

2017  
76

97.0 ACRES  
MICHAEL A. & MARK WENDLER  
VOLUME 5400, PAGE 609  
D.R.B.C.

L.S. BLAKEY SURVEY  
ABSTRACT No. 119

REMAINDER 105.70 ACRES  
LENARD & GLORIA STEGLICH  
VOLUME 6204, PAGE 196  
D.R.B.C.

N 16°30'03" E 200.00'

S 73°35'39" E 435.60'

15" PIPELINE EASEMENT  
(200700003763 / 200700003760)

20' P.O.E.

POINT OF COMMENCEMENT  
(PERIMETER FIELD NOTES)

14.0'

14.0'

S 16°30'03" W 200.00'

14.0'

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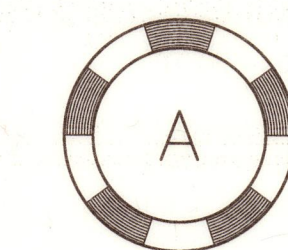
S 16°30'03" W 200.00'

S 16°30'03" W 200.00'

S 16°30'03" W 200.00'

B. STONER SURVEY  
ABSTRACT No. 771

54.08 ACRES  
ALTON W. & GRACE DREYER  
VOLUME 2118, PAGE 41  
D.R.B.C.



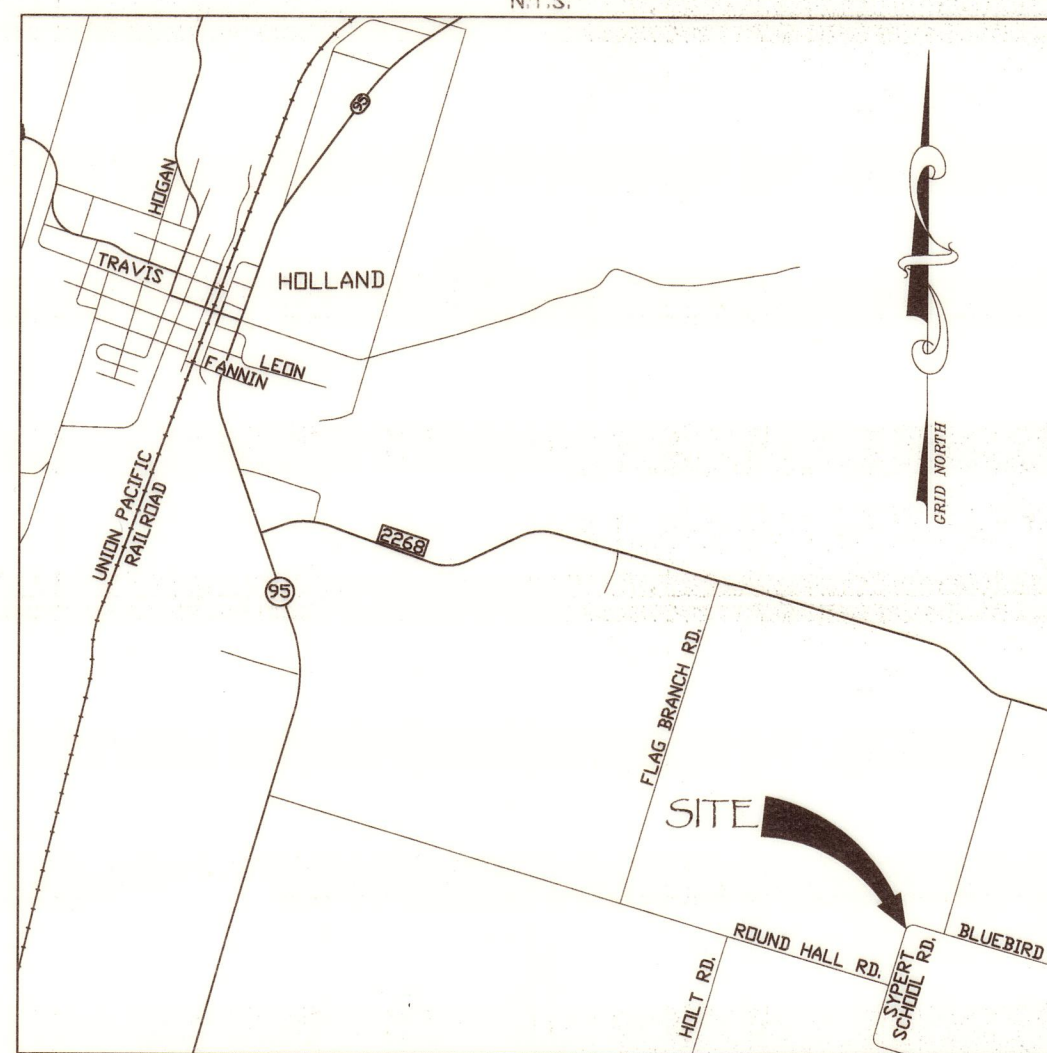
N 73°35'40" W 435.60'

10 0 10 20 30 40 50 60  
SCALE: 1 INCH = 20 FEET

LEGEND

- FND. 1/2" IRON ROD W/ CAP "RPLS 4746"
- SET 1/2" IRON ROD W/ CAP "GARRETT RPLS 6154"

LOCATION MAP  
N.T.S.



