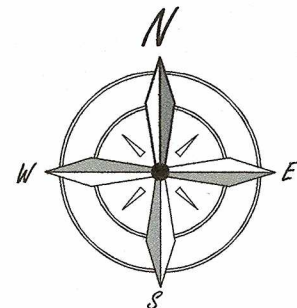


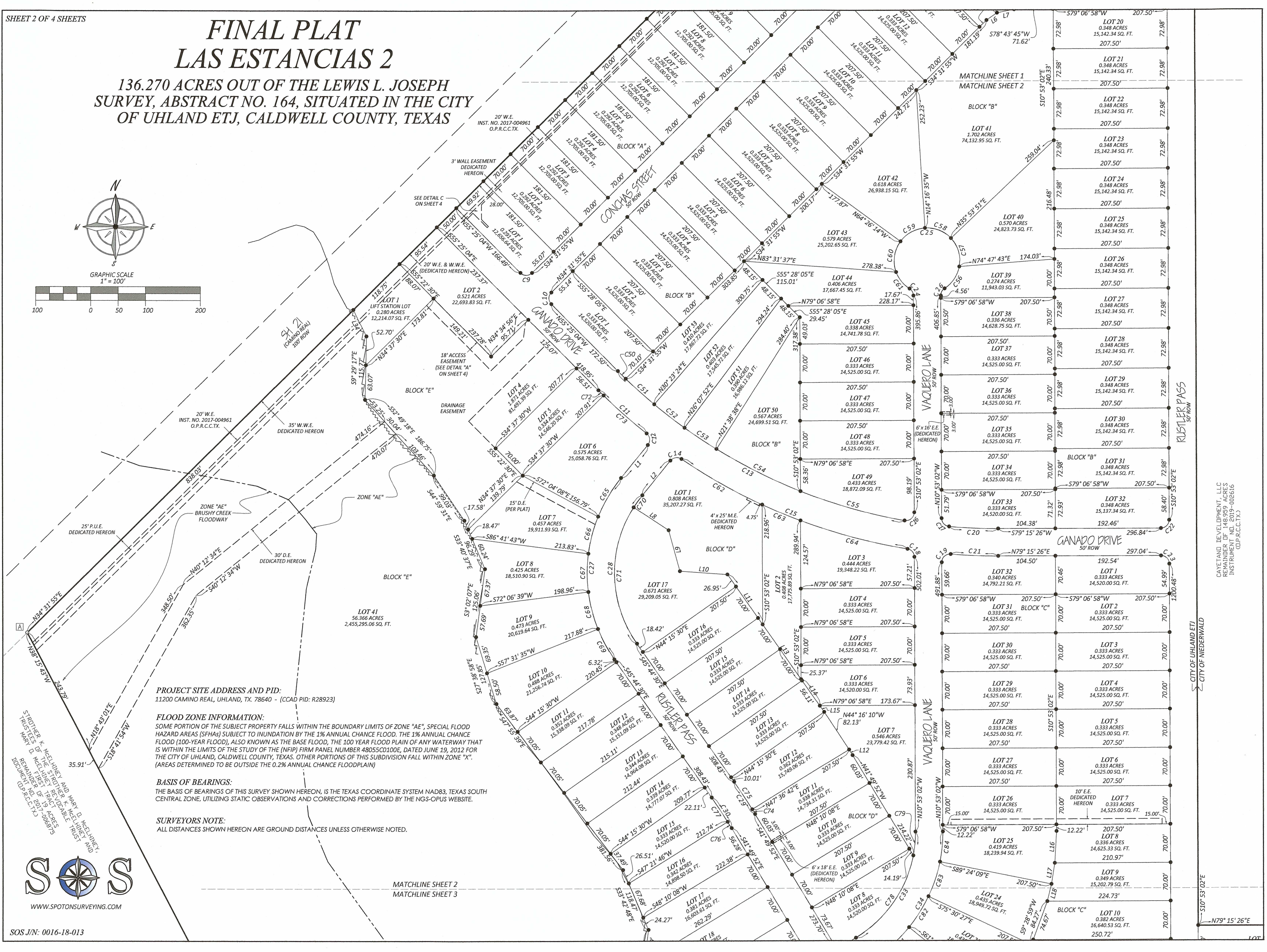
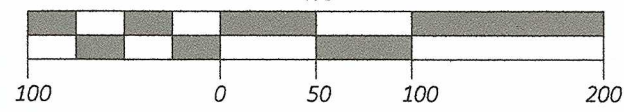


