

**LEGEND:**

- DRCT = DEED RECORDS OF CALDWELL COUNTY, TEXAS
- OPRCT = OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
- PRCT = PLAT RECORDS OF CALDWELL COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ( ) = RECORD INFORMATION
- PUE = PUBLIC UTILITY EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- SF = SQUARE FEET
- PHASE LINE
- ZONING LINE
- EXTERIOR PROPERTY CORNER (5/8 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED)
- LOT CORNER/ANGLE POINT (1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED)
- ⦿ MAG NAIL WITH SHINER SET
- ⦿ 5/8 INCH IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING"

LOT 1, BLOCK B  
THE STANTON DEVELOPMENT  
(PLAT C/100 PRCT)  
N/F  
STANTON XT VRR HOLDINGS, LLC  
(2017-003399 OPRCT)  
ZONED RMD

CONTROL POINT 6 PROJECT BENCHMARK  
5/8 INCH IRON ROD WITH  
ORANGE PLASTIC CAP STAMPED  
"KERR SURVEYING, LLC GPS CONTROL POINT"  
N 138°15'35.21 E 237°7644.37, ELEV: 553.00'

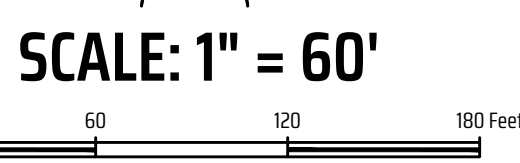
LOT 1, BLOCK A  
THE STANTON DEVELOPMENT  
(PLAT C/100 PRCT)  
N/F  
SATCHARAN HOLDINGS, LLC  
(2018-001263 OPRCT)  
ZONED CMB

LOT 1  
BLOCK 3  
4.10 ACRES  
(178496 SF)  
ZONED CMB

LOT 1  
BLOCK 2  
2.01 ACRES  
(87,534 SF)  
ZONED CMB

LOT 1, BLOCK 1  
LOCKHART FARMS, PHASE 1  
ZONED RMD

N/F  
GRIFFITH FAMILY PARTNERS, LTD.  
CALLED 50 ACRE TRACT  
SIXTH TRACT, EXHIBIT F (428/723 OPRCT)  
UNPLATTED  
ZONED RMD



**SURVEYOR'S CERTIFICATE**

I, NATHAN PAUL KERR, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NATHAN PAUL KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6834

**ENGINEER'S CERTIFICATE**

I, TIM WOLFF, A REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, 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.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TIM WOLFF, REGISTERED PROFESSIONAL ENGINEER

**COMMISSION APPROVAL**

I, \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

**OWNERS' CERTIFICATE**  
STATE OF TEXAS  
BRAZOS COUNTY

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED AS LOCKHART FARMS ADDITION, PHASE 2, OF THE CITY OF LOCKHART, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND ALLEYS SHOWN HEREON, AND FURTHER 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.

LOCKHART LAND GROUP, LLC  
1722 BROADMOOR DRIVE, #212  
BRYAN, TEXAS 77802

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND  
ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED  
HEREON.

