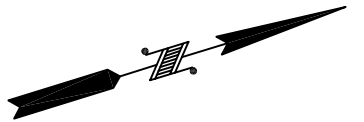


LOT 1, BLOCK 3
TEXANA ADDITION
(2681/713)



SCALE: 1"=100'

JAMES & EDITH ROSKEY
1.307 ACRES
(2022005071)

TRACT 1

TRACT 2

TRACT 3

IN GOD WE TRUST
7.158 ACRES
DOC. #20200003354

LINE	BEARING	DISTANCE
L1	S 15°45'16" W	44.71'
(L1)	(S 17°27'13" W)	(44.96')
L2	N 18°24'25" E	115.24'
(L2)	(N 17°18'50" E)	(115.38')
L3	N 17°17'05" E	116.21'
(L3)	(N 16°52'21" E)	(116.28')
L4	N 17°04'29" E	116.55'
(L4)	(N 17°05'05" E)	(116.85')
L5	S 17°26'02" W	114.66'
(L5)	(S 17°26'38" W)	(114.66')
L6	S 17°26'02" W	30.54'
(L6)	(S 17°26'38" W)	(30.54')
L7	N 73°02'37" W	198.73'
(L7)	(S 73°06'24" E)	(199.50')

NOTE:
ALL RECORD CALLS TAKEN FROM TxDOT RIGHT-OF-WAY MAP
CSJ NO. 0015-14-124, EXCEPT WHERE OTHERWISE NOTED.

* RECORD CALLS FROM VOLUME 2497, PAGE 55, DEED RECORDS,
BELL COUNTY, TEXAS.

** RECORD CALLS FROM VOLUME 2462, PAGE 619, DEED
RECORDS, BELL COUNTY, TEXAS.

*** RECORD CALLS FROM VOLUME 3147, PAGE 825, DEED
RECORDS, BELL COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS,
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS
FOLLOWS: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

I.H. 35
(VARIABLE WIDTH R.O.W.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4022.00'	70.53'	70.53'	S 24°16'28" W	1°00'17"
(C1)	(4022.00')	(70.24')	(70.24')	(S 24°17'04" W)	(1°00'02")
C2	4022.00'	117.46'	117.46'	S 25°40'04" W	1°40'24"
(C2)	(4022.00')	(117.60')	(117.60')	(S 25°37'21" W)	(1°40'31")
C3	4022.00'	118.59'	118.59'	S 27°21'04" W	1°41'22"
(C3)	(4022.00')	(118.74')	(118.73')	(S 27°18'21" W)	(1°41'29")
C4	4022.00'	85.32'	85.32'	S 28°45'07" W	1°12'56"
(C4)	(4022.00')	(85.32')	(85.32')	(S 28°45'34" W)	(1°12'56")
C5	1077.00'	28.44'	28.44'	S 29°42'54" W	1°30'47"
(C5)	(1077.00')	(28.39')	(28.39')	(S 29°43'41" W)	(1°30'37")
C6	4022.00'	306.58'	306.51'	S 25°59'54" W	4°22'03"
(C6)	(4022.00')	(306.58')			

Property Address:
1822 GENERAL BRUCE DRIVE
1902 GENERAL BRUCE DRIVE
2002 GENERAL BRUCE DRIVE

Property Description:

BEING 5.611 ACRES OF LAND CONSISTING OF THE FOLLOWING THREE
TRACTS OF LAND:

TRACT 1: BEING 1.670 ACRES OF LAND IN THE ELIZABETH BERRY
SURVEY, ABSTRACT NO. 56 IN BELL COUNTY, TEXAS, BEING THAT
CERTAIN 1.750 ACRES DESCRIBED IN WARRANTY DEED RECORDED IN
VOLUME 2497, PAGE 55, DEED RECORDS OF BELL COUNTY, TEXAS,
SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND DESCRIBED AS
PARCEL 12 IN TXDOT CSJ NO. 0015-14-124;

TRACT 2: BEING 1.942 ACRES OF LAND IN THE ELIZABETH BERRY
SURVEY, ABSTRACT NO. 56 IN BELL COUNTY, TEXAS,
BEING THAT CERTAIN 1.981 ACRES DESCRIBED IN WARRANTY DEED
RECORDED IN VOLUME 2462, PAGE 619, DEED RECORDS OF BELL
COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND
DESCRIBED AS PARCEL 13 IN TXDOT CSJ NO. 0015-14-124;

TRACT 3: BEING 2.000 ACRES OF LAND IN THE ELIZABETH BERRY
SURVEY, ABSTRACT NO. 56 IN BELL COUNTY, TEXAS, AND BEING THAT CERTAIN 2.23 ACRES
DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 3417, PAGE 825, DEED
RECORDS OF BELL COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF
LAND DESCRIBED AS PARCEL 13 IN TXDOT CSJ NO. 0015-14-124;

SAID 5.611 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
ATTACHED HERETO.

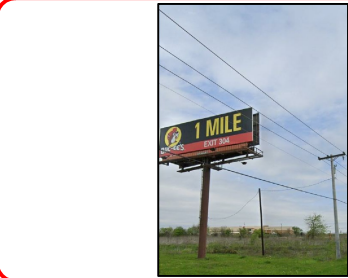
Owner:
WINNCO INVESTMENTS LLC &/OR ASSIGNS



I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under
my supervision, and there are no
discrepancies, conflicts, shortages in area or
boundary lines, or any encroachment or
overlapping of improvements, to the best of
my knowledge and belief, except as shown
herein.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

FLOOD ZONE INTERPRETATION: IT IS THE
RESPONSIBILITY OF ANY INTERESTED PERSONS TO
VERIFY THE ACCURACY OF FEMA FLOOD ZONE
DESIGNATION OF THIS PROPERTY WITH FEMA AND
STATE AND LOCAL OFFICIALS, AND TO DETERMINE
THE EFFECT THAT SUCH DESIGNATION MAY HAVE
REGARDING THE INTENDED USE OF THE
PROPERTY. The property made the subject of
this survey appears to be included in a FEMA
Flood Insurance Rate Map (FIRM), identified as
Community No. 48027C, Panel No. 0355F,
which is Dated 09/26/2008. By scaling
from that FIRM, it appears that all or a portion
of the property may be in Flood Zone(s) X, A.
Because this is a boundary survey, the surveyor
did not take any actions to determine the Flood
Zone status of the surveyed property other than
to interpret the information set out on FEMA's
FIRM. as described above. THIS SURVEYOR DOES
NOT CERTIFY THE ACCURACY OF THIS
INTERPRETATION OF THE FLOOD ZONES, WHICH
MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA
OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT
AGREE WITH THE TRACT'S ACTUAL CONDITIONS. More
information concerning FEMA's Special Flood
Hazard Areas and Zones may be found at
<https://msc.fema.gov/portal>.



FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

△ = CALCULATED POINT
□ = FND. BRASS DISK MONUMENT
● = FND. 1/2" IRON ROD
○ = SET 1/2" IRON ROD
X = "X" ON CONCRETE
—E— = OVERHEAD ELECTRIC
⊗ = POWER POLE
C.M. = CONTROLLING MONUMENT
() = RECORD INFORMATION

DRAWN BY: DJ RVD:DLE

G.F. NO. 2217453-NBF

JOB NO. 114711C

TITLE COMPANY: INDEPENDENCE TITLE

DATE: 05/25/2022