# FINAL PLAT LAS ESTANCIAS 2

136.270 ACRES OUT OF THE LEWIS L. JOSEPH SURVEY, ABSTRACT NO. 164, SITUATED IN THE CITY OF UHLAND ETJ, CALDWELL COUNTY, TEXAS



GRAPHIC SCALE  
1" = 100'



**PROJECT SITE ADDRESS AND PID:**  
11200 CAMINO REAL, UHLAND, TX. 78640 - (CCAD PID: R28923)

**FLOOD ZONE INFORMATION:**

SOME PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE BOUNDARY LIMITS OF ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE (NFIP) FIRM PANEL NUMBER 48055C0100E, DATED JUNE 19, 2012 FOR THE CITY OF UHLAND, CALDWELL COUNTY, TEXAS. OTHER PORTIONS OF THIS SUBDIVISION FALL WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

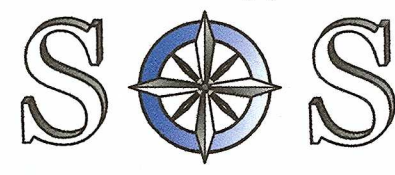
**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

**SURVEYORS NOTE:**

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

STRITHER, K. McELHINEY AND W. MARY D. McELHINEY, TRUSTEES OF THE STRITHER, K. McELHINEY AND W. MARY D. McELHINEY TRUST, REMAINDER OF 148,959 ACRES INSTRUMENT NO. 2019-002616 (D.P.R.C.C.T.X.)



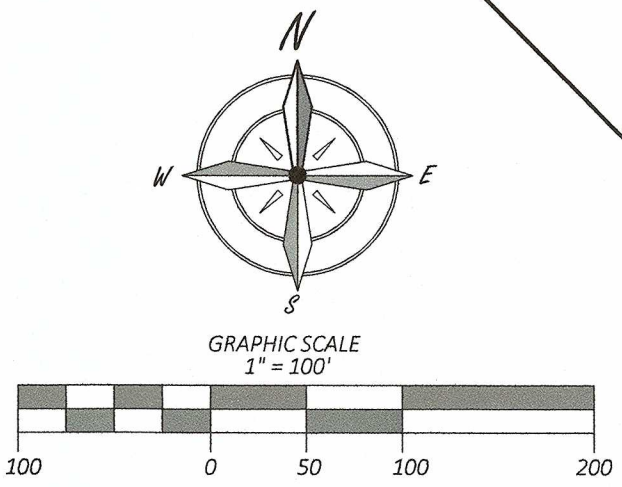
WWW.SPOTONSURVEYING.COM

CAYTANO DEVELOPMENT, LLC  
REMAINDER OF 148,959 ACRES  
INSTRUMENT NO. 2019-002616  
(D.P.R.C.C.T.X.)

CITY OF UHLAND ETJ  
CITY OF NIEDERWALD

MATCHLINE SHEET 2  
MATCHLINE SHEET 3

STROTHER K. McELHINEY AND MARY D. McELHINEY,  
TRUSTEES OF THE STROTHER K. McELHINEY AND  
MARY D. McELHINEY REVOCABLE TRUST  
FIRST TRACT  
REMAINDER OF 19 ACRES  
DOCUMENT NO. 2017-006875  
(D.P.R.C.C.T.X.)



**CITY CERTIFICATION:**  
THIS FINAL PLAT OF LAS ESTANCIAS 2, WAS APPROVED ON BEHALF  
OF THE CITY COUNCIL OF THE CITY OF UHLAND ON THE 14<sup>TH</sup> DAY OF  
October, 2021.

*Jane Hunter*  
CHAIRMAN  
CITY OF UHLAND, TEXAS

*[Signature]*  
CITY SECRETARY  
CITY OF UHLAND

STATE OF TEXAS §  
COUNTY OF CALDWELL § **KNOWN ALL MEN BY THESE PRESENTS:**

I, TERESA RODRIGUEZ, COUNTY CLERK OF CALDWELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING  
INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE  
14<sup>TH</sup> DAY OF March, 2021 A.D., AT 3:10 O'CLOCK P. M., IN THE PLAT RECORDS OF CALDWELL  
COUNTY, TEXAS AS INSTRUMENT NO. 2021-00566

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 14<sup>TH</sup> DAY OF March, 2021 A.D.

