

METES AND BOUNDS DESCRIPTION OF A 12.843 ACRE TRACT

BEING A 12.843 ACRE TRACT IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, OUT OF THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2 AND THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, CALDWELL COUNTY, BEING OF ALL OF LOTS 5-A AND LOT 5-B, OF THE REPLAT OF LOT 5, BLOCK 1, LOCKHART INDUSTRIAL PARK II, RECORDED IN CABINET C, SLIDE 154 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT TO MCCOY CORPORATION, RECORDED IN DOCUMENT NO. 2022-004243 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.007 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO MCCOY CORPORATION, RECORDED IN DOCUMENT NO. 2022-003074 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, SAID 12.843 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 183 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BUFKIN LANE, AT THE NORTHWESTERLY CORNER OF SAID 4.007 ACRE TRACT, AND HEREOF;

THENCE NORTH 78°40'04" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BUFKIN LANE, THE NORTHERLY LINE OF SAID 4.007 ACRE TRACT, AND HEREOF, A DISTANCE OF 355.34' TO A 1/2" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SAID 4.007 ACRE TRACT, AT THE NORTHWESTERLY CORNER OF SAID LOT 5-A, AND ALONG THE NORTHERLY LINE HEREOF;

THENCE NORTH 78°40'58" EAST CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BUFKIN LANE, THE NORTHERLY LINE OF SAID LOT 5-A AND SAID LOT 5-B, AND HEREOF, A DISTANCE OF 586.07' TO A 1/2" IRON PIN FOUND IN CONCRETE, AT THE NORTHWESTERLY CORNER OF LOT 6 OF LOCKHART INDUSTRIAL PARK II, A SUBDIVISION IN CALDWELL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 134A OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, THE NORTHEASTERLY CORNER OF SAID LOT 5-B, AND HEREOF, FROM WHENCE A FOUND 1/2" IRON PIN FOUND BEARS NORTH 30°55'28" WEST, A DISTANCE OF 1.99';

THENCE SOUTH 10°54'43" EAST ALONG THE WESTERLY LINE OF SAID LOT 6, THE EASTERLY LINE OF SAID LOT 5-B, AND HEREOF, A DISTANCE OF 614.86' TO A 1/2" IRON PIN FOUND IN CONCRETE, ALONG THE WESTERLY LINE OF SAID LOT 6, AT THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 1, OF THE AMENDING PLAT FOR RESUBDIVISION PLAT OF LOCKHART INDUSTRIAL PARK II REVISION NO. 2, A SUBDIVISION IN CALDWELL COUNTY, TEXAS, RECORDED IN CABINET B, SLIDE 56 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AT THE SOUTHEASTERLY CORNER OF SAID LOT 5-B, AND HEREOF;

THENCE SOUTH 78°40'04" WEST ALONG THE NORTHERLY LINE OF SAID LOT 13, THE SOUTHERLY LINE OF SAID LOT 5-B AND LOT 5-A, AND SOUTHEASTERLY LINE HEREOF, A DISTANCE OF 627.91' TO A 1/2" IRON PIN FOUND IN CONCRETE, AT THE NORTHWESTERLY CORNER OF SAID LOT 13, ALONG THE EASTERLY LINE OF LOT 1B, BLOCK 1, OF THE REPLAT OF 4.430 ACRE REMAINDER OF LOT 1, BLOCK 1, PLUM CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION IN CALDWELL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 187 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AT THE MOST SOUTHERLY CORNER OF SAID LOT 5-A, AND HEREOF;

THENCE NORTH 11°43'59" WEST ALONG THE EASTERLY LINE OF SAID LOT 1B, THE MOST SOUTHERLY WEST LINE OF SAID LOT 5-A, AND HEREOF, A DISTANCE OF 85.62' TO A "X" CUT FOUND IN CONCRETE CURB, AT THE NORTHEASTERLY CORNER OF SAID LOT 1B, FOR A SOUTHERLY ANGLE POINT OF SAID LOT 5-A, AND HEREOF;

