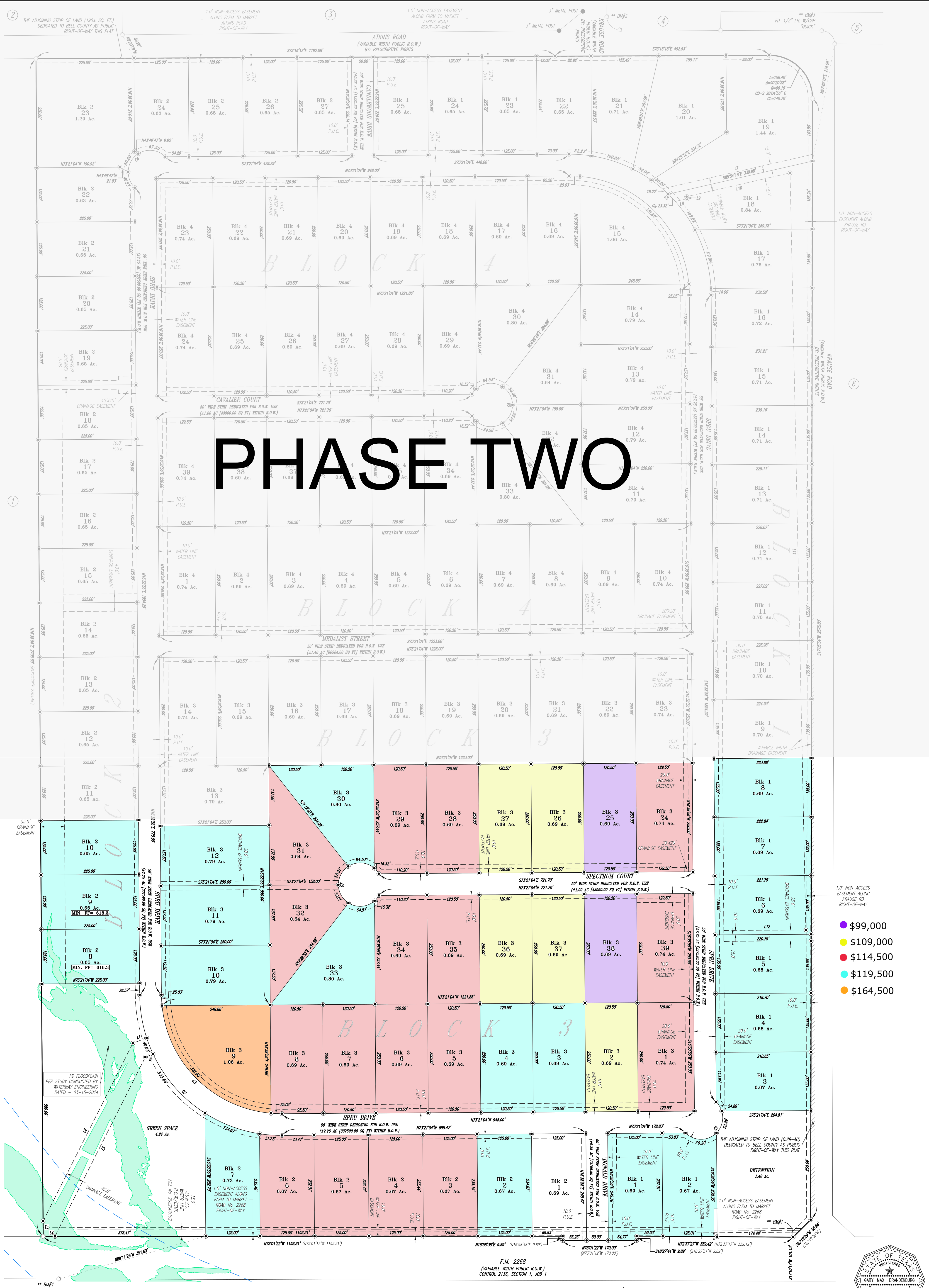


PHASE TWO



- \$99,000
- \$109,000
- \$114,500
- \$119,500
- \$164,500

*** LEGEND ***

- FOUND 1/2" IRON ROD
- FOUND FENCE POST AS NOTED
- SET 5/8" I.R. W/CAP STAMPED "MS 10194410"
- (COURSE VALUE PER DEED FILE NO. 2023021763 O.P.R.E.C.T.)
- "MK30 30" DENOTES REFERENCE CALLS ONLY
- P.U.E. = PUBLIC UTILITY EASEMENT

ADJACERS:

- ① 78.31 AC. - WALD, JEANETTE JAROUK - W.D. - FILE NO. 202303317 O.P.R.E.C.T.
- ② 32.10 AC. - JOHNSON, RONALD H., ET UX - W.D. - VOL. 5376, PG. 744 O.P.R.E.C.T.
- ③ 28.09 AC. - FERRELL, GEORGE WESLEY & MARILYN JOY - W.D. - FILE NO. 20190004581 O.P.R.E.C.T.
- ④ 26.34 AC. - COOPER, JOHN ROBERT - W.D. - FILE NO. 20180004023 O.P.R.E.C.T.
- ⑤ 47.81 AC. - COOPER BARBARA ANN LLC - W.D. - FILE NO. 202002032 O.P.R.E.C.T.
- ⑥ 47.86 AC. - COOPER BARBARA ANN - W.D. - FILE NO. 202002032 O.P.R.E.C.T.

ADJACERS (continued):

- ** BM#1 - 5/8" IRON ROD N. 10305483.64' E. 3198186.85' ELEV. 644.84'
- W/CAP "MS 10194410" N. 10302852.61' E. 3198186.85' ELEV. 630.14'
- ** BM#2 - 1/2" IRON ROD N. 10305658.52' E. 3197302.31' ELEV. 612.75'
- ** BM#3 - 1/2" IRON ROD N. 10305483.64' E. 3198186.85' ELEV. 644.84'
- ** BM#4 - 1/2" IRON ROD N. 10303254.01' E. 3197302.31' ELEV. 612.75'

PROPERTY LINE

LOT LINE

EASEMENT LINE

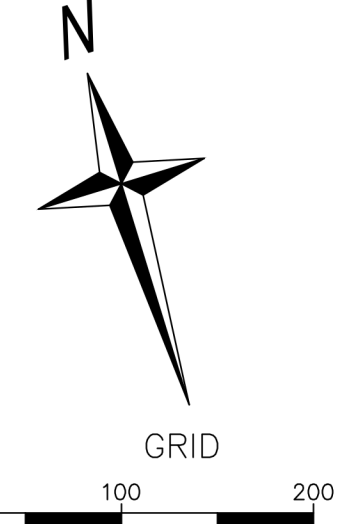
FLOOD STUDY 1% EVENT FLOOD EXTENT

F.I.R.M. ZONE A S.F.H.A. EXTENT

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	158.08	50.00	181°08'46"	N61°38'56"E	99.99
C2	510.51	325.00	90°00'00"	S28°21'04"E	459.62
C3	431.97	275.00	90°00'00"	S28°21'04"E	388.91
C4	158.08	50.00	181°08'46"	S61°38'56"W	99.99
C5	510.51	325.00	90°00'00"	N28°21'04"W	459.62
C6	431.97	275.00	90°00'00"	N28°21'04"W	388.91
C7	261.80	50.00	300°00'00"	S16°38'56"W	50.00
C8	261.80	50.00	300°00'00"	N16°38'56"E	50.00

Line #	Length	Direction
L1	34.03	N85°36'11"E
L2	457.69	N43°46'14"E
L3	34.94	S16°38'56"W
L4	26.97	S73°01'22"E
L5	461.35	N43°46'14"E
L6	18.88	N85°36'11"E

Line #	Length	Direction
L7	353.78	S85°54'18"E
L8	28.02	S85°54'18"E
L9	5.00	N04°05'42"E
L10	243.85	S85°54'18"E
L11	1739.53	S15°48'28"W
L12	188.52	N73°21'04"W



WELLBORN ENGINEERING & SURVEYING

PROJECT: WES-23-085 | SCALE: 1" = 100' | FIELD: CMSP | DRAFTING: BM | CHECKED: GMB

LAST FIELD VISIT: 03.01.2024 | SHEET NO. 1 OF 2

LAST DRAFT REVISION: 04.01.2024

PLAT FOR HOLLAND HILL

A SUBDIVISION OF BELL COUNTY CONTAINING 110.32 ACRES, ACCORDING TO DEED RECORDED IN FILE NO. 2023021763, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF AND PART OF THE ANTONIO MENCHACA SURVEY, ABSTRACT NO. 12, BELL COUNTY, TEXAS

631 WATER STREET | wellbornengineering.com
KERRVILLE, TX 78028 | FIRM# 10194410
830-217-7100 | 5164 T.B.P.E.L.S.



F.M. 2269
(VARIABLE WIDTH PUBLIC R.O.W.)
CONTROL 2136, SECTION 1, JOB 1