*Teresa Rodriguez* By Deputy Clerk  
TERESA RODRIGUEZ  
COUNTY CLERK  
CALDWELL COUNTY, TEXAS  
*Sabrina Medina*

**ENGINEER'S CERTIFICATION:**

I, MIGUEL GONZALES, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF  
ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE  
MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

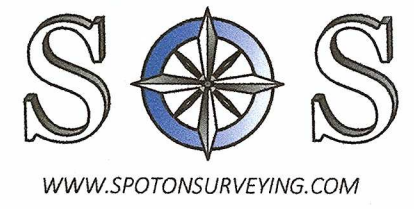
*Miguel Gonzalez Jr.* DATE: 02/25/2021  
MIGUEL GONZALES, JR. - P.E. 95681  
SOUTHWEST ENGINEERS, INC.  
205 CIMARRON PARK LOOP, SUITE B  
BUDA, TX. 78610  
TEXAS FIRM NO.: F-1909



**SURVEYOR'S CERTIFICATION:**

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF  
LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS  
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND  
THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

*Scott A. Hahn* DATE: 02/24/2021  
SCOTT A. HAHN  
TEXAS REGISTRATION NO. 6375  
SPOT ON SURVEYING, INC.  
614 JERRYS LANE  
BUDA, TX. 78610  
(512) 523-8092  
TBPLS FIRM NO.: 10193894



