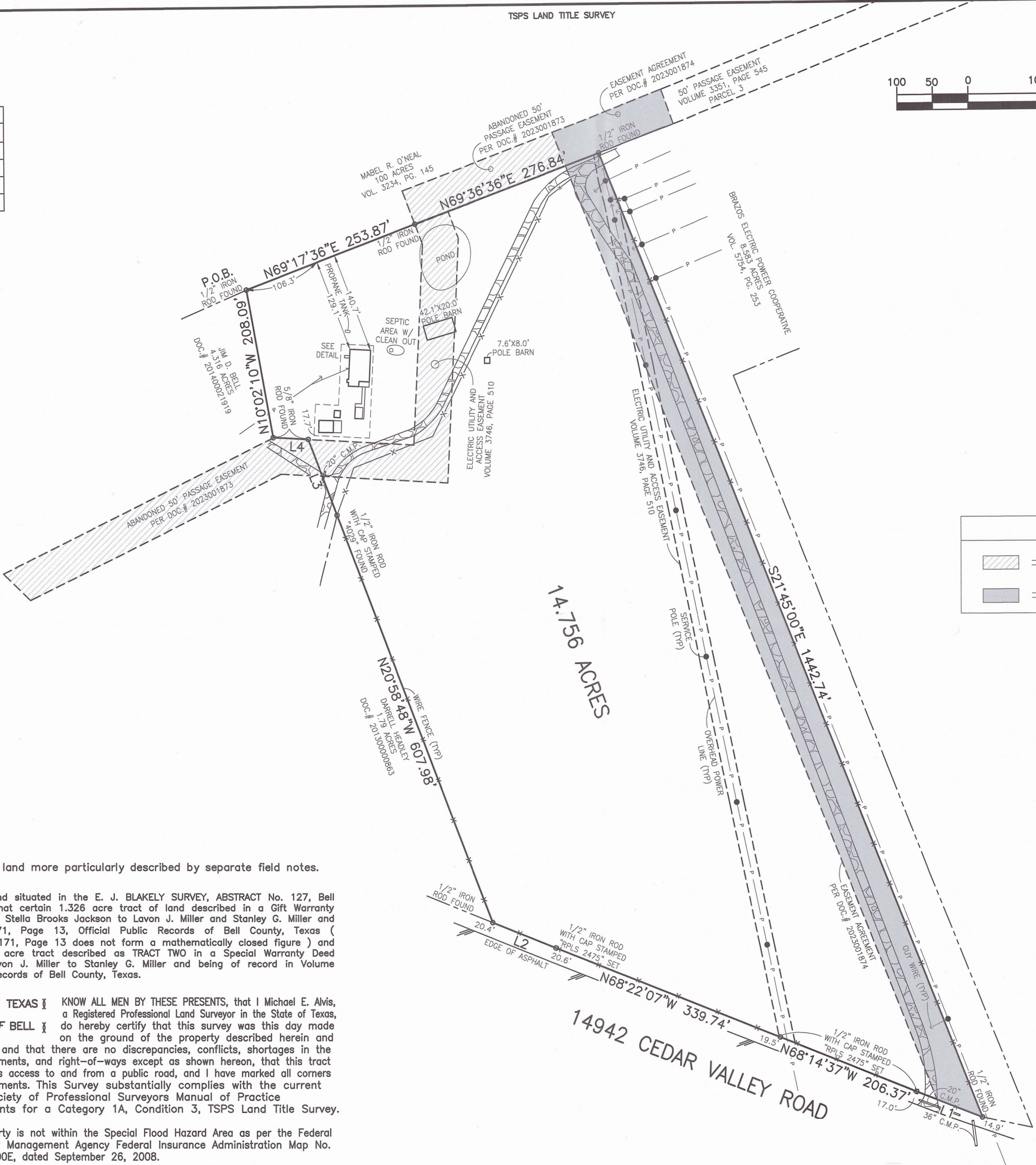


Bearing Base: Texas State Plane
Coordinate System (NAD 1983) as
determined by G.P.S. observation.

TSPS LAND TITLE SURVEY

| Line Table | | |
|------------|-------------|---------|
| Line # | Direction | Length |
| L1 | N68°47'43"W | 98.89' |
| L2 | N68°13'35"W | 95.79' |
| L3 | N20°46'48"W | 112.72' |
| L4 | N86°43'10"W | 49.09' |



The following documents
affect this lot:
Vol. 3351, Pg. 545
Vol. 5065, Pg. 919
Vol. 3436, Pg. 380
Vol. 3746, Pg. 510
Doc.# 2008-00008515

The following documents
do not affect this lot:
Vol. 1244, Pg. 295
Vol. 1244, Pg. 297

BEING a 14.756 acre tract of land more particularly described by separate field notes.

BEING a 14.756 acre tract of land situated in the E. J. BLAKELY SURVEY, ABSTRACT No. 127, Bell County, Texas and being all of that certain 1.326 acre tract of land described in a Gift Warranty Deed dated march 21, 2000 from Stella Brooks Jackson to Lavon J. Miller and Stanley G. Miller and being of record in Volume 4171, Page 13, Official Public Records of Bell County, Texas (description contained in Volume 4171, Page 13 does not form a mathematically closed figure) and being all of that certain 13.435 acre tract described as TRACT TWO in a Special Warranty Deed dated August 28, 2002 from Lavon J. Miller to Stanley G. Miller and being of record in Volume 4771, Page 729, 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 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. 48027C0500E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 17th day of March 2022.