SURVEYOR'S NOTES:

- (1) BEARING AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83; SCALE FACTOR: 0.999885.
- (2) METES & BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT.
- (3) WATER PROVIDED BY: BELL-MILAM-FALLS WATER SUPPLY CORPORATION.
- (4) WASTE WATER SERVICED BY: ON SITE SEWAGE FACILITY.
- (5) ELECTRIC PROVIDED BY: BARTLETT COMMUNITY LIGHT AND POWER COMPANY.
- (6) THE TRACT SHOWN HEREON LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS INDICATED ON FEMA FIRM No. 48027C0725E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

FIELD NOTES:

2.00 ACRES BEING OUT OF A 105.70 ACRE TRACT CONVEYED TO LENARD & GLORIA STEGLICH IN VOLUME 6204, PAGE 196 IN DEED RECORDS OF BELL COUNTY, TEXAS, SITUATED IN THE L.S. BLAKEY SURVEY, ABSTRACT NO. 119 IN BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4746" FOUND IN THE WEST MARGIN OF SYPERT SCHOOL ROAD, IN THE SOUTH LINE OF A 97.0 ACRE TRACT CONVEYED TO MICHAEL A. & MARK WENDLER IN VOLUME 5400, PAGE 609 IN DEED RECORDS OF BELL COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 105.70 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 73°35'39" E - 14.00 FEET, ALONG AND WITH THE NORTH LINE OF SAID 105.70 ACRE TRACT AND THE SOUTH LINE OF SAID 97.0 ACRE TRACT TO THE POINT OF BEGINNING;

THENCE: S 16°30'03" W - 200.00 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "GARRETT RPLS 6154" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 73°35'40" W - 435.60 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "GARRETT RPLS 6154" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 16°30'03" E - 200.00 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "GARRETT RPLS 6154" SET IN THE NORTH LINE OF SAID 105.70 ACRE TRACT, THE SOUTH LINE OF SAID 97.0 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 73°35'39" E - 435.60 FEET, ALONG AND WITH THE NORTH LINE OF SAID 105.70 ACRE TRACT AND THE SOUTH LINE OF SAID 97.0 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, (87,120 SQ. FT.) OF LAND MORE OR LESS.

OWNERS' RESPONSIBILITIES:

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY ASSUMES NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

STATE OF TEXAS  
COUNTY OF BELL

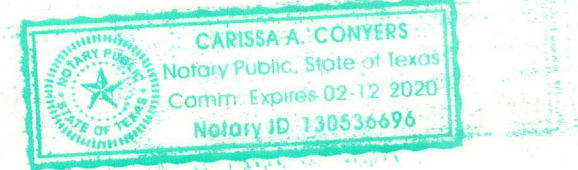
KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEREMIAH BOTTS, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN VOL. 6204, PG. 196 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREIN. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS STEGLICH ESTATES. I HEREBY ACKNOWLEDGE THAT I AM THE CO-OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN. I HEREBY ACKNOWLEDGE THAT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

JEREMIAH BOTTS  
17450 SYPERT SCHOOL ROAD  
HOLLAND, TEXAS 76534

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMIAH BOTTS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
CARISSA A. CONYERS  
PRINTED NAME OF NOTARY AND NOTARY STAMP  
02-12-2020  
DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS  
COUNTY OF BELL

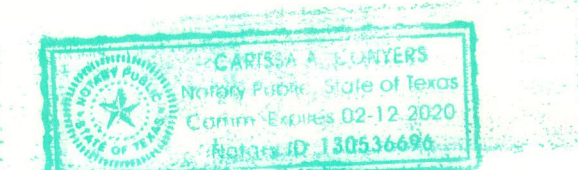
KNOW ALL MEN BY THESE PRESENTS:

THAT I, LYNN BOTTS, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN VOL. 6204, PG. 196 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREIN. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS STEGLICH ESTATES. I HEREBY ACKNOWLEDGE THAT I AM THE CO-OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN. I HEREBY ACKNOWLEDGE THAT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

LYNN BOTTS  
17450 SYPERT SCHOOL ROAD  
HOLLAND, TEXAS 76534

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN BOTTS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
CARISSA A. CONYERS  
PRINTED NAME OF NOTARY AND NOTARY STAMP  
02-12-2020  
DATE NOTARY COMMISSION EXPIRES



KNOW ALL MEN BY THESE PRESENTS

THAT I, JORDAN R. GARRETT, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ON THE GROUND SURVEY OF THE LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

JORDAN R. GARRETT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 6154



TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THE 21st DAY OF May, 2017.

BELL COUNTY APPRAISAL DISTRICT

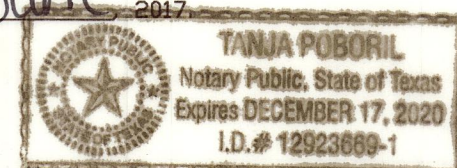
BY: Margaret Boyer

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 5th DAY OF June 2017, BY THE BELL COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK.

JON H. BURROWS, COUNTY JUDGE

WITNESS MY HAND THIS 5th DAY OF June, 2017.

Tania Poboril  
NOTARY PUBLIC



FILED FOR RECORD THIS 6th DAY OF June, 2017 A.D., IN CABINET

2017-23060  
Melley Coston  
BELL COUNTY CLERK

JOB NO: 161006 SURVEYED BY: DWN/P  
DATE: 04/06/17 DRAFTED BY: NP  
FILE NAME: 161006.dwg CHECKED BY: JG  
SHEET: 1 OF 1

Inst. # 2017-23060  
FINAL PLAT OF:  
STEGLICHESTATES-AMENDMENT # 1

JAG GEOMATICS, Inc.  
LAND SURVEYING & CONSULTING  
285 COUNTY ROAD 175, LEANDER, TEXAS 78641  
PHONE: (844) 452-4436 FAX: (866) 846 486-8395  
EMAIL: REQUEST@JAGGEO.COM

900181 # 301