THENCE NORTH 84°19'01" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1B, THE SOUTHWESTERLY LINE OF SAID LOT 5-A, AND HEREOF, A DISTANCE OF 36.55' TO A "X" CUT FOUND IN THE BACK OF A CONCRETE CURB, AT THE SOUTHEASTERLY CORNER OF SAID 4.007 ACRE TRACT, THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 5-A, AND ALONG THE SOUTH WESTERLY LINE HEREOF;

THENCE SOUTH 87°24'51" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1B, THE SOUTHERLY LINE OF SAID 4.007 ACRE TRACT, AND SOUTHWESTERLY LINE HEREOF, A DISTANCE OF 349.78' TO A 1/2" IRON ROD FOUND IN CONCRETE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 183, AT THE NORTHWESTERLY CORNER OF SAID LOT 1B, THE SOUTHWESTERLY CORNER OF SAID 4.007 ACRE TRACT, AND HEREOF;

THENCE NORTH 02°30'28" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 183, THE WESTERLY LINE OF SAID 4.007 ACRE TRACT AND HEREOF, A DISTANCE OF 471.07' TO THE POINT OF BEGINNING, CONTAINING 12.843 ACRES, MORE OR LESS.

OWNERS' CERTIFICATE:

STATE OF TEXAS: Hays
COUNTY OF Hays

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESCRIBED AND DESIGNATED AS "MCCOY'S LOCKHART SUBDIVISION" OF THE CITY OF LOCKHART, DO HEREBY SUBDIVIDE SUCH PROPERTY AND RESERVE TO THE PUBLIC ALL EASEMENTS FOR THE MUTUAL USE OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME; THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS.

WITNESS MY HAND THIS 6th DAY OF July, 2023.

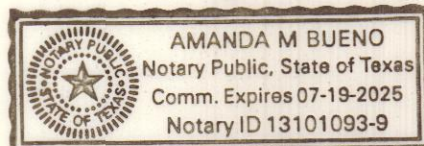
G. RICHARD NEAL, SENIOR VICE PRESIDENT
MCCOY CORPORATION
P.O. BOX 1028
SAN MARCOS, TEXAS 78667

STATE OF TEXAS: Hays
COUNTY OF Hays

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G. RICHARD NEAL, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF July, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE:

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "MCCOY'S LOCKHART SUBDIVISION", IS BASED ON A SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 5th DAY OF JULY, 2023.

K.C. LUST, R.P.L.S. NO. 5273
CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
PELS FIRM NO. 10126900



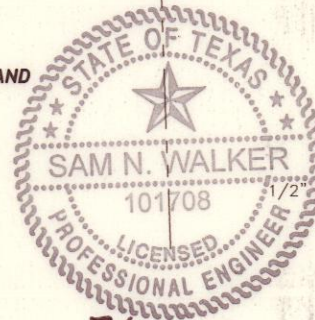
ENGINEER'S CERTIFICATE:

STATE OF TEXAS:
COUNTY OF LAMPASAS:

I, SAM WALKER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN OF ENGINEERING ASPECTS OF THIS SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS.

WITNESS MY HAND AND SEAL THIS 5th DAY OF JULY, 2023.

SAM WALKER, P.E. 101708
ECKERMANN ENGINEERING, INC.
PELS FIRM NO. F-10496



I, PHILIP RUIZ, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOCKHART, DO HEREBY CERTIFY THAT THIS

PLAT WAS APPROVED BY THE CITY OF LOCKHART ON THE 28th DAY OF June, 2023.

