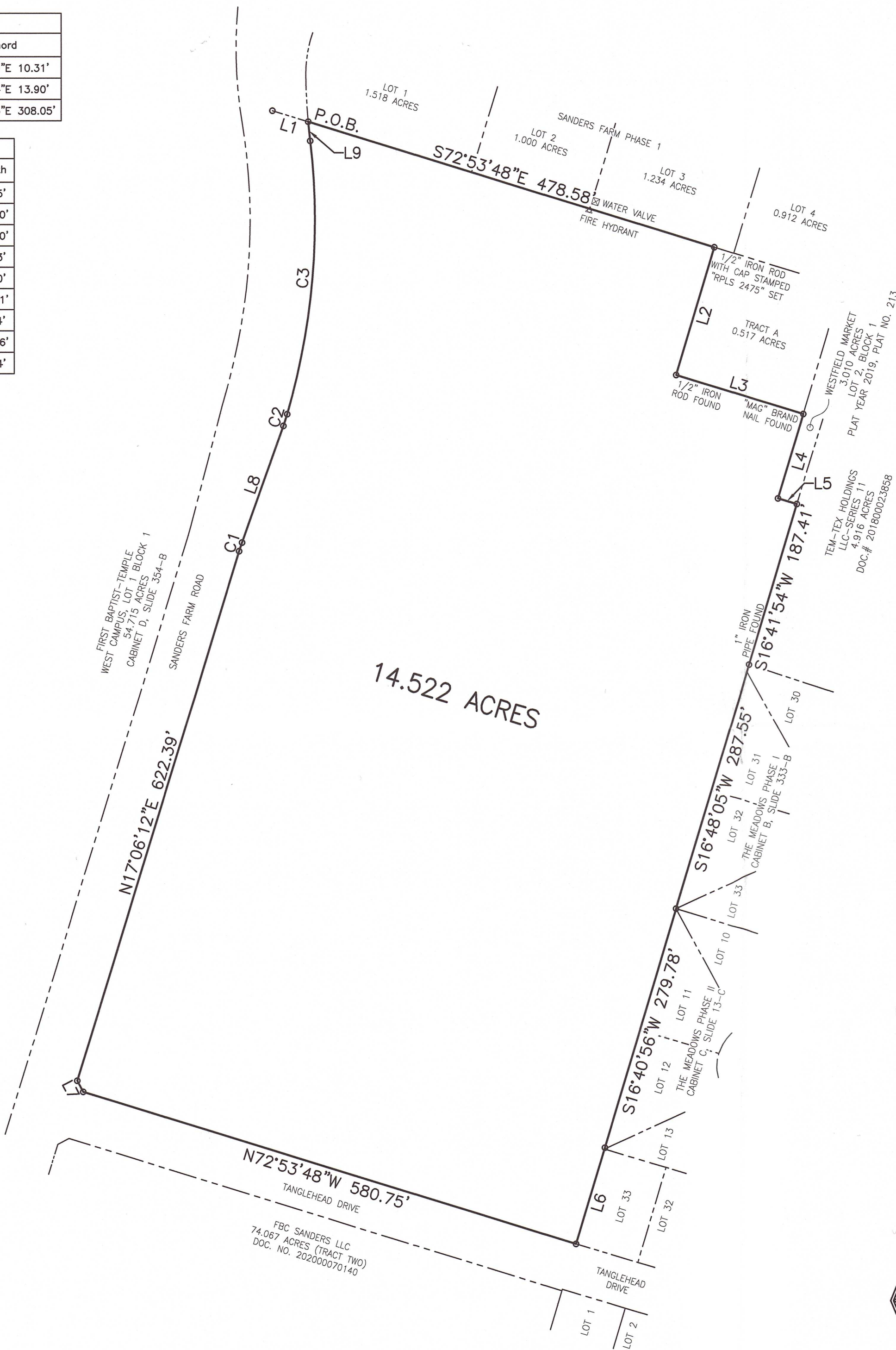


Curve Table			
Curve #	Length	Radius	Chord
C1	10.31'	238.00'	N18°20'39"E 10.31'
C2	13.90'	262.00'	N18°03'54"E 13.90'
C3	310.19'	761.50'	N04°52'33"E 308.05'

Line Table		
Line #	Direction	Length
L1	S72°53'48"E	42.05'
L2	S16°41'54"W	150.00'
L3	S72°53'48"E	150.00'
L4	S16°41'54"W	98.93'
L5	S73°17'59"E	22.00'
L6	S16°43'25"W	112.71'
L7	N27°53'48"W	14.14'
L8	N19°35'05"E	138.76'
L9	N05°53'37"W	21.64'

1/2" IRON ROD WITH
CAP STAMPED "RPLS
2475" FOUND UNLESS
OTHERWISE MENTIONED



GF# 22-1382,
PROPOSED INSURED: JJABC, LP.

The following documents
affect this lot:
Doc.# 2019-00026035
Doc.# 2020070140

The following documents
do not affect this lot:
Doc.# 2012-00051906
Volume 3539, Pg. 81
Doc.# 2013-00016413
Doc.# 2015-00005619
Doc.# 2022009376

The following document
is a blanket easement
and are non-locatable
by description.
Volume 1018, Pg. 495

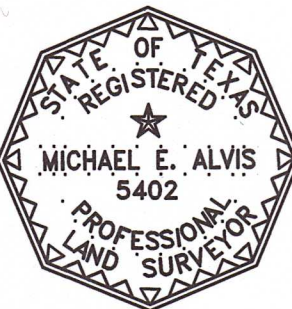
NOTES CORRESPONDING TO SCHEDULE "B":

10(A). TRAIL EASEMENT 20 FEET IN WIDTH ALONG THE WEST PROPERTY LINE(S), AS REFLECTED BY THE RECORDED PLAT OF SAID SUBDIVISION. (TRACT 1) DOES NOT AFFECT THIS PROPERTY.

10(B). SIDEWALK EASEMENT 20 FEET IN WIDTH ALONG THE PROPERTY LINE(S), AS REFLECTED BY THE RECORDED PLAT OF SAID SUBDIVISION. (TRACT 1) DOES NOT AFFECT THIS PROPERTY.

BEING a 14.522 acre tract of land more particularly described by separate field notes.

BEING a 14.522 acre tract of land situated in the BALDWIN ROBERTSON SURVEY, ABSTRACT No. 17, Bell County, Texas and being a part or portion of Lot 1, Block 1, First Baptist-Temple West Campus according to the map or plat of record in Cabinet D, Slide 354-B, Plat Records of Bell County, Texas and being a part or portion of that certain 74.067 acre tract of land (TRACT TWO) described in a Special Warranty Deed dated December 15, 2020 from First Baptist Church, Temple, Texas, a Texas non-profit corporation to FBC Sanders, LLC, a Texas limited liability company and being of record in Document No. 202000070140, Official Public Records of Bell County, Texas.



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 to JJABC, LP 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 1B, 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. 48027C0335E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 31st day of March 2022.

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

TURLEY ASSOCIATES, INC.
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SURVEY OF:
14.522 ACRES
BALDWIN ROBERTSON SURVEY
ABSTRACT NO. 17
BELL COUNTY, TEXAS

PREPARED FOR:
FBC SANDERS

REVISIONS		
DATE	DESCRIPTION	DFTR
4/11	ADD NOTES FOR TITLE	ZMN

DRAFTSMAN:
ZMN
DATE:
3/24/2022
COMPUTER FILE NAME:
20-3294
REFERENCE DRAWING NUMBERS:

JOB NUMBER:
20-3294

DRAWING NUMBER:
203294-C

PAGE #
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