NOTARY PUBLIC  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

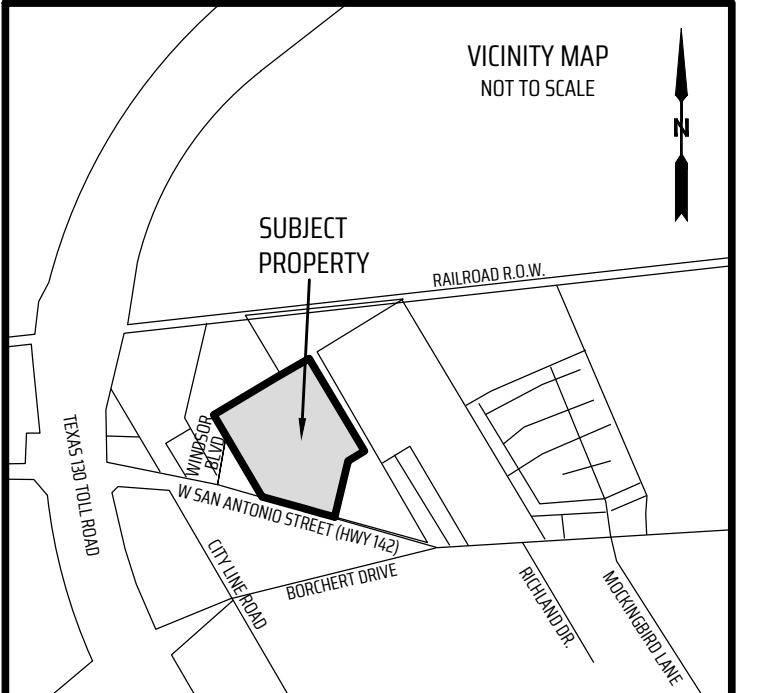
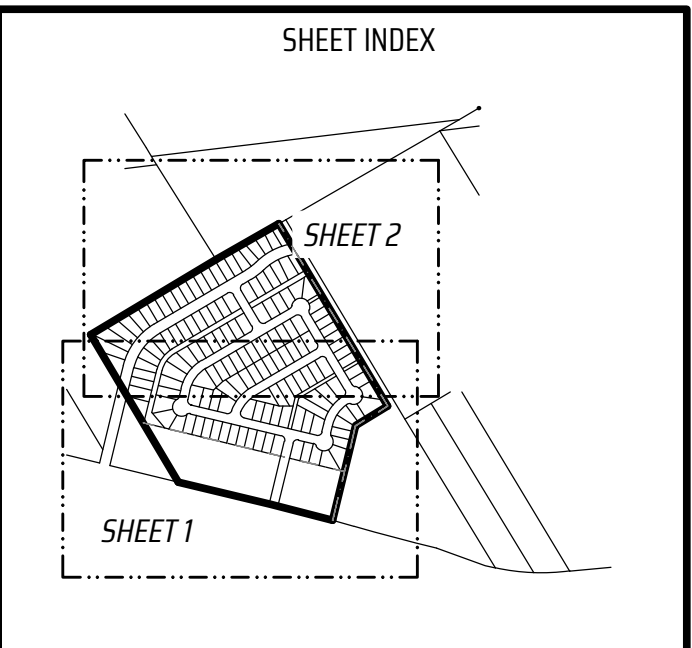
STATE OF TEXAS  
CALDWELL COUNTY  
I, \_\_\_\_\_ COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS, DO HEREBY  
CERTIFY THAT THE FOREGOING INSTRUMENT, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR  
RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M., AND DULY  
RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN THE PLAT RECORDS OF SAID COUNTY, IN  
PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

COUNTY CLERK OF CALDWELL COUNTY

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

PHASE 2  
LOT SUMMARY TABLE

BLOCK 2, LOT 1 BLOCK 3, LOT 1	6.11 ACRES	NON-RESIDENTIAL
BLOCK 2, LOTS 2-35 BLOCK 3, LOTS 2-43 BLOCK 4, LOTS 1-20 BLOCK 5, LOTS 1-28 BLOCK 6, LOTS 1-23	22.08 ACRES	RESIDENTIAL
BLOCK 2, LOTS D-7, D-8 AND D-9 BLOCK 3, LOT D-6 BLOCK 4, LOT D-10	1.25 ACRES	DRAINAGE
BLOCK 6, LOT D-4	4042 SF	PUBLIC ACCESS, PUBLIC UTILITY, AND PUBLIC DRAINAGE
BLOCK 6, LOT D-5	3652 SF	COMMON AREA
R.O.W. DEDICATION	6.57 ACRES	



SHEET 1 OF 2

**FINAL PLAT**  
OF  
**LOCKHART FARMS ADDITION**  
PHASE 2  
36.18 ACRES, CORNELIUS CRENSHAW SURVEY, ABSTRACT 68  
LOCKHART, CALDWELL COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET PLAT DATE: 10-18-2021  
REVISED: 07-26-2022

PREPARED BY: KERR SURVEYING, LLC  
18PELS FIRM# 10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

OWNER: LOCKHART LAND GROUP, LLC  
1722 BROADMOOR DRIVE, #212  
BRYAN, TEXAS 77802  
PHONE: (979) 774-2900  
EMERALDRIDGEESTATES.COM

ENGINEER: BLEYL ENGINEERING  
18PE FIRM# 678  
1722 BROADMOOR DR., #210, BRYAN, TEXAS 77802  
PHONE: (979) 268-1125  
BLEYLENGINEERING.COM



"When one person stands to gain over another, the facts must be uncovered"