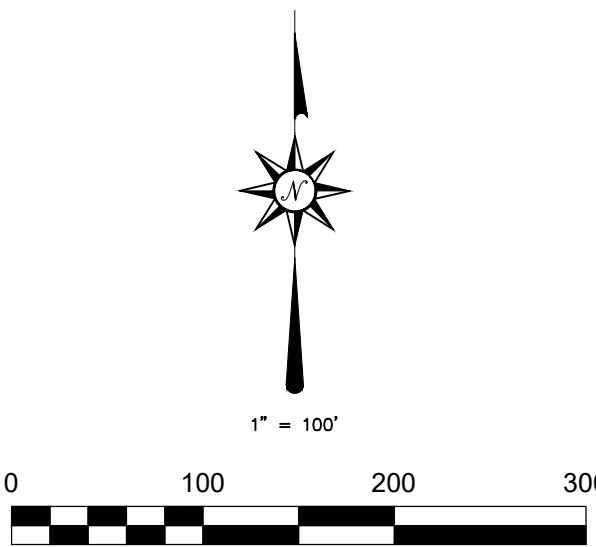
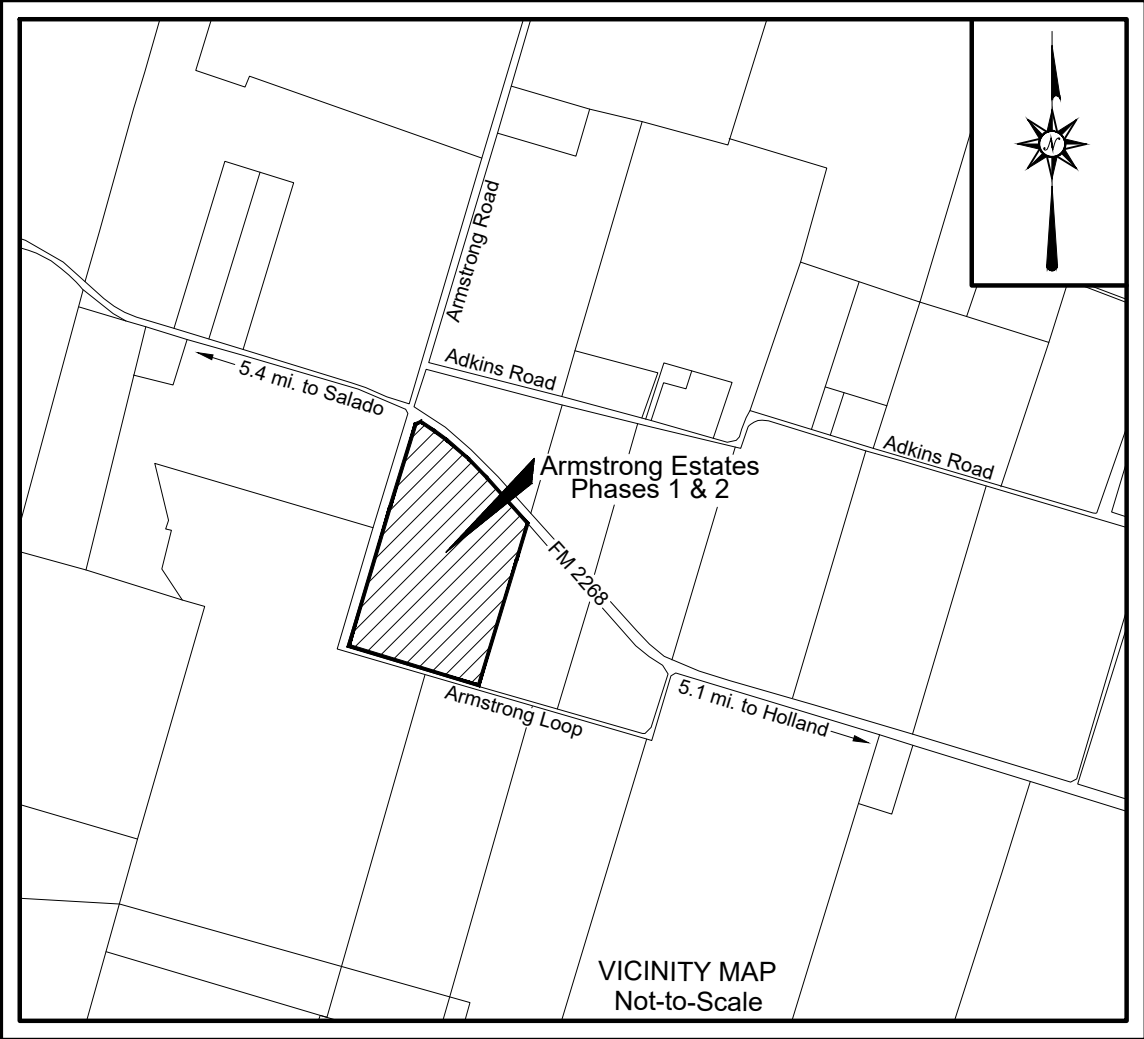