STATE OF TEXAS
COUNTY OF CALDWELL

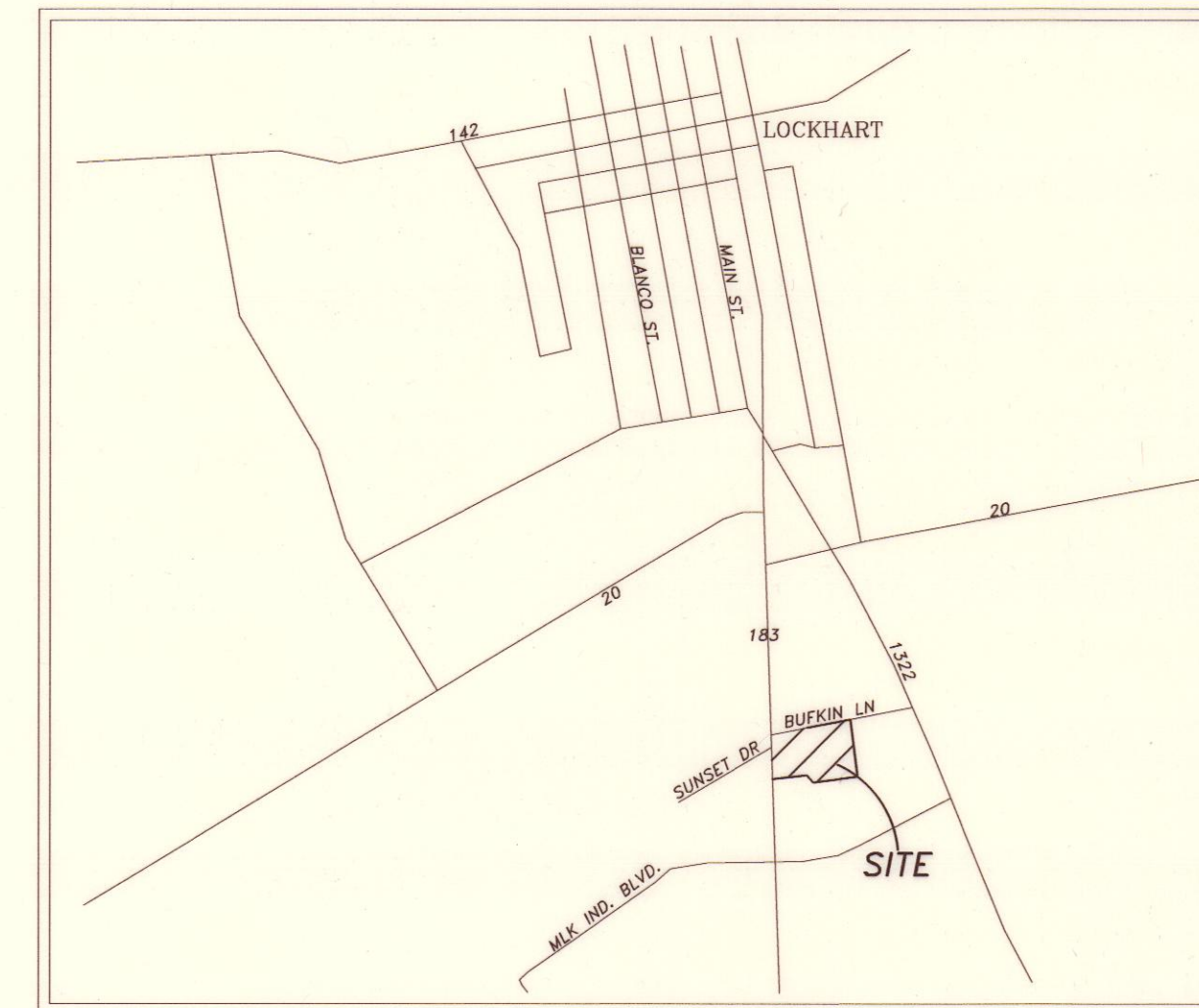
I, TERESA RODRIGUEZ, County Clerk in and for Caldwell County, Texas, do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the 7 day of July, 2023, at 9:50 o'clock P.M., and duly recorded on the 7 day of July, 2023, at Slide 149, in the Plat Records of Caldwell County, Texas, in Plat Cabinet D.

TERESA RODRIGUEZ
County Clerk, Caldwell County, Texas
by Dandra Guerra
Deputy Clerk

