to allow a *Bar with a mixed beverage license, and extended hours to 2:00 a.m.* on Lot 5-A, Block 22, of the Amending Plat of Part of Lots 4 and 5, Block 22, of the Original Town of Lockhart, consisting of approximately 0.063 acres zoned CCB Commercial Central Business District and located at 113 North Main Street, Suite A.
5. Planning Director's Report
 - A. Impact Fee Update
 - B. Comprehensive Plan Update
 - C. Update on Acevedo Ranch Development
6. Discuss the date and agenda of the 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 10:00 AM on the 5th day of May, 2023.

**City of Lockhart
Planning and Zoning Commission
April 12, 2023**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Bradley Lingvai, Chris St. Ledger, Ron Peterson

Members Absent: Phil McBride, Rick Arnic

Staff Present: David Fowler, Christine Banda, Kevin Waller, Sean Kelley, Monte Akers

Visitors/Citizens Addressing the Commission: Ricardo Rodriguez, Jamie Trevino, Maria Gonzales, Monte Guidry, Jaclyn Zapien, Carmen Rangel, Lakshay Sharma, Tom Staub, Luke Caraway, John Turner, Mark Estrada

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the March 22, 2023, meeting.

Commissioner Oliva moved to approve the March 22, 2023, minutes. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.

4. SUP-22-08. Hold a PUBLIC HEARING and revisit a request by Ricardo Rodriguez on behalf of Stephanie Bradley to allow a Bar with extended hours to 2:00 a.m. on part of Lot 6, Block 7, Original Town of Lockhart, consisting of 0.06 acres zoned CCB Commercial Central Business District and located at 211 East Market Street.

David Fowler stated that the item is on the agenda because the one-year review period for the SUP granted in April 2022 is near expiration. He noted that one letter of opposition was received regarding renewal of extended hours. The police records were checked for the last year with fewer serious incidents compared to the previous year. Most of the police calls in the past year have been routine checks, many requested by the business owner.

Chair Ruiz opened the public hearing and asked for the applicant to speak.

Ricardo Rodriguez, of 2001 FM 1322, said he was appearing before the Commission for the second time in two years to get approval of the extended hours until 2 AM He stated that the business is doing well and that their patrons are visiting The Lounge to celebrate birthdays and to watch sporting events. They have hired security to handle unruly patrons. He requested the commission's permanent approval for the extended hours.

Rosario Rodriguez of 253 Martindale Lane, Martindale, stated that he frequents the bar after work and enjoys a night out close to home. He said he was in favor of the extended hours.

Rolando Gutierrez, Jr., who stated he was another owner of the bar and would like to get permanent approval for the extended hours.

Commissioner St. Ledger asked about security.

Mr. Gutierrez said that there are two additional security personnel present on weekends to help with the larger crowds.

Chair Ruiz asked if anyone else would like to speak. With no further volunteers, he closed the public hearing and asked for staff recommendation.

Mr. Fowler recommended renewing approval of extended hours for one additional year.

Commissioner Oliva moved to approve SUP-22-08 to permanently permit extended hours. Commissioner Peterson seconded, and the motion passed with a vote of 5-0.

5. SUP-23-06. Hold a PUBLIC HEARING AND consider a request by Maria Gonzales on behalf of Gonzalo Figueroa for a Specific Use Permit to allow a Manufactured Home on Lot 2, Block 1, Oakview Addition, consisting of 0.07-acres zoned RMD Residential Medium Density District and located at 716 First Street.

Mr. Fowler stated the applicant would like to place a new manufactured home on the property. He showed photos of the proposed location and the neighboring property. He mentioned that the neighboring home to the west would have to remove a portion of the building so that there is no encroachment onto the subject property. The privacy fence in the front yard would also need to be removed before any building permit is approved. The new home would require a stoop/porch at the entrance as well as a back door. He mentioned that notifications were sent out and no letters or calls of opposition were received.

Maria Gonzales and Jaime Trevino of 714 First Street said they would like to place a new manufactured home on the lot in which they would live. They stated they would also install two 3 x 3 porches.

Chair Ruiz asked if anyone else would like to speak, seeing no volunteers, he closed the public hearing and asked for staff's recommendation.

