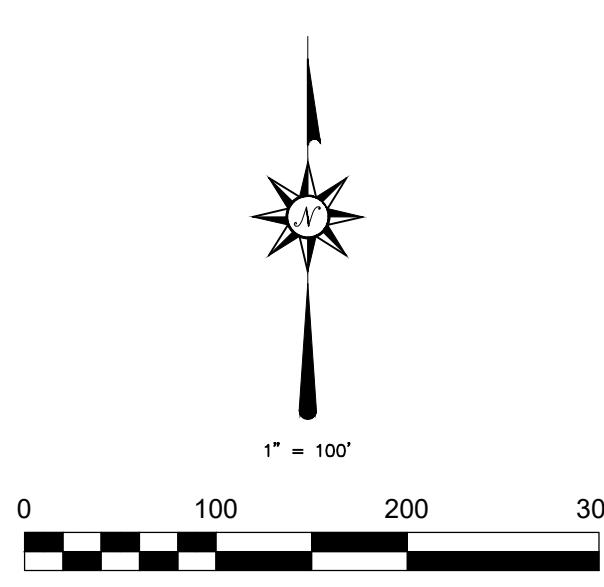
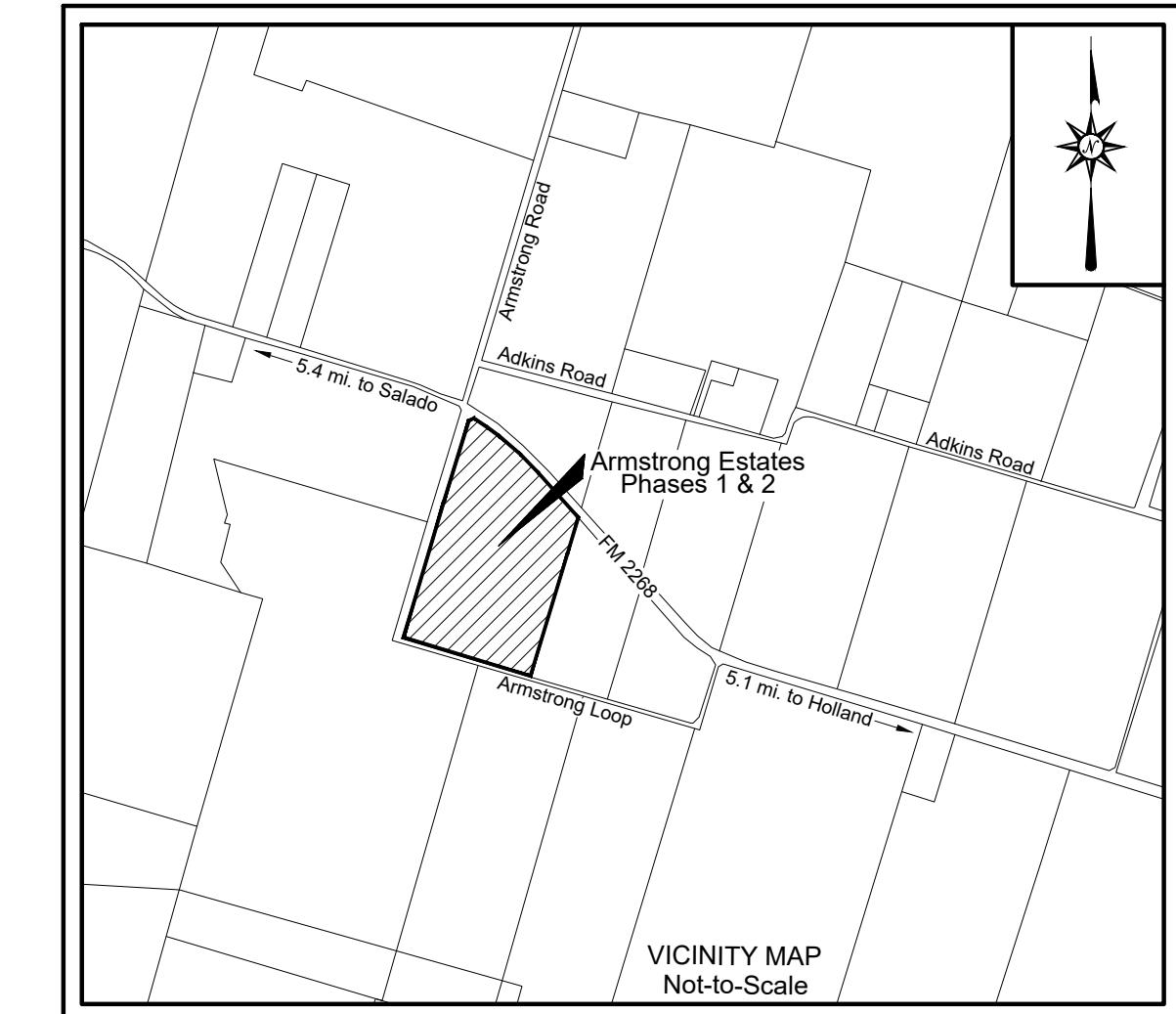


