

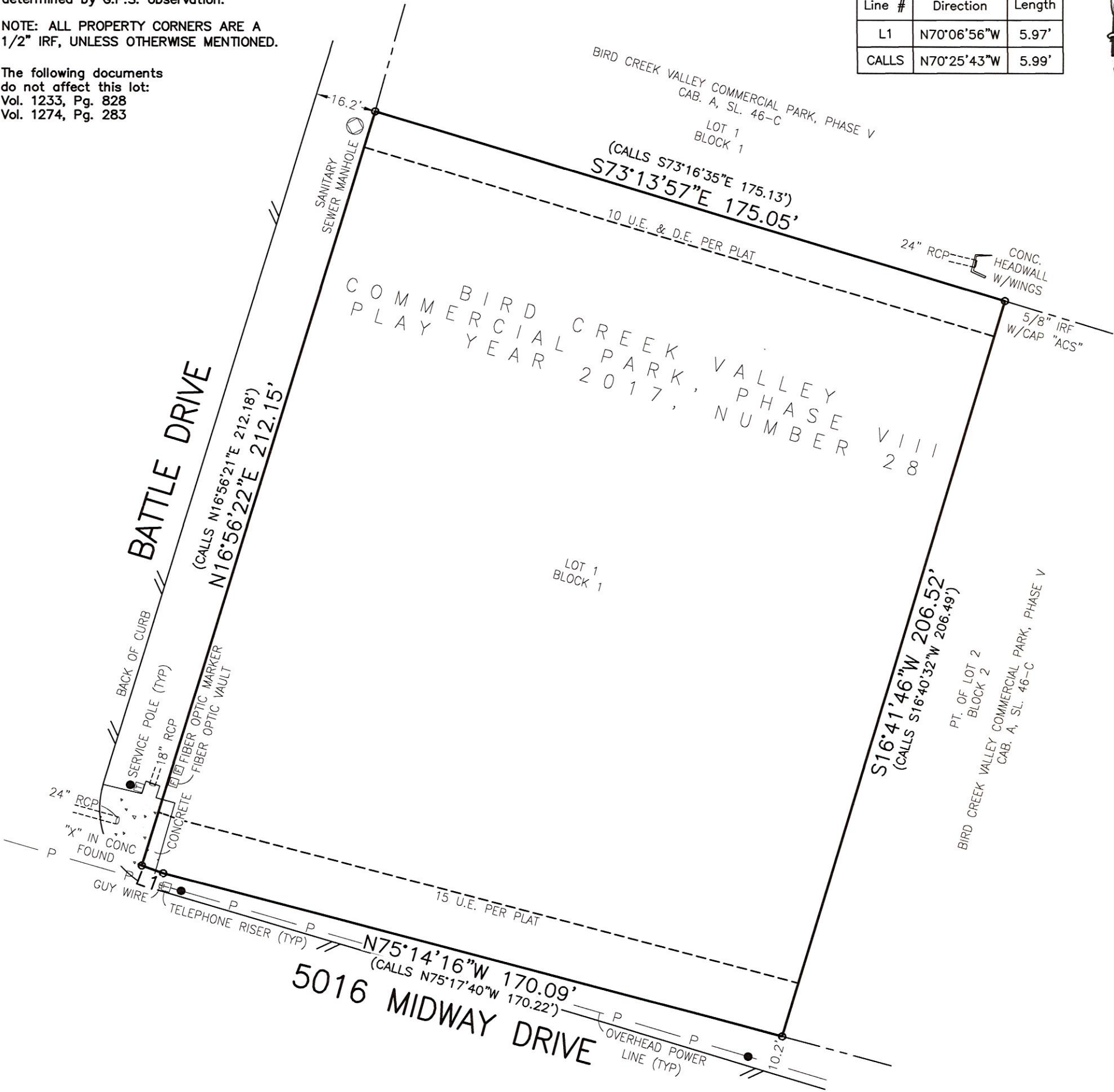
TSPS LAND TITLE SURVEY
Bearing Base: Texas State Plane
Coordinate System (NAD 1983) as
determined by G.P.S. observation.

NOTE: ALL PROPERTY CORNERS ARE A
1/2" IRF, UNLESS OTHERWISE MENTIONED.

The following documents
do not affect this lot:
Vol. 1233, Pg. 828
Vol. 1274, Pg. 283

Line Table		
Line #	Direction	Length
L1	N70°06'56"W	5.97'
CALLS	N70°25'43"W	5.99'

SCALE 1:30



Lot One (1), in Block One (1) of Bird Creek Valley Commercial Park, Phase VIII, being a replat of a portion of Lot Two (2), Block One (1), Bird Creek Valley Commercial Park Phase V, in the City of Temple, Bell County, Texas, according to the Plat of record in Plat Year 2017, Number 28, Plat Records of Bell County, Texas.



STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Sharon E. Dunlap,
COUNTY OF BELL I 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 Appears not to be within the Special Flood Hazard Area as per
the Federal Emergency Management Agency Federal Insurance Administration
Map No. 48027C0335E, dated September 26, 2008. This statement does not
create any liability in such event on the part of this surveyor or Turley
Associates Inc.

IN WITNESS THEREOF, my hand and seal, this the 10th day of February 2025.

Sharon E. Dunlap
Sharon E. Dunlap, R.P.L.S., No. 6197

REVISION
03/6/2025
JJK



TURLEY ASSOCIATES, INC.
301 N. 3RD ST.
TEMPLE, TEXAS 76501
WWW.TURLEY-INC.COM
254-773-2400
ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10194869

5016 MIDWAY DRIVE
BIRD CREEK VALLEY COMMERCIAL
PARK PHASE VIII
BELL COUNTY, TEXAS

DATE: 2/10/2025	SCALE: 1:30	DWN. BY: JJK
REFERENCE:	F.B. & L.B.: 1131/30	
FILE NO: 25-241	SHEET: 1	