Mr. Fowler recommended approval based on three conditions: The privacy fence is removed, the building addition on 714 First Street that encroaches the lot line is removed to allow for a five-foot side setback from the subject property, and all City of Lockhart Standards for manufactured homes are met.

Chair Ruiz asked the applicant if they agreed to the conditions required by staff.

Mr. Trevino said they agreed.

Mr. Ruiz made comments about new homes being built in the neighborhood and that he believes manufactured homes are not compatible with these new site-built houses.

Mr. Oliva agreed with Mr. Ruiz and wants to make sure that anyone would be allowed to have an opportunity for this type of home no matter the location within the city.

Commissioner St. Ledger moved to approve SUP-23-06 with staff's conditions. Commissioner Peterson seconded, and the motion was approved with a vote of 3-2 with Chair Ruiz and Commissioner Lingvai against.

6. ZC-23-03. Hold a PUBLIC HEARING and consider a request for a Zoning Change from CHB Commercial Heavy Business District to RMD Residential Medium Density District on a total of 0.205 acres in the Byrd Lockhart League, Abstract No. 17, located at 1013 North Colorado Street (US 183).

Mr. Fowler stated the applicant would like to rezone the subject property to allow the structure at the rear of the lot along Kate Street to be permitted as an Accessory Dwelling Unit-General. The main home located on the same property is allowed to be occupied as an existing nonconforming use, however the accessory dwelling unit would only be allowed if the property were rezoned to a residential zone that allows accessory dwelling units. The applicant requested RMD zoning to make the accessory unit potentially permissible. Ownership of the property had changed in recent years, and it is believed that the prior owners converted the garage building into a living space without a permit. The violation came to City staff's attention when the owners requested an electrical inspection. The inspector notified staff about the violation at that time. There are multiple building code violations visible from the exterior of the property. There also appear to be setback issues, a potential lack of parking spaces and no permits filed for the garage conversion. He said he had spoken with the City Building Official Kelly Stilwell who agreed there are several building code violations for the subject property.

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

Monte Guidry of 4835 Seawillow Road, said he bought the property a year ago and was told that the property was grandfathered. He gave the commission a brief history of the property which had been owned by the Wilhelm Family. He stated he buys properties to refurbish and then rents them.

Jaclyn Zapien, of 4835 Seawillow Road, said that the survey shows no encroaching. The violation was identified up because the owners had requested about an electrical inspection for the living space located off Kate Street. She stated the owners are trying to remedy the violation. They purchased the property under the impression that all of the uses are grandfathered. They would like to keep the accessory dwelling unit as well as the main home and use them as rental properties.

Carmen Rangel said they found the meter hanging on the property and disconnected. They were told that they could use a propane tank for the water heater since the living unit does not have any gas. She believed the property should have adequate parking, which an updated survey will show can fit on the lot due to part of Kate Street being abandoned by the city. She

also reiterated that the buyers were told the property was grandfathered with all the modifications.

Chair Ruiz asked if anyone else wanted to speak regarding the zoning change. With no volunteers, he closed the public hearing and asked for staff recommendation.

Mr. Fowler wanted to clarify that the previous garage was an existing use in a nonconforming structure as the garage for the main residence but that the use of this building as a residential structure is not permitted in the CHB zoning district and had never been reviewed. He noted that the current owners did not contact city staff to verify that everything on the property was permitted when buying the property. Staff informed the owners that a zoning change would be necessary to make the structures conforming and that a Specific Use Permit was required for the Accessory Dwelling Unit and that several variances would be needed prior to the SUP application being accepted. He said that staff recommends denial because the zoning change was filed for the purpose of making the illegal conversion legal and that the subject property would have to have many variances that could not be guaranteed, even if the zoning change is approved. All building code violations would also have to be cleared before the SUP case could be heard. They would have to come back to this commission for a specific use permit for the ADU. It is the responsibility of any investor to do their due diligence.

Commissioner Oliva moved to table ZC-23-03 until staff receives an updated survey of the property. Commissioner Peterson seconded, and the motion was approved with a vote of 5-0.

7. FP-23-01. Consider a request by Raquel Saenz and Lakshay Sharma of Hagood Engineering Associates, on behalf of 183 Warehouse, LLC, for approval of a Final Plat for Summerside Subdivision Section 1C, consisting of 5.445 acres in the Esther Berry Survey, Abstract No. 1, zoned CMB (Commercial Medium Business District), and located at 2400 South Colorado Street (US 183).