MCCOY'S LOCKHART SUBDIVISION

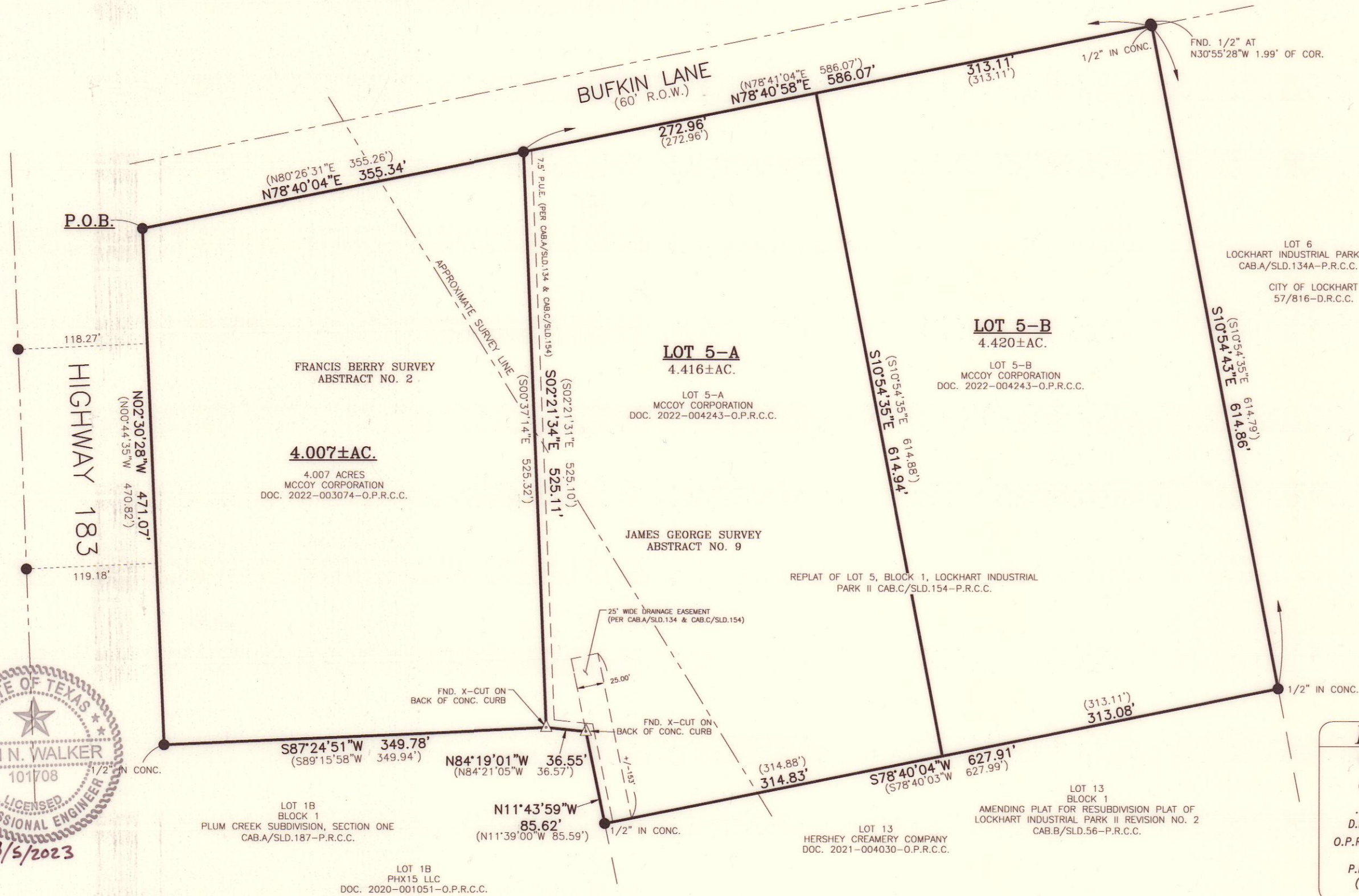
A RE-SUBDIVISION OF A 4.007 ACRE TRACT OF LAND IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS AND LOTS 5-A & 5-B, OF THE REPLAT OF LOT 5, BLOCK 1, LOCKHART INDUSTRIAL PARK II

BEING A 12.843 ACRE TRACT IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, OUT OF THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2 AND THE JAMES GEORGE SURVEY, ABSTRACT NO. 9, CALDWELL COUNTY, BEING OF ALL OF LOTS 5-A AND LOT 5-B, OF THE REPLAT OF LOT 5, BLOCK 1, LOCKHART INDUSTRIAL PARK II, RECORDED IN CABINET C, SLIDE 154 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT TO MCCOY CORPORATION, RECORDED IN DOCUMENT NO. 2022-004243 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.007 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO MCCOY CORPORATION, RECORDED IN DOCUMENT NO. 2022-003074 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.



