# ZONING

I. PROPERTY ZONED: A - AGRICULTURE DISTRIC

# GENERAL NOTES

2. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STAT

3. SITE ELEVATION DATUM IS NAVD 88.

SITE BENCHMAR
 TOP OF MAG NAI

BEING N 15"04"48" W 176.94" FROM THE NORTH WEST CORNER OF TRAC

TOP OF 60d NAIL SET BEING N 71'40'08' W 174.06' FROM THE SOUTH WEST CORNER OF TRAI ELEVATION = 757.40'

#### FLOOD NOT

 THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINE TO OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN PER FEDERAL EMERGENCY MANGEMENT AGENCY (FEMA) ON FLO INSURANCE RATE MAY NO. 4002700475E WITH A EFFECTIVE DI OF SEPTEMBER 28, 2008, COUNTY OF BELL, TEXAS.

# UTILITY NOTES

1. The connected shall be responsible for confirming the bootiers because the property of the confirming the bootiers southern (colin seems for state) where and wasted. The contractivity because the confirming the

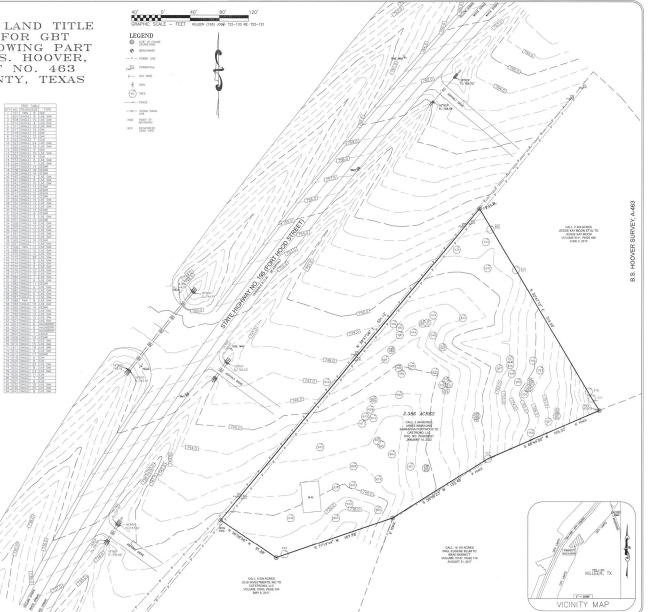
# SCHEDULE B NOTES

FIDELITY NATIONAL TITLE INSURANCE CON

10.3 ELECTRIC UTILITY EASEMENT AND COVERNOR OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, I.O., OF RECORD IN VOLUME 4739, PAGE 190; VOLUME 4739, PAGE 191; AND VOLUME 4730, PAGE 190; VOLUME RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, DO AFFECT BUT CANNOT BE LOCATED FROM DESCRIPTION.

BARTLETT ELECTRIC COOPERATIVE, INC., OF RECORD IN VOLUME 2319, PAGE 491; AND VOLUME 2430, PAGE 504 OFFICIA PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS CANNOT BE LOCATED FROM DESCRIPTION.

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS BARTLETT ELECTRIC COOPERATIVE, INC., OF RECORD IN VOLUME 2389, PAGE 303 OFFICIAL PUBLIC RECORDS OF RE



# AS SURVEYED LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, being part of the B. S. Hoover Survey, Abstract No. 463, Beill County, Texas, and being all of that certain called 2.384 acre tract described in a deed from James imman and Samantha Portwood to Castrong, LLC on January 14, 2022, recorded in Document No. 2022005527 0

West corner of the Jessie Kay Moon 2.384 acre tract, in the Southeast right of way of State Highway No. 195 (Fort Hood Street):

THENCE South 30 deg, 47 min, 15 sec. East with the common line of the 2.384 acre tract, a distance of 319.58 ft. to a 5/8" iron rod (found) for the South corner of the Moon 2.384 acre tract, the East corner of the Castrong 2.384 acre tract, in the Northwest line of the Brad Bennett 18.197 acre tract described in

THERCE southwesterly with the Southeast line of the 2.384 acre tract, the Northwest line of the 18.197 acre tract, South 66 deg. 44 min. 00 sec. West a distance of 18.5.2 ft, to a cover in an 8" twin coak, and South 58 deg. 09 min. 23 sec. West distance of 182.48 ft, to a 3/8" from rod (found) for an angle corner, the Northeast corner of the Castrone, 11.6.4.50 acre tract described in Volume, 10.057, page 343.4.

