

Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation.

TSPS LAND TITLE SURVEY



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	135.50'	465.00'	N16°56'35"W	135.02'
C2	231.50'	475.00'	N03°03'36"E	229.22"

Line Table			
Line #	Direction	Length	Record Calls
L1	N17°29'08"E	40.11'	N17°35'09"E 39.68'
L2	S72°16'37"E	60.58'	S72°22'30"E 60.58'
L3	S19°35'42"W	9.43'	S19°42'58"E 42.00'
L4	S18°08'19"W	37.68'	S17°38'56"E 37.59'

Restrictions of Record:  
 Doc.# 2018-00053173  
 Doc.# 2020003700

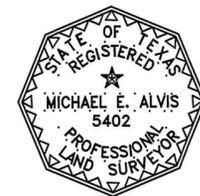
The following documents affect this lot:  
 Doc.# 2011-00021112  
 Doc.# 2011-00012608  
 Doc.# 2011-00011141  
 Doc.# 2011-00011142  
 Doc.# 2011-00012609  
 Doc.# 2011-00044785

The following document does not affect this lot:  
 Vol. 2053, Pg. 649

The following document affects his lot:  
 Doc.# 2019-00000310  
 Doc.# 2020007148

19.159 ACRES, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, being a portion of a called 29.40 acre tract of land conveyed to Lowes Drive, LTD. In Document No. 2007-00009704, Official Public Records of Real Property, Bell County, Texas, all of a called 0.578 acre tract of land conveyed to Lowes Drive, LTD in Document No. 2007-00019953, of said Official Public Records, all of a called 0.231 acre tract of land conveyed to Lowes Drive, LTD in Document No. 2019-00044784, of said Official Public Records and all of a called 0.336 acre tract of land conveyed to Lowes Drive, LTD in Document No. 2019-00044783, of said Official Public Records, and being more particularly described as follows:

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, TSPS Land Title Survey.



This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0355E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 15th day of April 2021.

Michael E. Alvis, R.P.L.S., No. 5402

NOTE: BOUNDARY BEARINGS AND CALLS REFERENCED TO SURVEY SHOWING 19.159 ACRES COMPLETED ON 12-05-2019 BY A.C.S. CO.  
 BEING a 19.159 acre tract of land more particularly described by separate field notes.

**TURLEY ASSOCIATES, INC.**  
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 TBPB No. F-1658 • TBPLS No. 10058000  
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SURVEY OF:  
**19.159 ACRES**  
 MAXIMO MORENO SURVEY  
 ABSTRACT NO. 14  
 BELL COUNTY, TEXAS

PREPARED FOR:  
**RAO'S CONSULTING ENGINEERS**

REVISIONS		
DATE	DESCRIPTION	DFTR

DRAFTSMAN:  
 BRC  
 DATE:  
 4/15/2021  
 COMPUTER FILE NAME:  
 21-574 CERT TOPO  
 REFERENCE DRAWING NUMBERS:  
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JOB NUMBER:  
**21-574**  
 DRAWING NUMBER:  
**21574-C**

PAGE #  
**01**