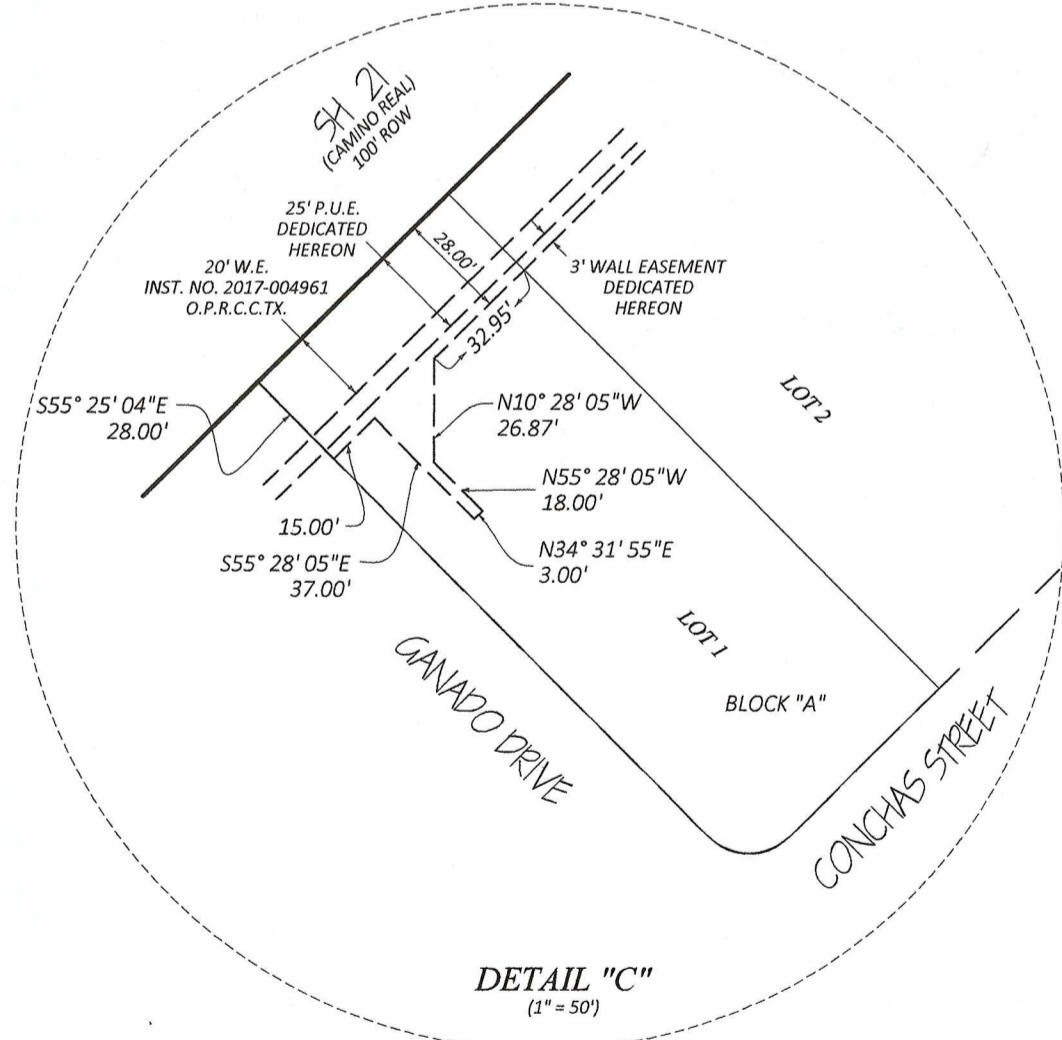
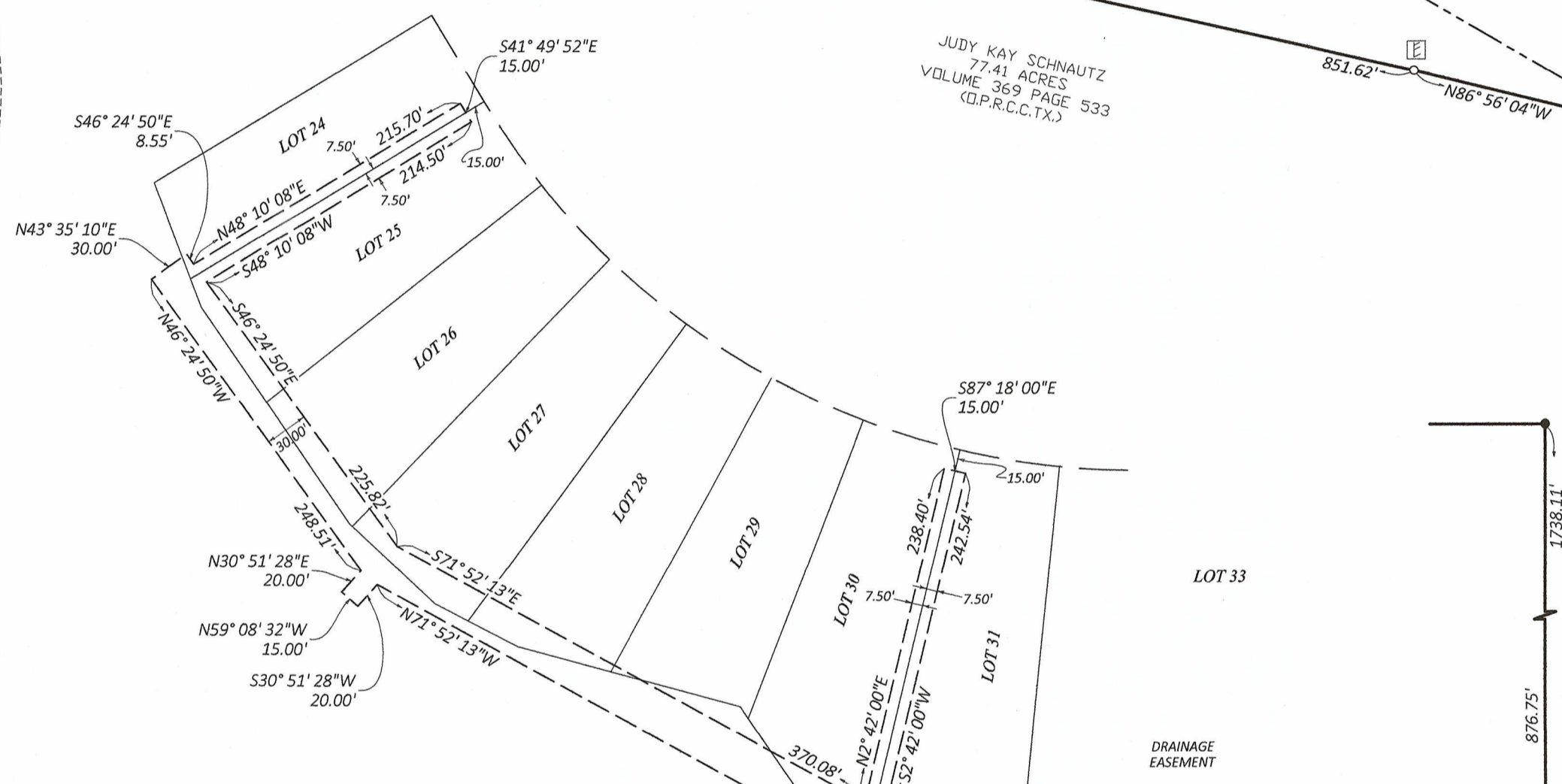
