

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

NOTE: ALL ROADS 1/2" IRON ROD WITH
CAP STAMPED "RPLS 2475" SET UNLESS
OTHERWISE MENTIONED

Line #	Direction	Length
L1	S29°50'49"W	5.40'
L2	S81°53'18"W	39.30'
L3	N61°27'13"W	71.79'
L4	N66°24'06"W	34.62'
L5	S40°26'14"W	34.81'
L6	S49°52'34"W	66.55'
L7	N71°41'01"W	57.62'
L8	N49°36'28"W	58.27'
L9	N60°05'14"W	6.35'

TPRS LAND TITLE SURVEY

JONATHAN C. LEAL AND WIFE, CHRISTINE E. LEAL,
10.19 ACRES, DOCUMENT NO. 202000041011
S79°38'34"E 544.48'

DANA MITCHELL
31.788 ACRES
DOCUMENT NO. 202000020265

APPROXIMATE LOCATION OF
100 YEAR FLOOD PLAIN
PER FEMA MAP AREA
NO. 48027C0375E, DATED 09/26/2008

APPROXIMATE LOCATION OF
REGULATORY FLOOD WAY
PER FEMA MAP AREA
NO. 48027C0375E, DATED 09/26/2008

APPROXIMATE LOCATION OF
100 YEAR FLOOD PLAIN
PER FEMA MAP AREA
NO. 48027C0375E, DATED 09/26/2008

ALTAH SUR ADDITION
LOT 1, BLOCK 1, SUBDIVISION
CABIN D, SLOPE 145-4

2202 EAST
YOUNG AVENUE

1.081 ACRES

JONATHAN C. LEAL AND WIFE, CHRISTINE E. LEAL,
10.19 ACRES, DOCUMENT NO. 202000041011
N15°41'43"E 123.13'

L9
L8
L7
N72°29'12"W 81.62'

S47°33'36"W 95.51'

BEING a 1.081 acre tract of land more particularly described by separate field notes.
BEING a 1.081 acre tract of land situated in the H. B. BALCH SURVEY, ABSTRACT No. 976, Bell County,
Texas and being a part or portion of that certain 31.788 acre tract of land standing in the name of
Dana E. Mitchell as described in an Affidavit of Facts Concerning the Identity of Heirs and being of
record in Document No. 202000020265, Official Public Records of Bell County, Texas.

STATE OF TEXAS: I, KNOW ALL MEN BY THESE PRESENTS, that I, Michael E. Alwis,
a Registered Professional Land Surveyor in the State of Texas,
COUNTY OF BELL, 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
Survey of Professional Surveyors Manual of Practice requirements for a
Category 1A, Condition 3, TPRS Land Title Survey.

This Property is within the Special Flood Hazard Area as per the Federal
Emergency Management Agency Federal Insurance Administration Map No.
48027C0375E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 4th day of November 2022.

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



DANA MITCHELL
31.788 ACRES
DOCUMENT NO. 202000020265

The following documents
are blanket easements
and non-locatable
by description:
Vol. 493, Pg. 300
Vol. 1028, Pg. 408
Vol. 1028, Pg. 423
Vol. 1948, Pg. 791
Doc. # 2013-00049415
Doc. # 2015-00028201

JOB NUMBER:
22-3184
DRAWING NUMBER:
223184-B
PAGE #
1

COMPUTER FILE NAME:
22-3184-001

DATE:
11/04/2022

REVISIONS

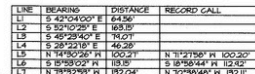
DATE DESCRIPTION BY

SURVEY OF:
1.081 ACRES
2202 EAST YOUNG AVENUE
H. B. BALCH SURVEY, ABSTRACT NO. 976,
BELL COUNTY, TEXAS
PREPARED FOR:
MAGNOLIA REALTY
(NATLAIE MOTL)

TURLEY ASSOCIATES, INC.
1500 N. 3RD ST.
TEMPLE, TEXAS 76781
WWW.TURLEY-ASSOCIATES.COM
PHOTOGRAPHIC SURVEY OF 1.081 ACRES
BEING A PART OF THE H. B. BALCH SURVEY, ABSTRACT NO. 976,
BELL COUNTY, TEXAS. THIS SURVEY WAS MADE BY TURLEY ASSOCIATES, INC.
ON 11/04/2022. THE SURVEY WAS MADE IN ACCORDANCE WITH THE
TENTH EDITION OF THE TEXAS SURVEYING AND MAPPING ACT AND THE
TENTH EDITION OF THE TEXAS SURVEYING AND MAPPING ACT.

TURLEY
ENGINEERING & SURVEYING
TURLEY ASSOCIATES, INC.
1500 N. 3RD ST.
TEMPLE, TEXAS 76781
ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10059000

This sketch to accompany a metes and bounds description of the hereon shown 10.19 Acne tract



Horizontal Datum based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations.
Scale Factor=1.0001410441, scaled about CP=100 (N:10,383,012.72 E:3,242,482.16)

Note from the Surveyor:
The following instruments listed on the title commitment supplied by Centennial Title Company, d/b/a, C20655555, effective date June 28, 2020, have been reviewed by this surveyor and based upon what is visible on the ground and what can be plotted from their descriptions, do not appear to affect this property.

(Vol. / Pg.) • 440 / 611 • 469 / 376

LITTLE ELM HSG, Vol. 102B, Pg. 5TH - 10' IN WIDTH - Centerline of easement is where pipeline is installed.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions within and along the boundaries and to the best of my knowledge they are as shown. The location of visual structural improvements with respect to the boundary lines are as shown. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Survey performed for: Jonathan C. Leal and
Christine E. Leal as per that title commitment
provided by CENTRALAND TITLE CO., PANY, 6/F.
No. C2066665, EFFECTIVE DATE: June 24, 2020

Plot Date: 07-17-2020
Survey completed 07-08-2020
Scale: 1" = 100'
Job No. 200741
Dwg No. 200741
Drawn by MDH
Surveyor CCL #4636
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