NOTES:

1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE BELL COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 4802705506, EFFECTIVE SEPTEMBER 26, 2008.
2. THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED USING G.P.S. EQUIPMENT, USING THE TOPNET LIVE VRS NETWORK. (TEXAS CENTRAL ZONE - NAD 83).
3. ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED (JDS 10194118).
4. "o" DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED (JDS 10194118) UNLESS OTHERWISE NOTED.
5. ACREAGE: PHASE 1 - 16.21 ACRES  
PHASE 2 - 55.20 ACRES  
TOTAL - 71.41 ACRES
6. ELECTRIC SERVICE TO BE PROVIDED BY ONOR ELECTRIC DELIVERY COMPANY. WATER SERVICE TO BE PROVIDED BY JARRELL SOUTHERN WATER SUPPLY CORPORATION. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
7. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BELL COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER FACILITIES.
9. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

# ARMSTRONG ESTATES - PHASES 1 & 2 BELL COUNTY, TEXAS

JOSEPH ATKINS  
SURVEY, A-27

CALLED 111-2/3 ACRES  
TEXAS TEA SERIES LLC  
BSF UNLIMITED SERIES LLC  
FM 2268 SERIES  
PAGE 1 OF 2  
JANUARY 23, 2011  
DOCUMENT NO: 2011-00003299

BENCHMARK #1  
1/2" IRON ROD SET  
ELEVATION MONUMENT  
N = 10,305,096.10'  
E = 3,192,764.35'  
Z = 702.67'

CALLED 266.53 ACRES  
HOLLIS STEVE WEST AND  
WIFE, DIVINE S. WEST  
TO  
FRANK BENOLKEN AND  
LISA BENOLKEN  
DECEMBER 3, 1997  
VOLUME 3715, PAGE 32

CALLED 128.31 ACRES  
WILLIAM THOMAS CURR  
TO  
PAMELA M. STEPHENS  
DECEMBER 30, 1998  
VOLUME 3931, PAGE 247

CALLED 266.53 ACRES  
HOLLIS STEVE WEST AND  
WIFE, DIVINE S. WEST  
TO  
FRANK BENOLKEN AND  
LISA BENOLKEN  
DECEMBER 3, 1997  
VOLUME 3715, PAGE 32

BENCHMARK #2  
1/2" STEEL PIPE  
ELEVATION MONUMENT  
N = 10,303,874.14'  
E = 3,192,763.00'  
Z = 672.89'

LEGEND	
Common Access Easement	
Pipeline	
Overhead Electric Line	
Lot Lines	
County Road Centerline	
Existing Easement	
Phase Line	
Proposed Easement (Unless otherwise noted)	
IRF	
IRS	
P.U.E.	

OWNER: JASON RANCHES, LTD.  
1308 COMMON ST., SUITE 205, #13  
NEW BRAUNFELS, TEXAS 78130  
(830) 620-4867

PRELIMINARY PLAT  
ARMSTRONG ESTATES - PHASES 1 & 2  
JOSEPH ATKINS SURVEY, A-27  
BELL COUNTY, TEXAS

DRAWN BY: RM	SCALE: 1" = 100'
SURVEYED BY: SM	SHEET NO. 1
DATE: 04-07-2021	FILE NO: 2086-SUB.DWG

JDS SURVEYING, INC.  
WWW.JDSURVEY.COM  
PROFESSIONAL SURVEYING & MAPPING  
T.B.P.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

CALLED 100 ACRES  
MOLIE H. BROOKS,  
COLE V. BROOKS AND  
WIFE, JULIA A. BROOKS  
TO  
FRANK S. BENOLKEN AND  
WIFE, LISA BENOLKEN  
APRIL 27, 2001  
VOLUME 4384, PAGE 385