



LEGEND

P.O.B.	POINT OF BEGINNING
(R1)	RECORD CALL PER DOCUMENT NO. 2008-00003171
(R2)	RECORD CALL PER DOCUMENT NO. 2012-36274
⊙	5/8" IRON ROD FOUND
⊙	COTTON SPINDLE SET IN ASPHALT
⊙	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
⊙	UTILITY POLE
⊙	UTILITY POLE WITH GUY WIRE
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	LIGHT POLE
—○—	CHAIN-LINK FENCE
—□—	IRON FENCE
- - - OELx - - -	ELECTRIC (OVERHEAD)

WILSONART I LLC
CALLED ALL OF LOT 21, BLOCK 1
DOCUMENT NO. 2012-00046383
OFFICIAL PUBLIC RECORDS

SURVEY SHOWING A 2.957 ACRE TRACT OF LAND, LOCATED IN THE CS MASTERS SURVEY, ABSTRACT NO. 550, SAID 2.957 ACRE TRACT, BEING THE REMAINDER OF LOTS ONE THROUGH TWENTY-FOUR (1 - 24) OF SMITH SUBDIVISION OF PART OF BLOCK 3, BENTLEY'S BELLVIEW, AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 563, PAGE 149, DEED RECORDS OF BELL COUNTY, TEXAS.

- NOTES:**
- 1) FIELD WORK PERFORMED ON: DECEMBER 16, 2021
 - 2) BORROWER: CARROLL ESTES AND ANNETTE ESTES
 - 3) ADDRESS: 701 SOUTH 31ST STREET, TEMPLE, TEXAS
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 21413503, ISSUED DATE OF DECEMBER 8, 2021, EFFECTIVE DATE OF NOVEMBER 29, 2021 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C0355E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

- SCHEDULE B EXCEPTIONS:**
100. EASEMENT, BUILDING LINES, RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS AND/OR MATTERS, AS SHOWN/STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF.
 100. TEN FOOT (10') UTILITY EASEMENT AS SHOWN ON PLAT OF RECORD IN VOLUME 563, PAGE 149, DEED RECORDS OF BELL COUNTY, TEXAS. (SHOWN ON SURVEY)
 100. EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 637, PAGE 530, DEED RECORDS OF BELL COUNTY, TEXAS. (UNABLE TO DETERMINE EXACT LOCATION BASED ON THE DESCRIPTION)



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO SIGNIFICANT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, APPARENT BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF VISIBLE IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS, EXCEPT AS SHOWN, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

Travis L. Quicksall
TRAVIS L. QUICKSALL DATE: DECEMBER 28, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 21-2272