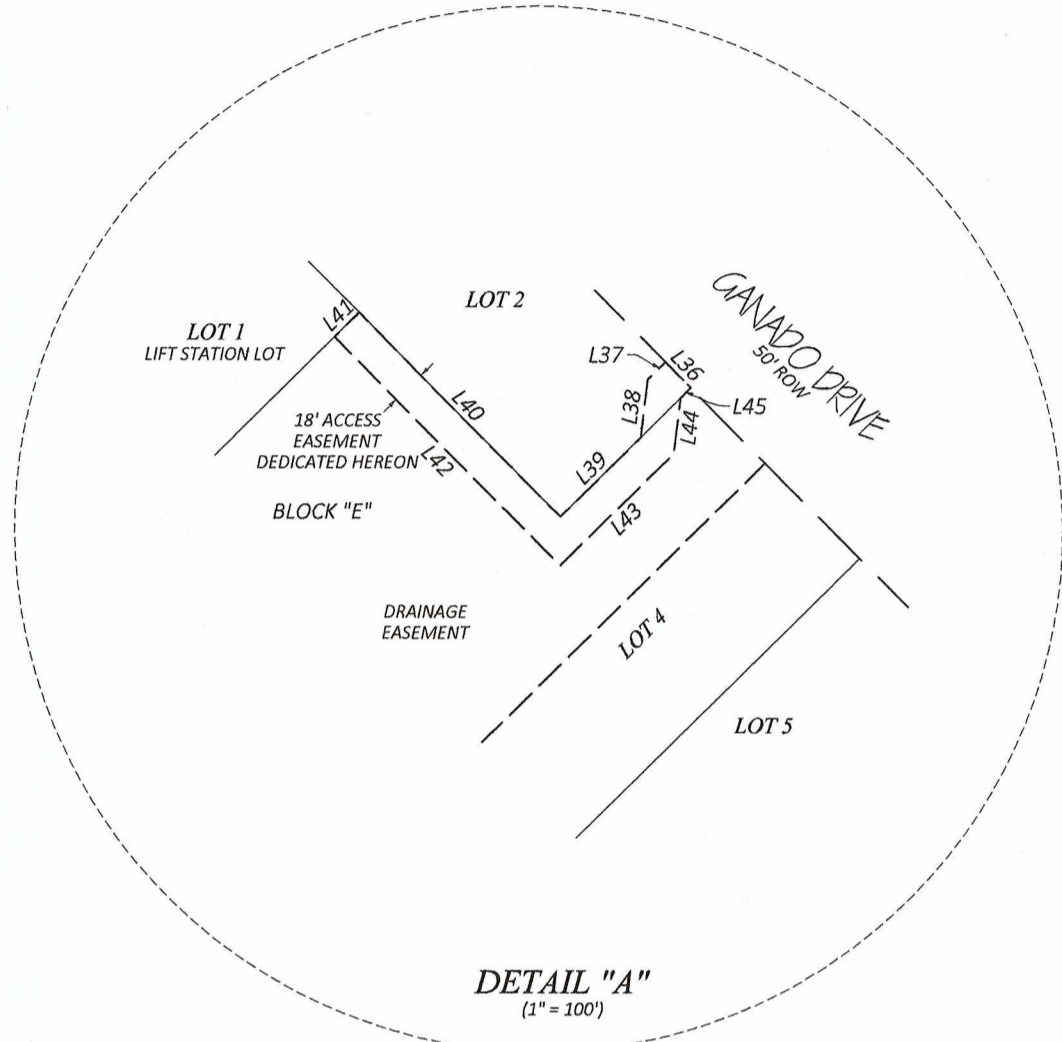
# FINAL PLAT LAS ESTANCIAS 2