Kevin Waller stated the plat would be for one commercial lot containing a combination of leased retail and warehouse spaces located west of Summerside Subdivision. Sidewalks would be built on both South Colorado Street and along Summerside Avenue. Screening would be provided along the east property line abutting Summerside Subdivision.

Chair Ruiz asked the applicant to speak regarding the application.

Lakshay Sharma of Hagood Engineering Associates introduced himself as the project representative.

Commissioners commented that they thought our ordinance now required a five-foot-wide sidewalk.

Mr. Sharma said that they would consider the new sidewalk requirement with city staff to determine if it needs to be changed and if so, they would comply.

Chair Ruiz asked for staff's recommendation.

Mr. Waller said that the original application date of the plat was December 2022, so it is grandfathered with the four-foot sidewalk width requirement. He said that staff recommends approval with the conditions that note three is revised to specify the screening described in note 3 as being opaque.

Commissioner Lingvai moved to approve FP-23-01 with staff's suggested condition. Commissioner St. Ledger seconded, and the motion was approved with a vote of 5-0.

8. FP-23-02. Consider a request by Raquel Saenz and Lakshay Sharma of Hagood Engineering Associates, on behalf of 183 Warehouse, LLC, for approval of a Final Plat for Summerside Subdivision Section 1D, consisting of 7.541 acres in the Esther Berry Survey, Abstract No. 1, zoned CHB (Commercial heavy Business District), and located at 2500 South Colorado Street (US 183).

Mr. Waller said that the property owner proposes a similar warehouse style with retail lease spaces for the property like in the previous case. He recommended a safety fence be put in place around the detention pond.

Chair Ruiz asked for the applicant's presentation.

Mr. Sharma came forward and stated that they had submitted the permit and they received comments from TRC to work on.

Chair Ruiz asked for staff's recommendation.

Mr. Waller said he recommended approval with the following conditions. (1) Change the "Lot 1D" reference, where found in Plat Note 6, to "Lot 10, Block 20", including specifying Lot 10, Block 20 in Plat Note 3; and (2) add Lot 9, Block 20 (detention pond lot) from the approved Preliminary Plat to the Final Plat, including an owner's signature block for the City. Additionally, he recommended a safety fence be required around the detention pond.

Commissioner Peterson moved to approve FP-23-02 with the staff's suggested condition. Commissioner Lingvai seconded, and the motion was approved with a vote of 5-0.

9. Hold a Workshop regarding a proposed master planned development on approximately 800 acres east of FM 1322 in the Lockhart ETJ.

Mr. Fowler introduced the developers on the project, clarifying the site location in relation to the city's ETJ.

Tom Staub and Luke Caraway presented their concept to the Commissioners. They noted other similar communities that they are working on or have worked on, which include projects in Prairie Lea, Seguin, and Temple. They said they had done an outreach survey in the community a couple of weekends ago to see what the citizens would like to see in a new development. They have spoken with Lockhart ISD Superintendent Mark Estrada and have partnered with a Dr. John Turner out of San Marcos and with Centric which will offer fiber optic service for the proposed community.

Mark Estrada, Lockhart ISD superintendent, spoke in favor of the development. He said it would offer affordability to his staff and families in the community. They are looking to add an elementary school and middle school in the area dedicated to Lockhart ISD.

Mr. Caraway said the citizens would like a regional hospital with medical services available in their community.

Dr. John Turner spoke next and said he would build a smaller hospital with an operating room, 8-12 beds, and medical offices. The hospital would start small but eventually add more services and recruit other specialists.

Monte Akers, the city attorney said that the city sent out a questionnaire to them and asked if they received it and were able to fill it out. Mr. Akers also recommended the development is financed using a Public Improvement District (PID), which would allow the project to develop as part of the city.

Mr. Caraway said yes and that they did fill it out.

Mr. Akers asked if they were indicating limited purpose annexation to establish improvements but asked if they had considered full annexation to establish public improvements.

Mr. Caraway said they have but that he believed the MUD is a more powerful financing mechanism in terms of reimbursement. He stated they are considering other possibilities and are open to discussing a PID Public Improvement District.