Michael E. Alvis

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

| LEGEND: | |
|---------|--|
| | ABANDONED 50' PASSAGE EASEMENT PER DOC.# 2023001873 |
| | EASEMENT AGREEMENT PER DOC.# 2023001874 |

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SURVEY OF:
14.756 ACRES
14942 CEDAR VALLEY ROAD
E. J. BLAKELY SURVEY
ABSTRACT NUMBER 127
BELL COUNTY, TEXAS

PREPARED FOR:
CENTURY 21

REVISIONS

| DATE | DESCRIPTION | DFTR |
|-------|-------------------|------|
| 02/20 | ADDRESS EASEMENTS | BRC |
| | | |
| | | |
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| | | |
| | | |
| | | |

DRAFTSMAN:
LUC
DATE:
03/17/2022
COMPUTER FILE NAME:
22-656 CERT
REFERENCE DRAWING NUMBERS:

| | |
|---------------------------|--------------|
| JOB NUMBER: 23-431 | PAGE # 01 |
| DRAWING NUMBER: 23431C | |

BEING a 14.756 acre tract of land situated in the E. J. BLAKELY SURVEY, ABSTRACT No. 127, Bell County, Texas and being all of that certain 1.326 acre tract of land described in a Gift Warranty Deed dated march 21, 2000 from Stella Brooks Jackson to Lavon J. Miller and Stanley G. Miller and being of record in Volume 4171, Page 13, Official Public Records of Bell County, Texas (description contained in Volume 4171, Page 13 does not form a mathematically closed figure) and being all of that certain 13.435 acre tract described as TRACT TWO in a Special Warranty Deed dated August 28, 2002 from Lavon J. Miller to Stanley G. Miller and being of record in Volume 4771, Page 729, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being the northwest corner of the said 1.326 acre tract and being the northeast corner of that certain 4.316 acre tract of land described in a Warranty Deed dated May 15, 2014 from Tony Kay Jackson to Jim D. Bell and being of record in Document No. 201400021919, Official Public Records of Bell County, Texas and being in the south boundary line of that certain 100 acre tract of land described in a Warranty Deed with Vendor's Lien dated July 20, 1994 from J. E. Wolf, III to James Travis Wolf and being of record in Volume 3234, Page 145, Official Public Records of Bell County, Texas for corner;

THENCE N. 69° 17' 36" E., 253.87 feet departing the said 4.316 acre tract and with the north boundary line of the said 1.326 acre tract and with the said south boundary line to a 1/2" iron rod found being the northeast corner of the said 1.326 acre tract and being the most northerly northwest corner of the said 13.435 acre tract for corner;

THENCE N. 69° 36' 36" E., 276.84 feet departing the said 1.326 acre tract and with the north boundary line of the said 13.435 acre tract and continuing with the said south boundary line to a 1/2" iron rod found being the northeast corner of the said 13.435 acre tract and being the northwest corner of that certain 8.583 acre tract of land described in a Correction Warranty Deed dated June 30, 2005 from Floyd A. Jackson and wife, Margaret L. Jackson to Brazos Electric Power Cooperative, Inc. and being of record in Volume 5754, page 253, Official Public Records of Bell County, Texas for corner;

THENCE S. 21° 45' 00" E., 1442.74 feet departing the said 100 acre tract and with the east boundary line of the said 13.435 acre tract and with the west boundary line of the said 8.583 acre tract to a 1/2" iron rod found being the southeast corner of the said 13.435 acre tract and being the southwest corner of the said 8.583 acre tract and being in the north right-of-way line of Cedar Valley Road for corner;

THENCE departing the said 8.583 acre tract and with the south boundary line of the said 13.435 acre tract and with the said north right-of-way line the following four (4) calls:

- 1) N. 68° 47' 43" W., 98.89 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 68° 14' 37" W., 206.37 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 68° 22' 07" W., 339.74 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) N. 68° 13' 35" W., 95.79 feet to a 1/2" iron rod found for being the southwest corner of the said 13.435 acre tract and being the southeast corner of that certain 1.79 acre tract of land described in a General Warranty Deed dated December 14, 2012 from Richard Beckham, Jr and Sharrell Beckham to Darrell Headley and being of record in Document No. 201300000863, Official Public Records of Bell County, Texas for corner;

THENCE N. 20° 58' 48" W., 607.98 feet departing the said north right-of-way line and with the west boundary line of the said 13.435 acre tract and with the east boundary line of the said 1.79 acre tract to a 1/2" iron rod with cap stamped "4029" found being the north corner of the said 1.79 acre tract and being the southeast corner of the aforementioned 4.316 acre tract for corner;



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ENGINEERING FIRM #1658 SURVEY FIRM #10056000

THENCE N. 20° 46' 48" W., 112.72 feet departing the said 1.79 acre tract and continuing with the west boundary line of the said 13.435 acre tract and with the east boundary line of the said 4.316 acre tract to a 5/8" iron rod found being the most westerly northwest corner of the said 13.435 acre tract and being an exterior ell corner of the said 4.316 acre tract and being in the south boundary line of the said 1.326 acre tract for corner;

THENCE N, 86° 43' 10" W., 49.09 feet departing the said 13.435 acre tract and with a north boundary line of the said 4.316 acre tract and with the said south boundary line to a 5/8" iron rod found being the southwest corner of the said 1.326 acre tract and being an interior ell corner of the said 4.316 acre tract for corner;

THENCE N. 10° 02' 10" W., 208.09 feet with the west boundary line of the said 1.326 acre tract and with the east boundary line of the said 4.316 acre tract to the Point of BEGINNING and containing 14.756 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, RPLS#5402
March 16, 2022



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