

2017
7/6

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

L.S. BLAKELY SURVEY
ABSTRACT No. 119

REMAINDER 105.70 ACRES
LENARD & STEGLICH
VOLUME 5200, PAGE 196
D.R.B.C.

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"



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 HERON LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.22% 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 OWNED BY LENARD & STEGLICH IN VOLUME 5200, PAGE 196 IN DEED RECORDS OF BELL COUNTY, TEXAS, SITUATED IN THE L.S. BLAKELY 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 SPYERT SCHOOL ROAD, IN THE SOUTHEAST CORNER OF A 97.0 ACRE TRACT CONVEYED BY 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" W - 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 SOUTHEAST 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, BRIDGES, CULVERTS, OR OTHER PUBLIC THOROUGHFARES SHOWN HERON, AND THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE STREETS, ROADS, BRIDGES, CULVERTS, OR OTHER PUBLIC THOROUGHFARES IN CONNECTION THEREWITH. THE COUNTY ASSUMES NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAWING 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

THAT I, JEREMIAH BOTT, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HERON 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 RECORDINGS SHOWN HERON; I HEREBY APPROVE AND RECORD THE SUBDIVISION OF THIS SUBDIVISION AT AND DEDICATE TO THE PUBLIC USE, FEE SIMPLE, ANY EASEMENTS AND ROADS THAT ARE SHOWN HERON. 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 OR 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

JEREMIAH BOTT
17450 SPYERT SCHOOL ROAD
HOLLAND, TEXAS 76534

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMIAH BOTT 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 HERON.

J. Botts

JEREMIAH BOTT
17450 SPYERT SCHOOL ROAD
HOLLAND, TEXAS 76534

NOTARY PUBLIC FOR THE STATE OF TEXAS

CAROLINA A. CONVERSE

Notary Public, State of Texas
Comm. Expires 02-12-2020
Notary ID: 140536694

PRINTED NAME OF NOTARY AND NOTARY STAMP

02-12-2020

DATE NOTARY COMMISSION EXPIRES

02-12-2020