

**4.104 ACRES**  
**4500 FM 2720**  
**MAXWELL, TEXAS**  
**78656**

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE.
- THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 8993-24-47960 ISSUED BY STEWART TITLE GUARANTY COMPANY, ISSUED JUNE 26, 2024, EFFECTIVE JUNE 2, 2024.
- PROPERTY IS SUBJECT TO THE 85' WATER LINE EASEMENT IN THE SOUTHEASTERLY PORTION OF THE BOUNDARY, AS RECORDED IN DOCUMENT NO 201600004929, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS.
- PROPERTY IS SUBJECT TO THE 20' UTILITY EASEMENT ALONG THE SOUTHERLY BOUNDARY LINE, AS RECORDED IN DOCUMENT NO. 202200009276, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS.
- PROPERTY IS NOT SUBJECT TO THE EASEMENTS AND AGREEMENTS RECORDED IN VOLUME 171, PAGE 182; VOLUME 346, PAGE 22; VOLUME 547, PAGE 319; AND VOLUME 353, PAGE 348, DEED RECORDS, AND VOLUME 353, PAGE 1, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR CALDWELL COUNTY, TEXAS, MAP NUMBER 48055C0100E, EFFECTIVE JUNE 19, 2012, SHOWS THIS TRACT TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.




*Wesley C. Hunter*  
**WESLEY C. HUNTER**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of June, 2024 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition IV Land Title Survey and in accordance with the rules and regulations of the State of Texas.

BEING A 4.104 ACRE TRACT OF LAND OUT OF A 4.686 ACRE TRACT OF LAND RECORDED IN VOLUME 457, PAGE 712, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS, AND LYING IN THE ELBERT HINES SURVEY, ABSTRACT 123, CALDWELL COUNTY, TEXAS.

<b>DRAWN BY:</b> WH	<b>DATE:</b> 6/28/2024	<b>DWG. NO.</b>	<b>REV.</b>
<b>CHECKED BY:</b> WH	<b>DATE:</b> 6/29/2024	HS-EHS-AB123-4.104AC-001	0
<b>SCALE:</b> 1"=100'	<b>APP.:</b> 6/29/2024	<b>GF#:</b> 8993-24-47960	

 **HUNTER SURVEYING**  
 819 CAMEL BACK DR., NEW BRAUNFELS, TX 78130  
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 FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

⊙ = 2" STEEL POST FOUND  
 ○ = 1/2" IRON ROD FOUND