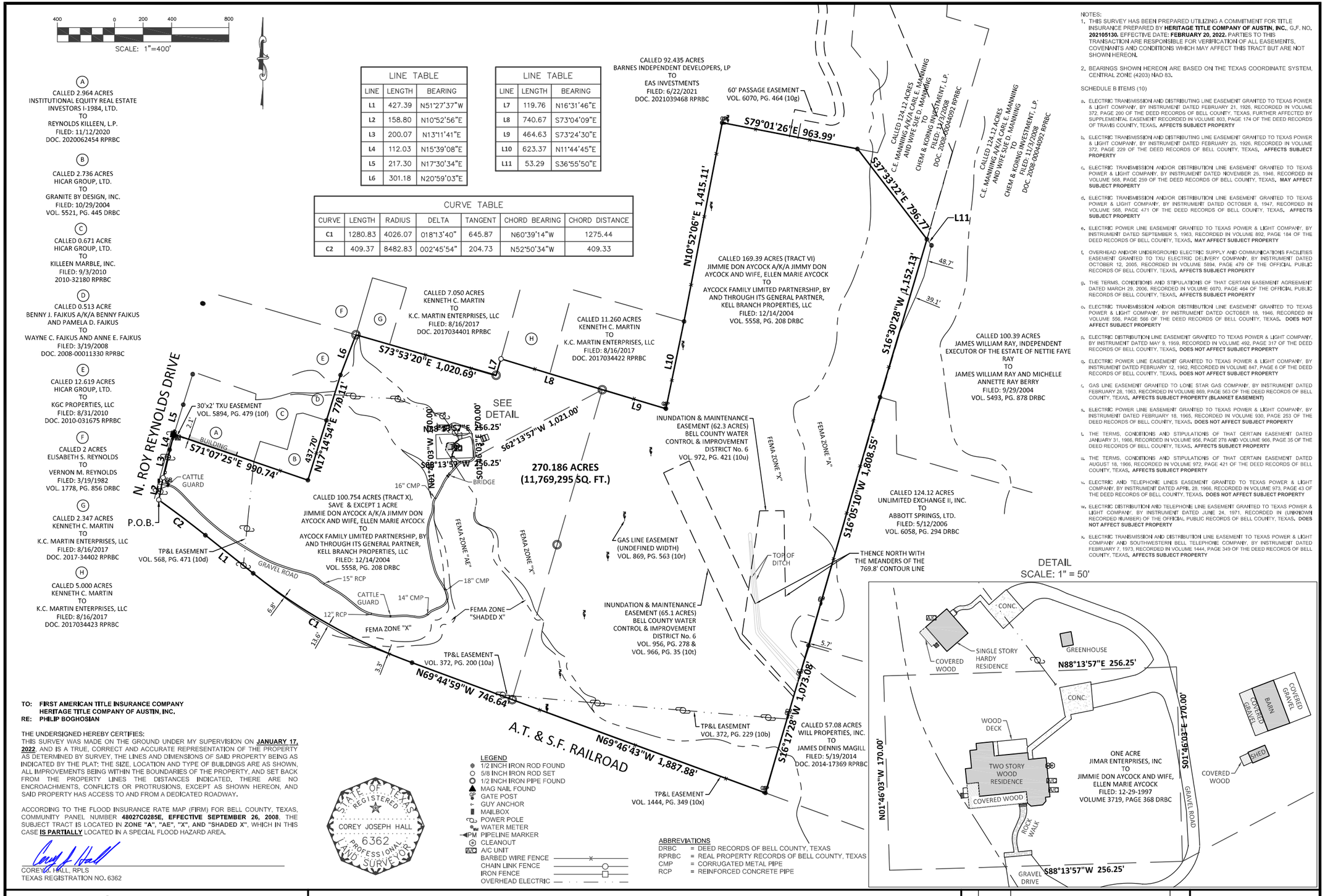

NOTES:

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **HERITAGE TITLE COMPANY OF AUSTIN, INC.**, G.F. NO. **202105130**, EFFECTIVE DATE: **FEBRUARY 20, 2022**. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

