

TPSP LAND TITLE SURVEY

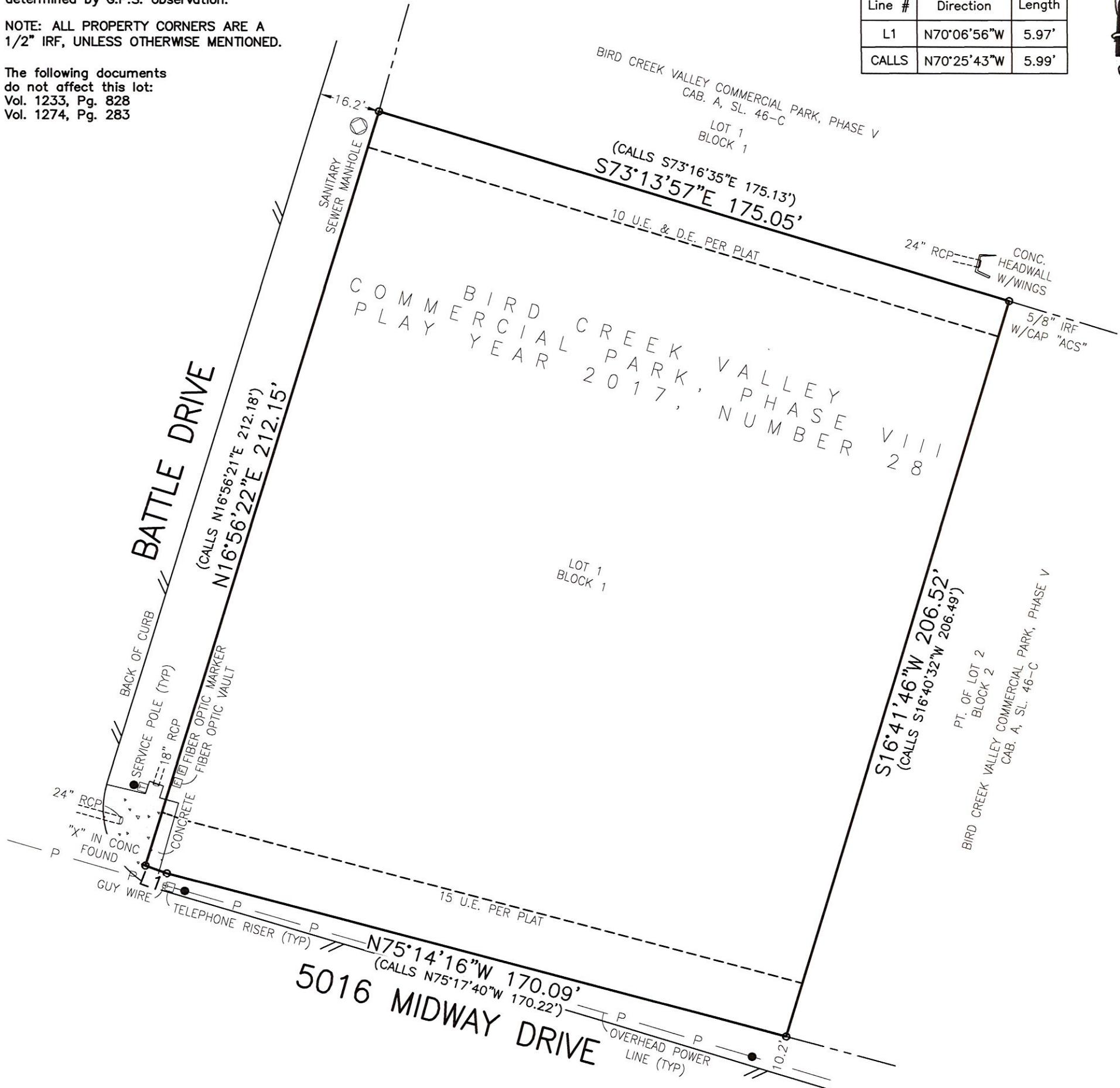
Bearing Base: Texas State Plane
 Coordinate System (NAD 1983) as
 determined by G.P.S. observation.

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

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I Sharon E. Dunlap, 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, R.P.L.S., No. 6197

REVISION

03/6/2025

JJK