Mr. Fowler asked if the applicants are proposing a MUD in our ETJ, that would mean the city would only get sales taxes not property taxes.

Mr. Caraway said while that is true, the benefits are that the city would not have to take on maintenance for the roads and utilities.

Mr. Fowler asked when the development would be annexed by the city if it was a MUD.

Mr. Caraway said would be based upon the city's decision until all reimbursements are made within 15-20 years.

Commissioner Peterson asked how many acres were being considered for the school.

Mr. Estrada said they are looking to have 40 acres for the elementary and middle school.

Chair Ruiz thanked them for their conceptual presentation but thought that the City Council should decide what is best for the city.

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

Mr. Fowler said that no items have been received for their next meeting time.

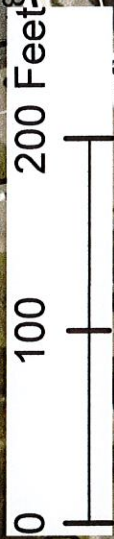
11. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:10 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



200

N COMMERCE ST

E WALNUT ST

ESAN ANTONIO ST

E MARKET ST

S COMMERCE ST

200

119

115-A
main bld

119

100 200
102
104
106
108
110
114
116

203

107

104
106

118

112

110

108

106

104

102

100

98

96

94

92

90

88

S MAIN ST

208

204

N MAIN ST

119

117

115

113

107

103

101

99

97

95

93

91

89

87

119

117

115

113

111

215

109

W WALNUT ST

104

118

112

119

117

115

113

111

109

107

105

103

101

W SAN ANTONIO ST

120

S CHURCH ST

216

119

N CHURCH ST

104

118

112

119

117

115

113

111

109

107

105

103

101

208

201

212

115

207

215

204

210

216

220

CASE SUMMARY

STAFF CONTACT: David Fowler, Planning Director

CASE NUMBER: SUP-22-09

REPORT DATE: May 5, 2023

PUBLIC HEARING DATE: May 10, 2023

APPLICANT'S REQUEST: Extended hours to 2:00 am for existing bar

STAFF RECOMMENDATION: ***Approval of renewal with no time limit***

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT(S): Sara Barr, Layne Tanner, Jessica Rutland

OWNER(S): Thomas Pomeroy

SITE LOCATION: 113 A North Main Street

LEGAL DESCRIPTION: Lot 5-A of the Amending Plat of Lots 4 and 5, Block 22, Original Town of Lockhart

SIZE OF PROPERTY: 0.063 acres

EXISTING USE OF PROPERTY: Bar

ZONING CLASSIFICATION: CCB Commercial Central Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicant wishes to renew their approval of extended hours for Lockhart Arts and Craft, the bar that is currently located at the subject address. Bars are a specific use in the CCB district. An SUP for a bar at this location (SUP-17-03) was originally granted on February 22, 2017. The applicant has upgraded their TABC license from BG (Wine and Malt Beverage) to MB (Mixed Beverage) to allow the sale of liquor in addition to beer and wine. The applicant received an SUP to extend hours (to 2:00am) to accommodate events that could last past midnight. Despite having received the SUP to extend the hours, Lockhart Arts and Craft's normal business hours are Wednesday and Thursday from 5-11 pm, Friday and Saturday from 5-12 pm and Sunday from 4-8 pm, according to the business' website. The bar has very limited food offerings, so it does not qualify as a restaurant. The floorplan, which is the same as for the previous application, is attached.

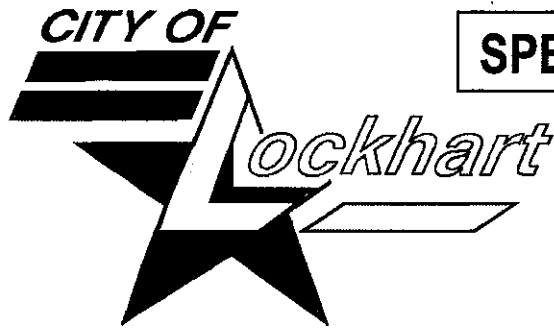
NEIGHBORHOOD COMPATIBILITY: The subject property is one-half block from the courthouse square. The closest existing bar is The Pearl, located across North Main Street. There is currently one bar permitted to remain open until 2:00 am two days per week, located at 211 East Market Street, on the opposite side of the Courthouse. Additionally, several restaurants downtown serve alcoholic beverages. Besides the courthouse, the central business district consists primarily of offices, retail, and dining establishments, with a few upper-story apartments. There were only three police calls registered to the property since the approval of the SUP for extended hours was granted in May 2022. All calls were cleared without a report.