136.270 ACRES OUT OF THE LEWIS L. JOSEPH SURVEY, ABSTRACT NO. 164,  
SITUATED IN THE CITY OF UHLAND ETJ, CALDWELL COUNTY, TEXAS

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

ZONE "AE"  
BRUSHY CREEK FLOODWAY



JUDY KAY SCHNAUTZ  
77.41 ACRES  
VOLUME 369 PAGE 533  
(O.P.R.C.C.T.X.)

JAMES RUSSELL LDEP,  
JUDY KAY SCHNAUTZ AND  
BARBARA ANN LDEP ILSE  
REMAINDER OF 316.8 ACRE TRACT  
VOLUME 369, PAGE 533, O.P.R.P.C.C.T.X.  
VOLUME 55, PAGE 20  
(O.P.R.C.C.T.X.)

**GENERAL NOTES:**

1. FOR ANY LOT CONTAINING, OR WITHIN THREE HUNDRED (300) FEET OF A FLOODPLAIN, THE LOWEST FINISHED FLOOR OF ANY HABITABLE STRUCTURE BUILT ON THAT LOT SHALL BE AT LEAST TWO (2) FEET ABOVE THE "100-YEAR FLOOD" LEVEL AS DETERMINED BY A PROFESSIONAL ENGINEER OR AS SHOWN ON FEMA FIRM MAPS. ANY STRUCTURE BUILT WITHIN THIS ZONE SHALL HAVE AN ELEVATION CERTIFICATE PREPARED BY A PROFESSIONAL ENGINEER OR RPLS.
2. BEFORE DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION PERMITTING ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY AND/OR STATE HIGHWAY CAN BEGIN, A DRIVEWAY PERMIT MUST BE OBTAINED FROM THE APPROPRIATE COUNTY ROAD AND BRIDGE DEPARTMENT AND/OR TXDOT.
3. NO LOTS ARE TO BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER, WATER, ELECTRICITY AND ROAD CONSTRUCTION IS COMPLETED AND APPROVED BY CALDWELL COUNTY.
4. DRAINAGE EASEMENTS: NO STRUCTURES SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT FENCING THAT IS OPEN DESIGN TO ALLOW THE FREE FLOW OF WATER. EACH OWNER OF ANY PORTION OF THE PROPERTY OVER WHICH A DRAINAGE EASEMENT IS LOCATED SHALL HAVE THE OBLIGATION AND LIABILITY TO CONTINUOUSLY MAINTAIN THE FACILITIES LOCATED ON THAT OWNER'S PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY AND IN A GOOD AND FUNCTIONING CONDITION, AT THAT OWNERS COST AND EXPENSE. RESPONSIBILITY FOR MAINTAINING IMPROVEMENTS IN THE DRAINAGE EASEMENTS SHOWN HEREON IS LOT OWNER. BLOCKING, FILLING, OBSTRUCTING FLOW, OR ALTERING OF A DRAINAGE EASEMENT IS PROHIBITED WITHOUT EXPRESS APPROVAL OF THE CITY OF UHLAND AND CALDWELL COUNTY. THE COUNTY AND OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE THE RIGHT TO, AND ARE HEREBY GRANTED AN EASEMENT AND RIGHT OF ENTRY TO, INSPECT, MONITOR, AND OTHERWISE ACCESS IN, UPON AND ACROSS ALL DRAINAGE EASEMENTS DEDICATED BY THIS PLAT. IN THE EVENT OF THE FAILURE OF LOT OWNER TO MEET ITS OBLIGATIONS UNDER THE PRECEDING PARAGRAPH, THE COUNTY OR OTHER GOVERNMENTAL AUTHORITY SHALL HAVE THE RIGHT TO PERFORM THE OBLIGATIONS OF SUCH OWNER AND THE OWNER DEFAULTING IN SUCH OBLIGATION SHALL BE LIABLE AND OBLIGATED FOR THE COSTS AND EXPENSES INCURRED BY THE COUNTY OR OTHER GOVERNMENTAL AUTHORITY.



**FINAL PLAT  
LAS ESTANCIAS 2**

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