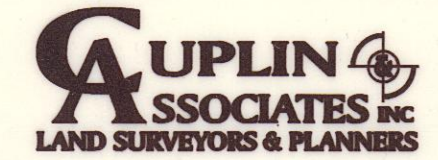
SITE MAP NOT TO SCALE

EXISTING PROPERTY CONFIGURATION



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- ... VOLUME/PAGE
- D.R.C.C. DEED RECORDS CALDWELL CO.
- O.P.R.C.C. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY
- P.R.C.C. PLAT RECORDS CALDWELL CO.
- () RECORD INFO/SUBJECT



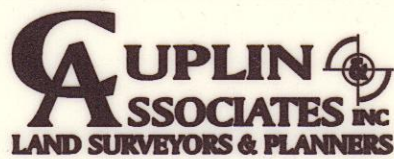
PROJ. NO. 22148
PREPARED FOR: MCCOY CORPORATION
TECH: LPF
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 02/16/2022 & FEB 2023
COPYRIGHT: 2023 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS



MCCOY'S LOCKHART SUBDIVISION

A RE-SUBDIVISION OF A 4.007 ACRE TRACT OF LAND IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS AND LOTS 5-A & 5-B, OF THE REPLAT OF LOT 5, BLOCK 1, LOCKHART INDUSTRIAL PARK II