COMPLIANCE WITH STANDARDS: Off-street parking is not required in the CCB district, but on-street parking is available. The kitchen will comply with all applicable health code standards.

ADEQUACY OF INFRASTRUCTURE: Existing utilities are adequate.

RESPONSE TO NOTIFICATION: City staff has not received any correspondence related to the SUP renewal.

STAFF RECOMMENDATION: Approval without a specified review period. With the low rate of police calls recorded at the subject property, the one-year probationary period should be replaced with a permanent SUP.



SPECIFIC USE PERMIT APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Lockhart Arts & Craft (Sara Barr, Layne Tanner, Jessica Rutland)

DAY-TIME TELEPHONE 512-574-9454

E-MAIL info@ltxac.com

ADDRESS 113 N. Main St. A

Lockhart, TX

78644

OWNER NAME Thomas Pomeroy

DAY-TIME TELEPHONE 512-995-5171

E-MAIL tpomaron@gmail.com

ADDRESS 113 N. Main St. A

Lockhart, TX

78644

PROPERTY

ADDRESS OR GENERAL LOCATION 113 N. Main St. A Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) Lot 5-A of the Amending Plat of Part of Lots 4 & 5 in Block 22 of the Original Town of Lockhart in the City of Lockhart

SIZE .063 ACRE(S) ZONING CLASSIFICATION Commercial Central Business

EXISTING USE OF LAND AND/OR BUILDING(S) Bar

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Upgrading TABC license from BG to MB and occasional late hours

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

We are an existing bar in the downtown Lockhart entertainment district. We have been established as a beer and wine bar, community space,

and music venue since late 2017. Due to the nature of changes in the downtown area, we feel that we need to acquire an additional TABC

license (Mixed Beverage) in order to match the other bars and restaurants on the block that have all applied for and received their MB licenses.

We also wish to have the option of staying open for extended hours (past 12am) for specific events that we host.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

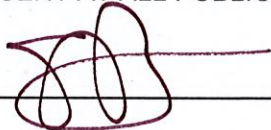
SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$ 125 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE _____



DATE 4/8/22

OFFICE USE ONLY

ACCEPTED BY

Kevin Waller

RECEIPT NUMBER

01148457

DATE SUBMITTED

4/12/22

CASE NUMBER SUP -

22 09

DATE NOTICES MAILED

4-25-2022

DATE NOTICE PUBLISHED

4-28-2022

PLANNING AND ZONING COMMISSION MEETING DATE

5/11/22

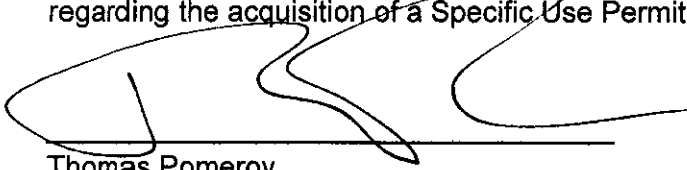
DECISION _____

CONDITIONS _____

April 7th, 2022

My name is Thomas Pomeroy and I am the owner of the building located at 113 N. Main St. Lockhart, TX.

I hereby authorize Layne Tanner, Sara Barr, and Jessica Rutland, owners of the business occupying the first floor of this building (A) to represent my interests when it comes to matters regarding the acquisition of a Specific Use Permit.

