

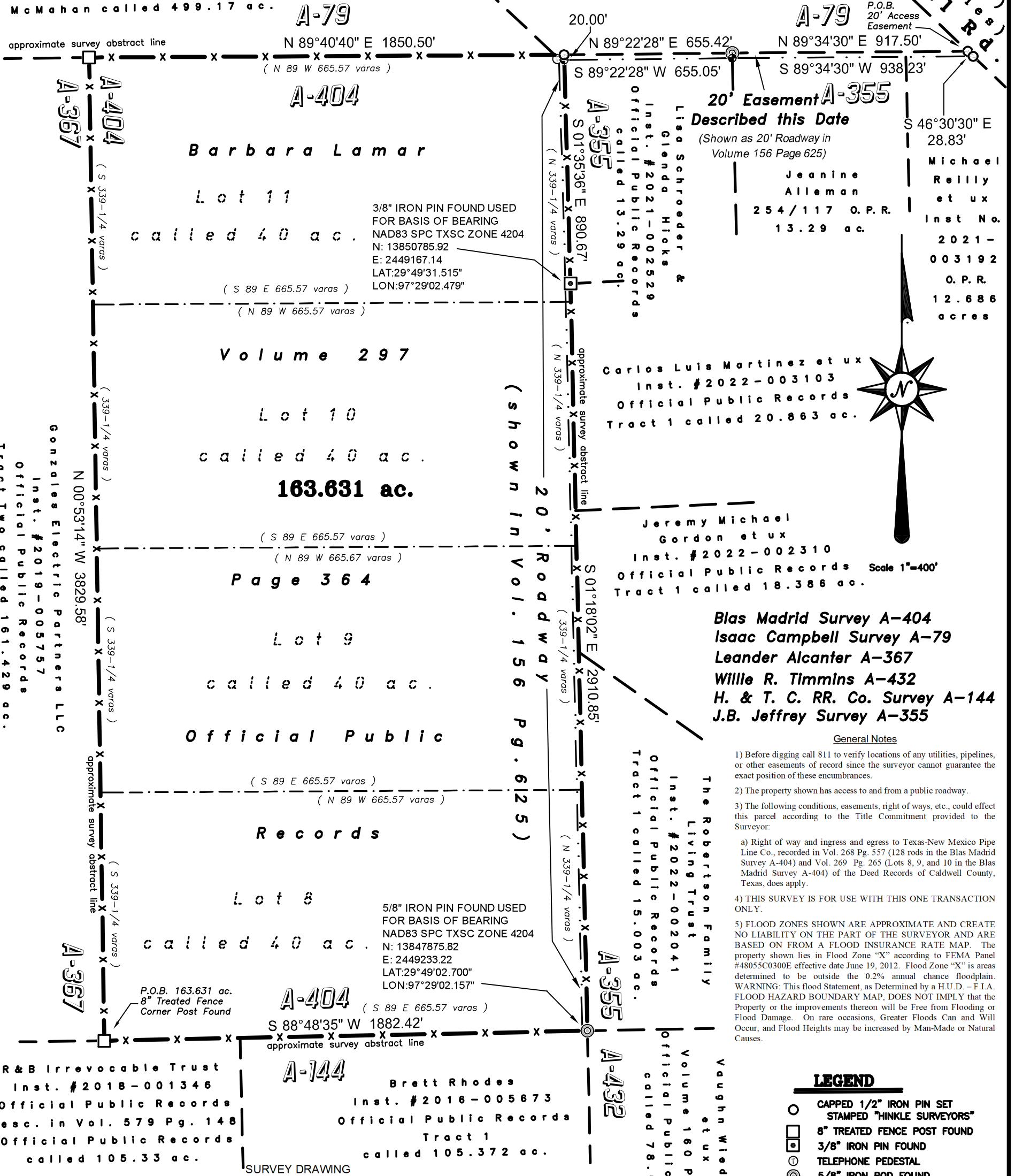
# Caldwell County, Texas

## Blas Madrid Survey A-404

Gladye Smith Farms  
& Ranches LTD  
Inst. #130600  
Official Public Records  
designated as  
McMahan called 499.17 ac.

Ralph Caston Cearly  
Inst. #2022-005967  
Official Public Records  
Tract One called 44.832 ac.

(Old Public Road  
a.k.a. Colony Line Road)  
S & B Hill Rd.  
(R.O.W. Varies)



R & B Irrevocable Trust  
Inst. #2018-001346  
Official Public Records  
desc. in Vol. 579 Pg. 148  
Official Public Records  
called 105.33 ac.

**A-144**  
Brett Rhodes  
Inst. #2016-005673  
Official Public Records  
Tract 1  
called 105.372 ac.

Vaughn Wiederhold  
et ux  
Volume 160 page 631  
Official Public Records  
called 78.65 ac.

**Blas Madrid Survey A-404**  
**Isaac Campbell Survey A-79**  
**Leander Alcanter A-367**  
**Willie R. Timmins A-432**  
**H. & T. C. RR. Co. Survey A-144**  
**J.B. Jeffrey Survey A-355**

- General Notes**
- Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
  - The property shown has access to and from a public roadway.
  - The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:
    - Right of way and ingress and egress to Texas-New Mexico Pipe Line Co., recorded in Vol. 268 Pg. 557 (128 rods in the Blas Madrid Survey A-404) and Vol. 269 Pg. 265 (Lots 8, 9, and 10 in the Blas Madrid Survey A-404) of the Deed Records of Caldwell County, Texas, does apply.
  - 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 FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0300E 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.

- LEGEND**
- CAPPED 1/2" IRON PIN SET
  - STAMPED "HINKLE SURVEYORS"
  - ⊠ 8" TREATED FENCE POST FOUND
  - ⊙ 3/8" IRON PIN FOUND
  - ⊕ TELEPHONE PEDESTAL
  - ⊙ 5/8" IRON ROD FOUND
  - (.....) ORIGINAL DEEDED CALLS
  - ⊕ FENCES MEANDER
  - X- FENCES MEANDER
  - UNLESS OTHERWISE NOTED

Showing 163.631 acre tract of land and access easement out of the Blas Madrid Survey A-404 and the J.B. Jeffrey Survey A-355 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 July 13, 2023 and revised on August 17, 2023 and further revised on August 23, 2023, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Texas National Title, Inc., Wimberley, Texas, G.F. #T-172237 effective date June 5, 2023, 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 relied upon by the user.

*Jerry Hinkle*  
JERRY HINKLE  
Surveyor  
No. 5455  
Caldwell County, Texas  
No. 5459

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|----------------------|------------------------------|
| Field Book: d.c.     | Drawn By: JLH LH             |
| Job No. 20231451     | Drawing: 20231451.dwg        |
| Date: July 2023      | Word Disk: Begin 07012023    |
| Surveyed By: JLH JDB | Autocad Disk: Begin 07012023 |

**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