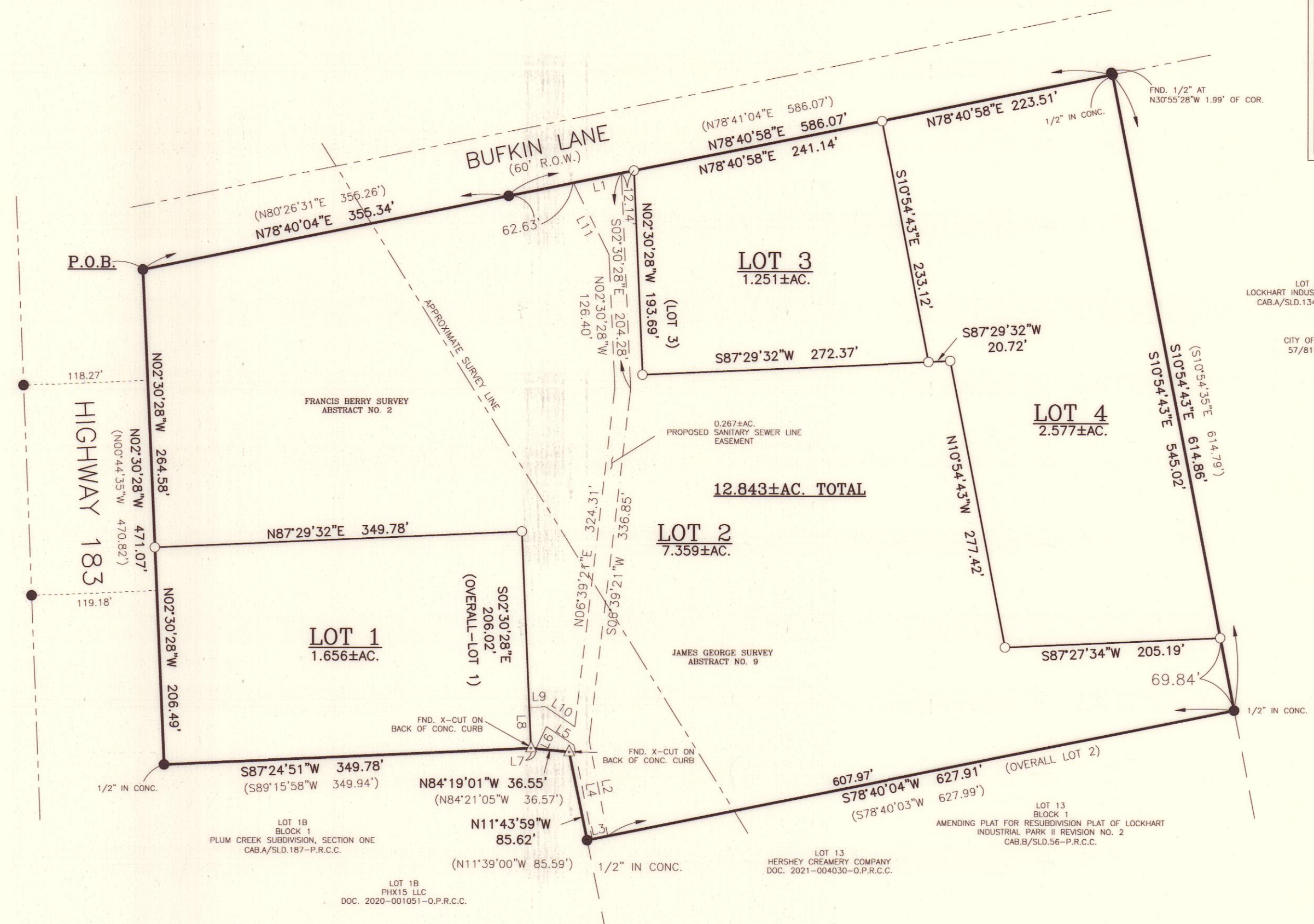
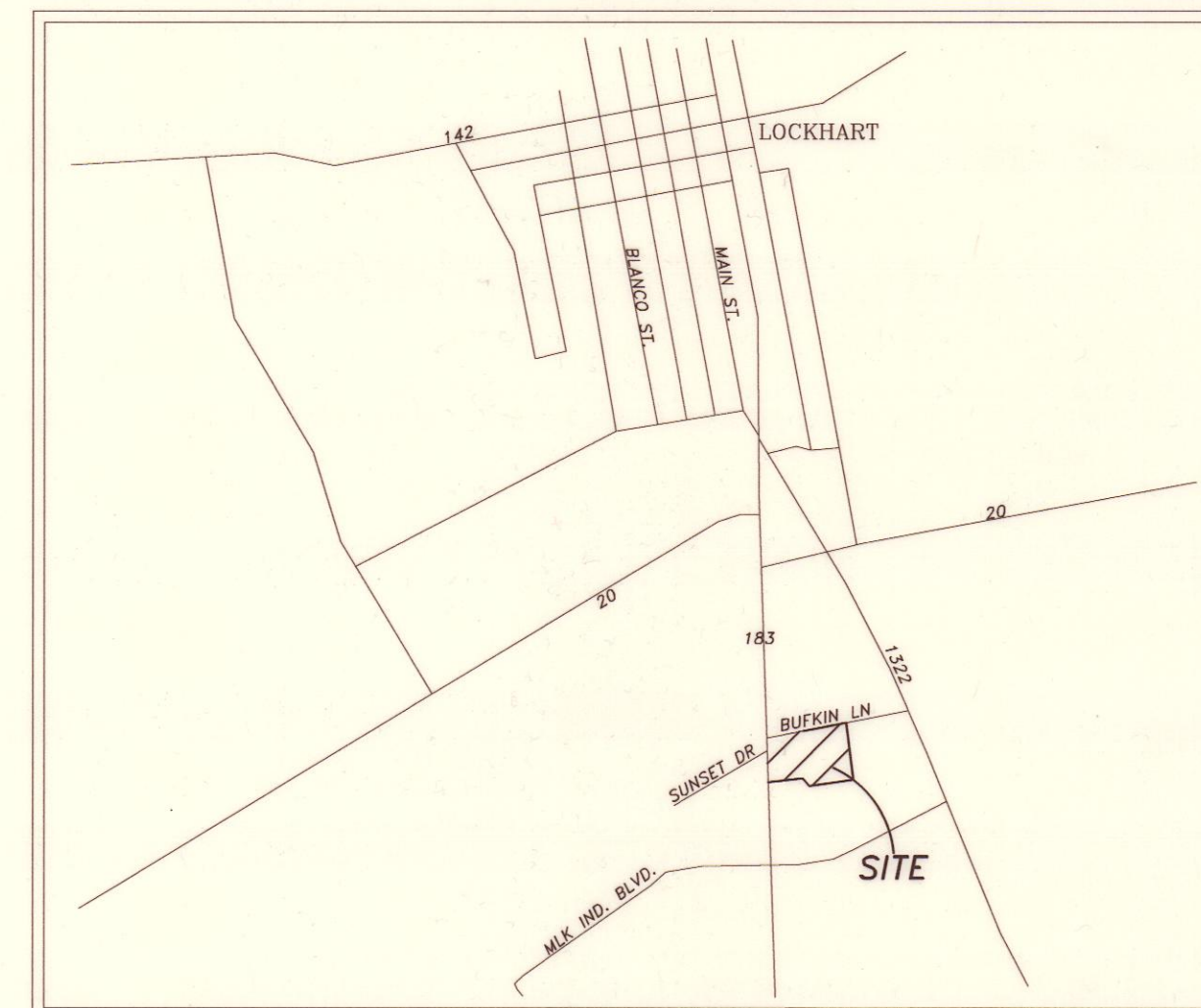
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LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- D.R.C.C. DEED RECORDS CALDWELL CO.
- O.P.R.C.C. OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY
- P.R.C.C. PLAT RECORDS CALDWELL CO.
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PROPOSED PROPERTY CONFIGURATION