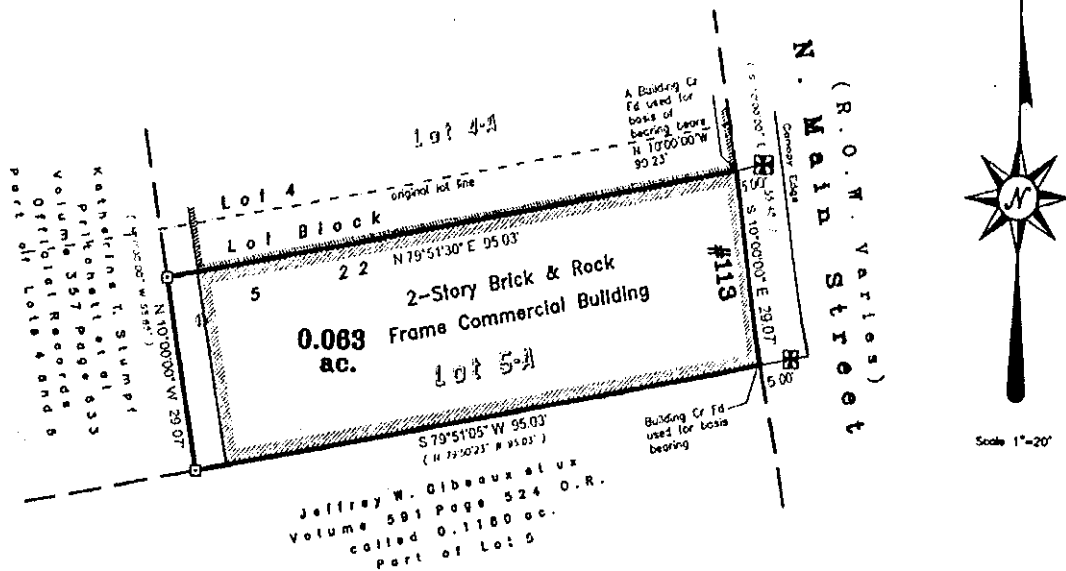
A handwritten signature in black ink, appearing to be 'T. Pomeroy', written over a horizontal line.

Thomas Pomeroy

4.7.22

Date

Lot 5-A of the Amending Plat of Part of Lots 4 and 5 in Block 22 of the Original Town of Lockhart in the City of Lockhart, Caldwell County, Texas



General Notes

- The following conditions, easements, right of ways, etc., could affect this parcel according to the title Commitment provided to the Surveyor.
- Agreement concerning party wall on the South property line and easement recorded in Vol. 454 Pg. 276, Caldwell County Deed Records.
- Subject property lies within the boundaries of Plum Creek Conservation District.
- THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FEMA A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Parcel #1805081206 effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 1% annual chance floodplain. WARNING: This Flood Statement, as Determined by a HUD-1 - 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.

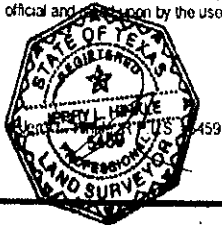
G.F. #1610170C
PROPOSED BORROWER: Steve Lawson and
Terri Bennett
911 ADDRESS: 113 N. Main Street
Lockhart, Texas

SURVEY PLAT

Showing Lot 5-A in Block 22 of the Amending Plat of Part of Lots 4 and 5 in Block 22 of the Original Town of Lockhart in the City of Lockhart, Caldwell County, Texas, according to the map or plat thereof recorded in Plat Cabinet C Side 27 of the Plat Records of Caldwell County, Texas and the improvements as found situated thereon I do hereby certify to STEVE LAWSON and TERRI BENNETT, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on April 4, 2016, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Countywide Abstract and Title, Inc., Lockhart, Texas, G.F. #1610170C effective date March 30, 2016, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON 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 TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and binding on the user.

LEGEND

- CAPPED 1/2" IRON PIN FOUND (STAMPED "HINKLE SURVEYORS")
- ⊞ ELECTRIC METER
- ⊞ 1/2" HOLE DRILLED IN CONCRETE
- ORIGINAL LOT LINES
- () ORIGINAL DEEDED CALLS UNLESS OTHERWISE NOTED



Hinkle Surveyors, 2014

Field Book: d.c.	Drawn By: JWH BS
Job No. 20153492-5A	Drawings: 20153492-5A.dwg
Date: April 2016	Word Date: Begin 12/01/2015
Surveyed By: JWH JDB	Autocad Date: Begin 12/01/2015

