

JOSE DAVID SANCHEZ SURVEY, A-18 BELL COUNTY, TEXAS

JUAN IGNACIO
HERRERA
SURVEY, A-378

- LEGEND:
- Found 2" square pipe
 - Found 5/8" iron rod
 - Water meter
 - Telephone pedestal
 - Wire fences
 - Overhead electric lines
 - Deed Records of Bell County, Texas
 - OPRRPBT Official Public Records of Real Property of Bell County, Texas



Tract Two
656.776 acre tract
Dwight Roy Hughes, Jr. & Family Trust
Instrument No. 2008-00060008
OPRRPBT

20.89 ACRES
20,900 acre tract
Hemmett Bowers
Instrument No. 2014-00019916
OPRRPBT

20.996 acre tract
Jose David Sanchez
Instrument No. 2011-00024980
OPRRPBT

Shaded area depicts the approximate location of a 15-foot wide utility easement reserved for the 48027004002 and 48027008002, Bell County, Texas, dated September 24, 2008.

Only those easements listed in Commitment for Title Insurance, G.F. No. C1800800, issued February 26, 2018 and related below were considered for this survey. No further search of the public record was made by Hughes Surveying, or the undersigned.

The following affect subject tract as noted:

- b. 100 foot building setback line (1878/20 DRBCT)
- e. 15 foot utility easement reserved (1963/775 DRBCT)

The following affects subject tract, unable to determine location from description:

- c. 15 foot wide easement to East Bell WSC (2060/514 DRBCT)
- f. affidavit regarding on-site sewage facility (5638/865 OPRPBT)
- i. 15 foot wide easement to East Bell WSC (2014-00025973 OPRPBT)

This plot is to accompany a fieldnote description of the 20.89 acre tract of land shown hereon.

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plot correctly represents a survey made on the ground under my direction and supervision on March 21, 2018.

[Signature]

Don Randall Hughes Registered Professional Land Surveyor No. 5345



Hughes Surveying
Texas Board of Professional Land Surveying, Firm Number 15055309

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DATE: 3-21-18
Proj. No. 5785
Dwn. By: LEM
Scale: 1"=100'
Drawing No. C-1196
SHT. OF

FIELDNOTE DESCRIPTION

20.89 ACRE TRACT

Being a 20.89 acre tract of land in the Jose David Sanchez Survey, Abstract No. 18, Bell County, Texas and being all of that certain called 20.900 acre tract of land described in a deed to Hershell Bowers, recorded in Instrument No. 2014-00019916 of the Official Public Records of Real Property of Bell County, Texas (OPRRPBCT). Said 20.89 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod at an 8" wood fence corner post at the northwest corner of above mentioned 20.90 acre tract, same being the southwest corner of a 656.276 acre tract of land to Dwight Ray Haywood Exempt Trust (Tract Two – Instrument No. 2006-00060008-OPRRPBCT), located in the apparent east right-of-way line of Stringtown Road, a county-maintained public road;

THENCE along the north line of said 20.900 acre tract, same being the south line of said 656.276 acre tract and generally along a fence, South 70 degrees 01 minutes 34 seconds East, a distance of 1814.65 feet to a found 2" square pipe at a cedar corner post at the most northerly northwest corner of a 20.996 acre tract of land to Jesse Ray Martinez (Instrument No. 2011-00024980 OPRRPBCT);

THENCE along the east line of said 20.900 acre tract, same being a west line of said 20.996 acre tract and generally along a fence, South 19 degrees 13 minutes 03 seconds West, a distance of 499.68 feet to a found 2" square pipe;

THENCE along the south line of said 20.900 acre tract, same being a north line of said 20.996 acre tract and generally along a fence, North 70 degrees 03 minutes 08 seconds West, a distance of 1824.77 feet to a found 2" square pipe located in the apparent east right-of-way line of Stringtown Road;

THENCE along the west line of said 20.900 acre tract, same being the apparent east right-of-way line of Stringtown Road and generally along a fence, North 20 degrees 22 minutes 38 seconds East, a distance of 500.47 feet to the **POINT OF BEGINNING**, containing 20.89 acres of land.

All bearings recited herein are referenced to Geodetic North.

March 21, 2018
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