ZONING REQUIREMENTS FOR COMMERCIAL HEAVY BUSINESS DISTRICT PER CITY OF LOCKHART CODE OF ORDINANCES

- MINIMUM LOT AREA (SQ FT). - 6,000
- MINIMUM LOT DIMENSIONS (FT) WIDTH/DEPTH - 60/100
- MAXIMUM LOT COVERAGE WITH STRUCTURES- 75
- MINIMUM BUILDING SETBACK FROM PROPERTY LINES (FT) - 25-STREET, 5-SIDE YARD, 20-REAR
- MAXIMUM HEIGHT STORIES/FEET- 3/40

- NOTES:**
- 1) BASIS OF BEARINGS ARE TO THE N.A.D. 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE,
 - 2) DISTANCES SHOWN ARE GRID VALUES, FOR SURFACE APPLY A SCALE OF 1.00011552905866.
 - 3) PROPERTY IS LOCATED IN THE CITY OF LOCKHART FULL PURPOSE CITY LIMITS.
 - 4) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48055C0235E, EFFECTIVE 6/19/2012. (SURVEYOR DOES NOT WARRANT THE ACCURACY OR CORRECTNESS OF SAID MAP).
 - 5) THE PROPERTY IS ZONED COMMERCIAL HEAVY BUSINESS (CHB) AND SHALL BE SUBJECT TO THE ZONING AND SUBDIVISION REQUIREMENTS CURRENTLY ADOPTED AT THE TIME OF THE PLAT.
 - 6) ALL EXISTING EASEMENTS SHOWN ON THE EXISTING PROPERTY CONFIGURATION SHALL BE VACATED AND REMOVED BY THIS PLAT. FUTURE EASEMENTS WILL BE DEDICATED BY SEPARATE INSTRUMENTS.
 - 7) CURRENT PLATTED BUILDING SETBACK LINES TO BE HEREBY VACATED
 - 8) A FOUR-FOOT WIDE PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE SUBDIVISION PROPERTY'S BUFKIN LANE FRONTAGE BY INDIVIDUAL LOT OWNERS, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON EACH LOT. A SIDEWALK ALREADY EXISTS ALONG THE SUBDIVISION'S SOUTH COLORADO STREET FRONTAGE.
 - 9) THE PROPERTY IS NOT LOCATED WITHIN THE EDWARD'S AQUIFER AND IS NOT SUBJECT TO WATER QUALITY REQUIREMENTS.
 - 10) NO RIGHT-OF-WAY DEDICATION IS PROPOSED AS PART OF THIS PLAT.
 - 11) APPLICABLE IMPACT FEES WILL BE BASED UPON RATES IN PLACE AT THE TIME OF PLAT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°40'58"E	46.65'
L2	S11°07'57"E	92.72'
L3	S78°40'04"W	15.00'
L4	N11°07'57"W	91.03'
L5	N55°44'08"W	31.86'
L6	S25°29'18"W	23.52'
L7	N84°19'01"W	4.62'
L8	N02°30'28"W	38.86'
L9	N87°29'32"E	15.59'
L10	S55°44'08"E	33.85'
L11	N26°36'22"W	76.17'

PROJ. NO. 22148
 PREPARED FOR: MCCOY CORPORATION
 TECH: LPF
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