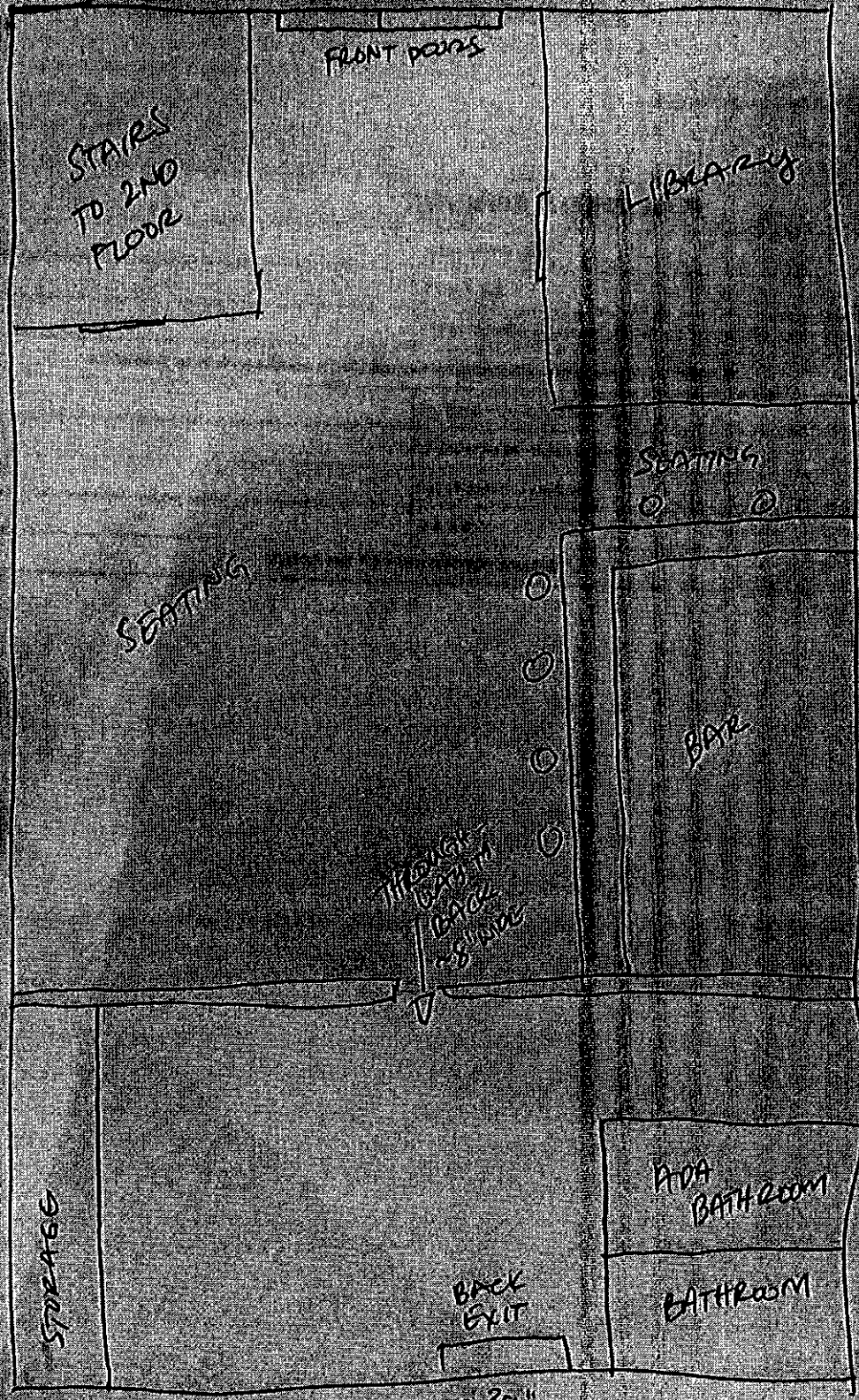


HINKLE SURVEYORS

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

STREET

113 N. MAIN



Calls

Date Range: 05/01/2022 - 04/27/2023, Address: 113 N MAIN

Call	Case	Date	Call Type	Disposition	Address	City	Dispatched Units
22013623		09/09/2022 22:34	WELFARE CHECK	CLEARED NO REPORT	113 N MAIN ST	Lockhart	8813, 8839
22017651		12/02/2022 21:42	MEDICAL	CLEARED NO REPORT	113 N MAIN ST	Lockhart	DIST 1
23000950		01/21/2023 23:00	TRESPASSING	CLEARED NO REPORT	113 N MAIN ST	Lockhart	8814



Printed 2023-4-27 10:11:49