SCHEDULE B ITEMS (10)

a. ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED FEBRUARY 21, 1926, RECORDED IN VOLUME 372, PAGE 200 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, FURTHER AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN VOLUME 803, PAGE 174 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

b. ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED FEBRUARY 25, 1926, RECORDED IN VOLUME 372, PAGE 229 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

c. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED NOVEMBER 25, 1946, RECORDED IN VOLUME 568, PAGE 289 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **MAY AFFECT SUBJECT PROPERTY**

d. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED OCTOBER 8, 1947, RECORDED IN VOLUME 568, PAGE 471 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

e. ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED SEPTEMBER 5, 1963, RECORDED IN VOLUME 802, PAGE 184 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **MAY AFFECT SUBJECT PROPERTY**

f. OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS FACILITIES EASEMENT GRANTED TO TXU ELECTRIC DELIVERY COMPANY, BY INSTRUMENT DATED OCTOBER 12, 2005, RECORDED IN VOLUME 5894, PAGE 479 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

g. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AGREEMENT DATED MARCH 29, 2006, RECORDED IN VOLUME 6070, PAGE 464 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

o. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED OCTOBER 18, 1946, RECORDED IN VOLUME 556, PAGE 568 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY**

p. ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED MAY 9, 1959, RECORDED IN VOLUME 492, PAGE 317 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY**

q. ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED FEBRUARY 12, 1962, RECORDED IN VOLUME 847, PAGE 6 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY**

r. GAS LINE EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED FEBRUARY 28, 1963, RECORDED IN VOLUME 869, PAGE 563 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY (BLANKET EASEMENT)**

s. ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED FEBRUARY 18, 1965, RECORDED IN VOLUME 930, PAGE 253 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY**

t. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT DATED JANUARY 31, 1966, RECORDED IN VOLUME 956, PAGE 278 AND VOLUME 966, PAGE 35 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

u. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT DATED AUGUST 18, 1966, RECORDED IN VOLUME 972, PAGE 421 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

v. ELECTRIC AND TELEPHONE LINES EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED APRIL 28, 1966, RECORDED IN VOLUME 973, PAGE 43 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY**

w. ELECTRIC DISTRIBUTION AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED JUNE 24, 1971, RECORDED IN (UNKNOWN RECORDED NUMBER) OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT PROPERTY**

x. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED FEBRUARY 7, 1973, RECORDED IN VOLUME 1444, PAGE 349 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY**

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
HERITAGE TITLE COMPANY OF AUSTIN, INC.
RE: PHILIP BOGHOSIAN

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **JANUARY 17, 2022**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR BELL COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48027C0285E**, **EFFECTIVE SEPTEMBER 26, 2008**, THE SUBJECT TRACT IS LOCATED IN **ZONE "A", "AE", "X", AND "SHADED X"**, WHICH IN THIS CASE **IS PARTIALLY** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY J. HALL, RPLS
TEXAS REGISTRATION NO. 6362

KONTUR TECHNICAL, LLC
26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY

BEING A 270.186 ACRE (11,769,295 SQUARE FEET) TRACT OF LAND OUT OF THE VINCENT L. EVANS SURVEY, A-288, LOCATED IN BELL COUNTY, TEXAS, SAID 270.186 ACRE TRACT BEING ALL OF THE CALLED 169.39 ACRE TRACT KNOWN AS TRACT VI AND ALL OF THE 100.754 ACRE TRACT KNOWN AS TRACT X, SAVE AND EXCEPT ONE ACRE CONVEYED FROM JIMMIE DON AYCOCK A/K/A JIMMY DON AYCOCK AND WIFE, ELLEN MARIE AYCOCK TO AYCOCK FAMILY LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, KELL BRANCH PROPERTIES, LLC, FILED DECEMBER 14, 2004 AND RECORDED IN VOLUME 5558, PAGE 208 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (DRBC); ALL OF THE SAID ONE ACRE AS CONVEYED FROM JIMAR ENTERPRISES, INC. TO JIMMIE DON AYCOCK AND WIFE, ELLEN MARIE AYCOCK, FILED DECEMBER 29, 1997 AND RECORDED IN VOLUME 3719, PAGE 368 DRBC

NO.	DATE	REVISIONS	BY
1	2/5/22	UPDATED CERTIFICATION	CJH
2	2/28/22	UPDATED TITLE COMMITMENT	BRC

DRAWN BY:	BRC
CHECKED BY:	CJH
DATE:	1/17/2022
SCALE:	1" = 400'
JOB NO.:	4040.004

P:\Shared drives\Active\Survey\County\BELL\KILLEEN\V.L. EVANS SURVEY, A-288\4040.004.00\DWG\4040.004.00.dwg PLOTTED ON 2/28/2022