



SCALE: 1" = 400'

CALLED 1/4 13 ACRES
VOL. 8832, PG. 512
OFFICIAL PUBLIC RECORDS
BELL COUNTY, TEXAS

M. MORENO SURVEY ABSTRACT

J. AROCHA SURVEY ABSTRACT NO. 1

TRACT 15
30.03 ACRES

REMAINING PORTION
OF 605.591 ACRES
VOL. 8832, PG. 512
OFFICIAL PUBLIC RECORDS
BELL COUNTY, TEXAS

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PROPOSED
TRACT 7
20.22 ACRES

PROPOSED
TRACT 1
31.79 ACRES

PROPOSED
TRACT 1
25.06 ACRES

- NOTES:
- 1) FIELD WORK PERFORMED ON: JULY 21, 2016
 - 2) CLIENT: THE RANCHES AT KNOB HILL, LLC
 - 3) ADDRESS: KNOB HILL ROAD
 - 4) BASIS OF READING: WAS ESTABLISHED USING THE TRIMBLE VMS NETWORK, NAD 83, ELEVATION: 1000.00 FEET, CENTRAL ZONE, 4326.10 US
 - 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A PRESENT TITLE COMMITMENT. THEREFORE, ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 7) RIGHTS AND INTERESTS IN THE LAND SHOWN HEREON ARE SUBJECT TO ANY AND ALL RIGHTS AND INTERESTS IN THE LAND SHOWN HEREON THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH RIGHTS AND INTERESTS.
 - 8) RIGHTS AND INTERESTS IN THE LAND SHOWN HEREON ARE SUBJECT TO ANY AND ALL RIGHTS AND INTERESTS IN THE LAND SHOWN HEREON THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH RIGHTS AND INTERESTS.
 - 9) THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH RIGHTS AND INTERESTS.

A. EASEMENT TO BELL METEORICAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 1033, PAGE 112, BELL COUNTY RECORDS OF BELL COUNTY, TEXAS. (EASEMENT IS BLANKET IN NATURE)

B. EASEMENT TO BELL COUNTY AS RECORDED IN VOLUME 2032, PAGE 102, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. (SHOWN HEREON)

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EXHIBIT SHOWING TRACT 15:
BEING A 30.03 ACRE TRACT OF LAND LOCATED IN THE J. AROCHA
SURVEY, ABSTRACT NO. 1, THE M. MORENO SURVEY, ABSTRACT NO. 14,
BELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 605.591
ACRE TRACT RECORDED IN VOL. 8832, PG. 512, OFFICIAL PUBLIC
RECORDS OF BELL COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER
SURVEYOR
DATE: OCTOBER 28, 2016
JOB NO. 16-108 TRACT 15

LEGEND

P.O.B.

POINT OF BEGINNING
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD WITH A RED MATKIN-HOOVER
ENG. & SURVEY PLASTIC CAP
WIRE FENCE
APPROXIMATE SURVEY LINE

KNOB HILL ROAD
ASPHALT ROAD
RIGHT-OF-WAY
EASEMENT

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099

EXHIBIT "A" **FIELD NOTES FOR A 30.03 ACRE TRACT OF LAND** **(TRACT 15)**

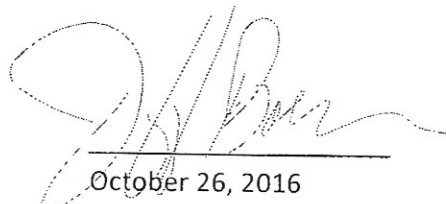
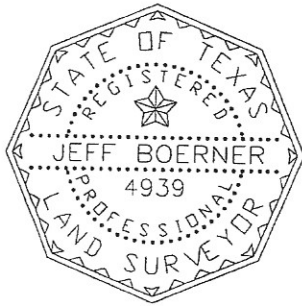
BEING A 30.03 ACRE TRACT OF LAND, LOCATED IN THE J. AROCHA SURVEY, ABSTRACT NO. 1, AND THE M. MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 605.591 ACRE TRACT RECORDED IN VOLUME 9835, PAGE 512, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SAID **30.03 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with a red "Matkin Hoover Eng. & Survey" plastic cap set for the east corner of the herein described tract, in the northwest right-of-way line of Knob Hill Road, said point bears **S 17° 13' 46" W, a distance of 2800.36'**, from a ½" iron rod found at the south end of a cutback line at the intersection of the southwest right-of-way line of Reeds Lake Road, with the northwest right-of-way line of Knob Hill Road;

- (1) **Thence, S 17° 16' 12" W**, with the northwest right-of-way line of Knob Hill Road, the southeast boundary line of the called 605.591 acre tract, the southeast boundary line of the herein described tract, **a distance of 55.01'** to a ½" iron rod with a red "Matkin Hoover Eng. & Survey" plastic cap set for corner;
- (2) **Thence**, departing the northwest right-of-way line of Knob Hill Road, the southeast boundary line of the called 605.591 acre tract, with the southwest boundary lines of the herein described tract, the following courses and distances:
 - a. **N 71° 48' 25" W, 2752.11'** to a ½" iron rod with a red "Matkin Hoover Eng. & Survey" plastic cap set for angle;
 - b. **N 74° 28' 56" W, 1251.88'** to a ½" iron rod with a red "Matkin Hoover Eng. & Survey" plastic cap set for corner in the northwest boundary line of the called 605.591 acre tract, the southeast boundary line of a called 474.13 acre tract recorded in Volume 8542, Page 342, Official Public Records of Bell County, Texas;
- (3) **Thence, N 17° 07' 15" E**, with the northwest boundary line of the called 605.591 acre tract, the southeast boundary line of a called 474.13 acre tract, the northwest boundary line of the herein described tract, **a distance of 847.45'** to a ½" iron rod with a red "Matkin Hoover Eng. & Survey" plastic cap set for corner;

- (4) **Thence**, departing the northwest boundary line of the called 605.591 acre tract, the southeast boundary line of a called 474.13 acre tract, with the northeast and southeast boundary lines of the herein described tract,
- a. **S 74° 12' 09" E, 1383.57'** to a ½" iron rod with a red "Matkin Hoover Eng. & Survey" plastic cap set for corner;
 - b. **S 17° 51' 40" W, 791.72'** to a ½" iron rod with a red "Matkin Hoover Eng. & Survey" plastic cap set for interior corner;
 - c. **S 71° 48' 25" E, 2630.65'** to the **Point of Beginning** and containing **30.03 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.

A handwritten signature in dark ink, appearing to read "Jeff Boerner", written over a horizontal line.

October 26, 2016

Jeff Boerner, RPLS #4939

Job #16-4018 (Tract 15)