

SALLIE LITTLE SURVEY, A-1240
BELL COUNTY, TEXAS

ROBERT FOOTE SURVEY, A-324

I. & G. N. R. R. SURVEY, A-950

61.1 acre tract
Dawn Robinson
Instrument No.
2008-00012612
OPRRPBCT

12.329 acre tract
Rafael Viruet, Jr., et ux
Instrument No.
2013-00019121
OPRRPBCT

24.65 ACRES
24.657 acre tract
Amber Carlton
Instrument No.
2016-00023064
OPRRPBCT

a. Unspecified width easement to Texas Power & Light Company (396/17 DRBCT). This easement includes the right of ingress & egress over adjacent lands.

Only those easements listed in Commitment for Title Insurance G.F. No. 410957, issued by First Community Title, March 9, 2021 and listed below were considered for this survey.

The following may affect subject tract, unable to plot from description:

b. 20' wide easement to Central Texas WSC (1708/715 DRBCT)

The following affects subject tract as shown:

a. easement to Texas Power & Light Company (396/17 DRBCT)
d. 30' wide passage easement (2007-00003049 OPRRPBCT)

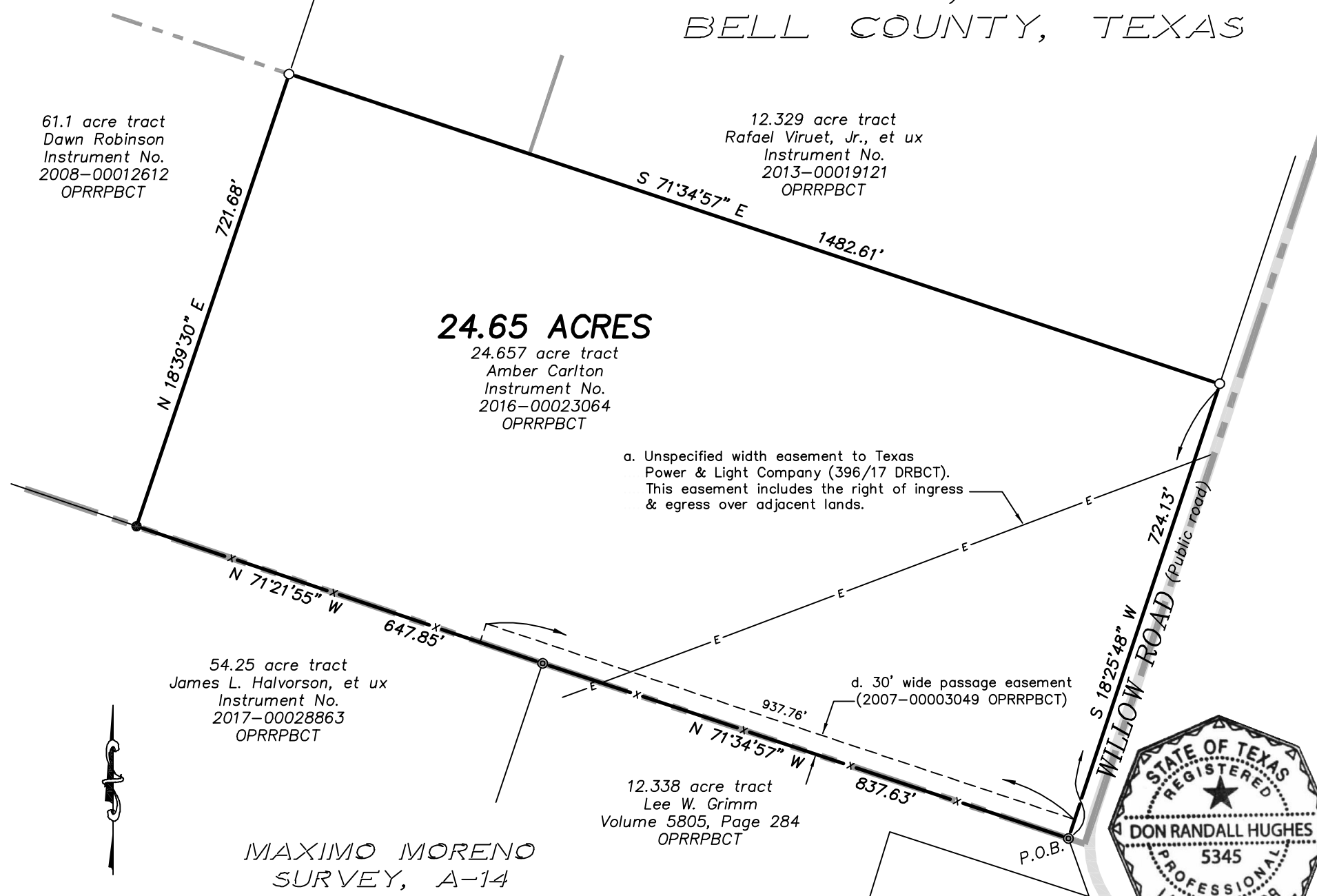
This plat is to accompany a fieldnote description of the 24.65 acre tract of land shown hereon.

The property shown hereon does not appear to be located in a Flood Hazard Zone, as designated on Flood Insurance Rate Map, Community Number 48027C0375E, Bell County, Texas, dated September 26, 2008.

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on March 4, 2021.

Don Randall Hughes Registered Professional Land Surveyor No. 5345



54.25 acre tract
James L. Halvorson, et ux
Instrument No.
2017-00028863
OPRRPBCT

12.338 acre tract
Lee W. Grimm
Volume 5805, Page 284
OPRRPBCT

MAXIMO MORENO SURVEY, A-14

- LEGEND:
- ⊙ Found 3/4" iron pipe
 - Found 1" iron pipe
 - Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
 - ⊙ Found 1/2" iron rod w/cap stamped "RPLS 2025"
 - x- Wire fences
 - E- Overhead electric wires
 - Approximate location of survey lines
 - DRBCT Deed Records of Bell County, Texas
 - OPRRPBCT Official Public Records of Real Property of Bell County, Texas

Hughes Surveying
Texas Board of Professional Engineers and Land Surveyors, Firm Number 10055300
P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

| | |
|-------------|---------|
| DATE: | 3/04/21 |
| Proj. No. | 6729 |
| Drn. By | LEM |
| Drawing No. | 11-801 |
| Scale: | 1"=200' |