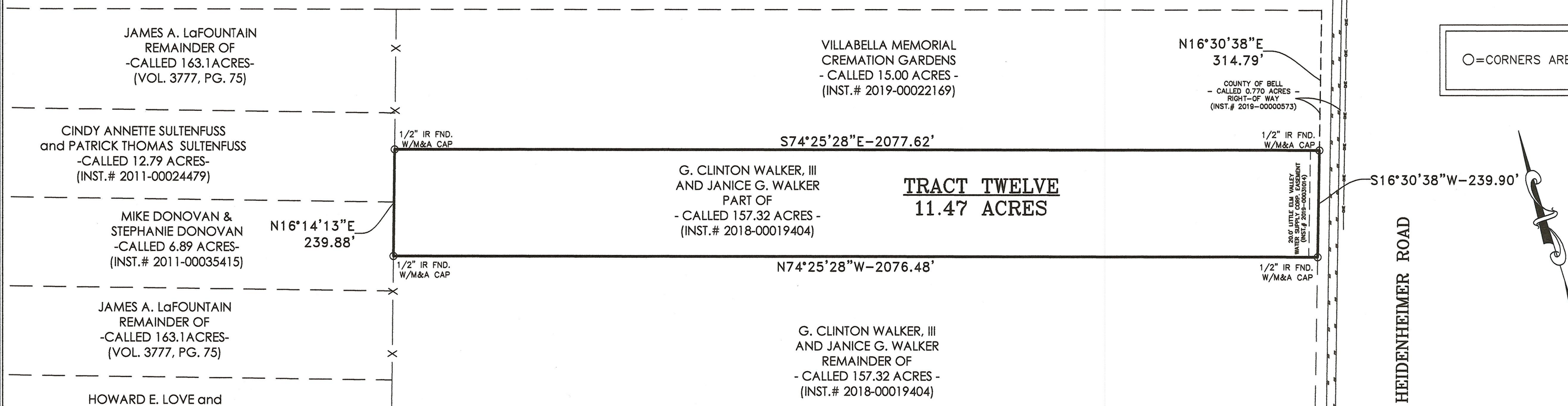


DRAWN BY: FJP
FIELD BOOK: N/A
FIELD CREW: JS (2)
DWG NO.: 18-032-C-V
DIGITAL FILE: s:\carts\Heidenheimer Road (154.9 Acres)\dwg\Heidenheimer Road - 154.9 Acres.dwg
TAX I.D. NO: 487232
REQUESTED BY: CLINT WALKER

*** SEE FIELD NOTES ***

(TRACT TWELVE) 11.47 Acres of land out of the
MAXIMO MORENO SURVEY, Abstract No. 14
in Bell County, Texas



NOTES:

(1) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
ALL DISTANCES ARE SURFACE DISTANCE.
COMBINED SCALE FACTOR=1.0001168.

LEGAL DESCRIPTION

FIELD NOTES for a 11.47 acre tract of land in Bell County, Texas, being part of the Maximo Moreno Survey, Abstract No. 14, the land herein described being part of a called 157.32 acre tract of land conveyed to G. Clinton Walker, III and Janice G. Walker, of record in Instrument #2018-00019404, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), said 11.47 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" found on the west line of a called 0.770 acre tract of land conveyed to the County of Bell for widening of Heidenheimer Road, of record in Document #2019-573, O.P.R.R.P.B.C.T., for the southeast corner of this tract;

THENCE N. 74° 25' 28" W., 2076.48 feet, over and across the remainder of said 157.32 acre tract, to a 1/2" iron rod with cap stamped "M&A" found on the east line of a called 6.89 acre tract of land conveyed to Mike Donovan and Stephanie Donovan, of record in Instrument No. 2011-00035415, O.P.R.R.P.B.C.T., and being on the west line of the remainder of said 157.32 acre tract, for the southwest corner of this tract;

THENCE N. 16° 14' 13" E., 239.88 feet, with east line of said 6.89 acre tract and the west line of the remainder of said 157.32 acre tract, to a 1/2" iron rod with cap stamped "M&A" found on the east line of a called 12.79 acre tract of land conveyed to Cindy Annette Sultenfuss and Patrick Thomas Sultenfuss, of record in Instrument No. 2011-00024479, same being the southwest corner of a called 15.00 acre tract of land conveyed to Villabella Memorial Cremations Garden, of record in Instrument No. 2019-00022169, both in the O.P.R.R.P.B.C.T., for the northwest corner of this tract;

THENCE S. 74° 25' 28" E., 2077.62 feet, with the south line of said 15.00 acre tract, over and across the remainder of said 157.32 acre tract, to a 1/2" iron rod with cap stamped "M&A" found on the west line of said 0.770 acre tract, also being the southeast corner of said 15.00 acre tract, for the northeast corner of this tract;

THENCE S. 16° 30' 38" W., 239.90 feet, with the west line of said 0.770 acre tract, to the POINT OF BEGINNING and containing 11.47 acres of land.

Texas Title Company - G.F. No. 2026681-21 - Effective Date: November 16, 2020

D.R.B.C.T. = Deed Records of Bell County, Texas.

O.P.R.R.P.B.C.T. = Official Public Records of Real Property, Bell County, Texas.

The following easements do not appear to affect this tract per (Vol./Pg. or Clerk's Number):

To Texas Power & Light Company - 584/552 in the D.R.B.C.T.

To County of Bell - 2019-574 in the O.P.R.R.P.B.C.T.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: Texas Title Company and William Redmon

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 23rd day of December, 2020.

MIKE W. KRIEGL R.P.L.S. 4330

No.	DATE	REMARKS	BY

0 150 300
(IN FEET)
1 inch=200ft.



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

B.C.D.R.- Bell County Deed Records.
O.P.R.- Official Public Records of Real Property of Bell County, Texas.