I HENCE South 71 deg, 13 min, 44 sec. West with the easterly North line of the 4.504 acre tract, th Southeast line of the 2.384 arre tract, a distance of 167.78 ft. to a 5/8" iron rod (found) for the Socorner of same, an angle corner of the 4.504 acre tract;

THENCE North 56 deg. 08 min. 56 sec. West with the Southwest line of the 2.384 acre tract, the western with line of the 4.504 acre tract, a distance of 91.28 ft. to a 2" iron pipe (found) for the Northwood of same, the West corner of the 2.384 acre tract, in the Southwest right of way of State Highway No. 15

THENCE North 39 deg. 47 min. 08 sec. East with the Southeast right of way of State Highway No. 195, th Northwest line of the 2.384 acre tract, a distance of 551,13 ft. to the place of beginning, containing 2.38 acres of land.

# ALTA/NSPS LAND TITLE SURVEY

I, PHILIP W. CORNETT, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO FRANKLIN LAND ASSOCIATES, LLC; CASTRONG, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY AS OF THE DATE HEREOF THAT I HAVE MADE A CAREFUL

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS
THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED
ON THE ABOVE PREMISES AND THE COURSES AND DITANCES SHOWN THEREON ARE
CORRECT, AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY

2. THE TITLE LINES AND THE LINES OF ACTUAL POSSESSION ARE THE SAME, EXCEPT AS

3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT NO., (THE COMMITMENT), WITH AN EFFECTIVE DATE OF , AND AN ISSUED DATE OF, THAT ALL ASSAMENTS, COVERNATS AND RESTRICTIONS REFERENCE IN SAID TITLE COMMITMENT ARE APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OT THERWISE NOTEO AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

4. THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2%, ANNUAL CHANCE FLOODPLAIN PER FEDERAL BLERGENDY MANAGEMENT AGENCY (PEMA) OR FLOOD INSURANCE RETE MAP NO. 48072075E WITH A FEFECTIVE DATE OF SEPTEMBER 26, 2008, WINCH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAD PREMISES IS STUTARED.

 STATE HIGHWAY NO. 195 (FORT HOOD STREET) IS A PUBLIC DEDICATED RIGHT OF WAY AND IS IMMEDIATELY ADJACENT AND SERVES AS DIRECT ACCESS TO THE SUBJE

THE FIELD-MEASURED DESCRIPTION OF THE SUBJECT PROPERTY FORMS A

THE LEGAL DESCRIPTION SHOWN ON THIS PLAN DESCRIBES THE SAME PROPERTY

8. THERE ARE NO GAPS, GORES, OR STRIPS IN THE PARCELS OR LOTS THAT

9. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WINCH IT IS SAND WRIENE MADE IN ACCORDANCE WITH THE WINNAME STRANDED DETAIL REQUIREMENTS WERE MADE IN ACCORDANCE WITH THE WINNAME STRANDED DETAIL REQUIREMENTS AND IN STRANDED AND THE STRANDED AND



PHILIP W. COUNCETT
REGISTRATION NO. 5515 WITHIN THE STATE OF TEXAS
DATE OF SURVEY: JULY 11, 2022 "ON THE GROUND"
DATE OF LAST REVISION: JULY 22, 2022.

SURVEY PREPARED BY:
JOHN COWAN & ASSOCIATES, INC.
10147 CR 135.
FLINT, TEXAS 75762
PHONE: 903-581-2238
WEBSITE: www.bourveys.com
E-MAIL: pcomett@jcowaninc.com
TEXAS REGISTRATION CERTIFICATION

SHEET 1 OF 1

JOHN COWAN & ASSOCIATES, INC.

10.01 COL 155 FILTY TEXAS 75762

PIRA PRESENTATION CERTIFICATION NO. 10025500