

QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT
1501 W. STAN SCHLUETER LP., KILLEEN, TEXAS (254) 493-9962
T.B.P.E. FIRM REGISTRATION NO. 14709
T.B.P.L.S. REGISTRATION NO. 10194110

CALLED 0.542 ACRE
MARVIN E. MAXEY
VOL. 3704, PG. 58

GUY WIRE
ANCHOR FOUND

SURVEYOR'S NOTES & CERTIFICATION:

- To: Closed Bell LLC: This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a **Category 1A, Urban Condition II Land Survey**.
- This survey was performed with the benefit of Title Commitment Pre-2024-164, with an issue date of September 18, 2024, provided by Closed Bell LLC, and based on the review of the Schedule B of the same, it is the Surveyor's limited opinion:
Item 1 - Restrictive Covenants recorded in Cabinet A, Slide 223-D of the Map/Plat Records of Bell County, Texas and in Volume 836, Page 451 of the Deed Records of Bell County, Texas. **-DO AFFECT-**
Item 10
 - Building/setback lines, easements, and/or other matters as shown on plat recorded in/under Cabinet A, Slide 223-D, Map/Plat Records, Bell County, Texas. **-AS SHOWN-**
 - Easements, building/setback lines, terms, conditions, provisions, and/or other matters set forth in instrument(s) recorded in/under Volume 836, Page 451, Official Public Records, Bell County, Texas. **-AS SHOWN-**
- All buildings setback lines, easements, etc. established by the City of Harker Heights codes or ordinances, or restrictive covenants, may not be shown hereon.

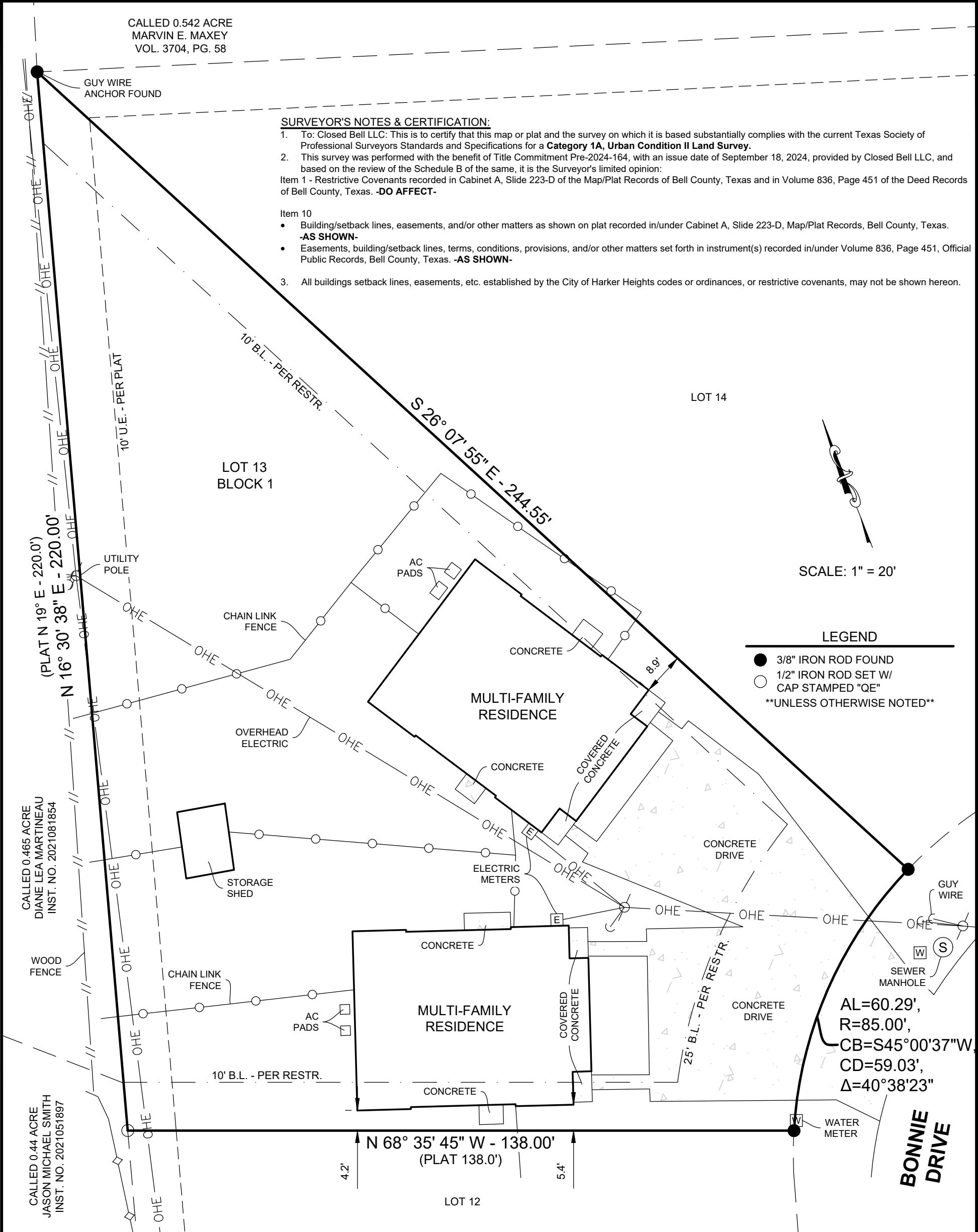
LOT 14

LOT 13
BLOCK 1

SCALE: 1" = 20'

LEGEND

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET W/
CAP STAMPED "QE"
- **UNLESS OTHERWISE NOTED**



SURVEYOR'S SKETCH of a survey made on the ground on December 3, 2024, of that certain tract of land located at 300 Bonnie Drive, Harker Heights, Texas, and being called Lot Thirteen (13), Block One (1), Kern Acres First Extension & Revision, in the City of Harker Heights, Bell County, Texas, according to the Plat of Record in Cabinet A, Slide 223-D, Plat Records of Bell County, Texas. There are no shortages of areas, visible encroachments, protrusions, or overlapping of improvements, except as shown or noted hereon. Only the information shown on the recorded plat and the information listed in the Title Commitment reflected was considered for this survey. **THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED.** A review of all title records may find additional information.

Note:
This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.
Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.

Seth H. Barton 12/04/2024
Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 6878, Texas