NOTES:

- 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. 48027C0550E, EFFECTIVE SEPTEMBER 26, 2008.
- 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).
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED (JDS 10194118).
- \*"O" DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED (JDS 10194118) UNLESS OTHERWISE NOTED.
- ACREAGE: PHASE 1 - 16.21 ACRES  
PHASE 2 - 55.20 ACRES  
TOTAL - 71.41 ACRES
- ELECTRIC SERVICE TO BE PROVIDED BY ONCOR ELECTRIC DELIVERY COMPANY. WATER SERVICE TO BE PROVIDED BY JARRELL SCHWARTNER WATER SUPPLY CORPORATION. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
- 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



BENCHMARK #1  
1/2" IRON ROD SET  
ELEVATION MONUMENT  
N = 10,306,096.10'  
E = 3,161,884.35'  
Z = 702.85'

CALLED 111-2/3 ACRES  
TEXAS TDA SERIES LLC  
TO  
BSF UNLIMITED SERIES LLC  
FM 2268 SERIES  
FIRST TRACT  
JANUARY 22, 2011  
DOCUMENT NO. 2011-00003259

CALLED 266.53 ACRES  
HOLLIS STEVE WEST AND  
WIFE, DIXIE G. WEST  
TO  
FRANK BENJOLKEN AND  
LISA BENJOLKEN  
DECEMBER 3, 1997  
VOLUME 3715, PAGE 32

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

CALLED 266.53 ACRES  
HOLLIS STEVE WEST AND  
WIFE, DIXIE G. WEST  
TO  
FRANK BENJOLKEN AND  
LISA BENJOLKEN  
DECEMBER 3, 1997  
VOLUME 3715, PAGE 32

BENCHMARK #2  
STEEL PIPE  
ELEVATION MONUMENT  
N = 10,303,874.14'  
E = 3,192,763.00'  
Z = 672.86'

CALLED 100 ACRES  
MOLLIE H. BROOKS,  
COLE V. BROOKS AND  
WIFE, JULIE A. BROOKS  
TO  
FRANK S. BENJOLKEN AND  
WIFE, LISA BENJOLKEN  
APRIL 27, 2001  
VOLUME 4384, PAGE 385

LEGEND	
	Common Access Easement
	Pipeline
	Overhead Electric Line
	Lot Lines
	County Road Centerline
	Existing Easement
	Phase Line
	Proposed Easement
(Unless otherwise noted)	
	Iron Rod Found
	Iron Rod Set
	Public Utility Easement

OWNER: JASON RANCHES, LTD.  
JASON ROBERTS  
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  
SURVEYED BY: SM  
DATE: 04-07-2021

SCALE: 1" = 100'  
SHEET 1 OF 1  
FILE NO: 2086-SUB.DWG

JDS SURVEYING, INC.  
WWW.JDSURVEY.COM  
PROFESSIONAL SURVEYING & MAPPING  
T.S.P.E.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 • Phone: (803) 963-2333