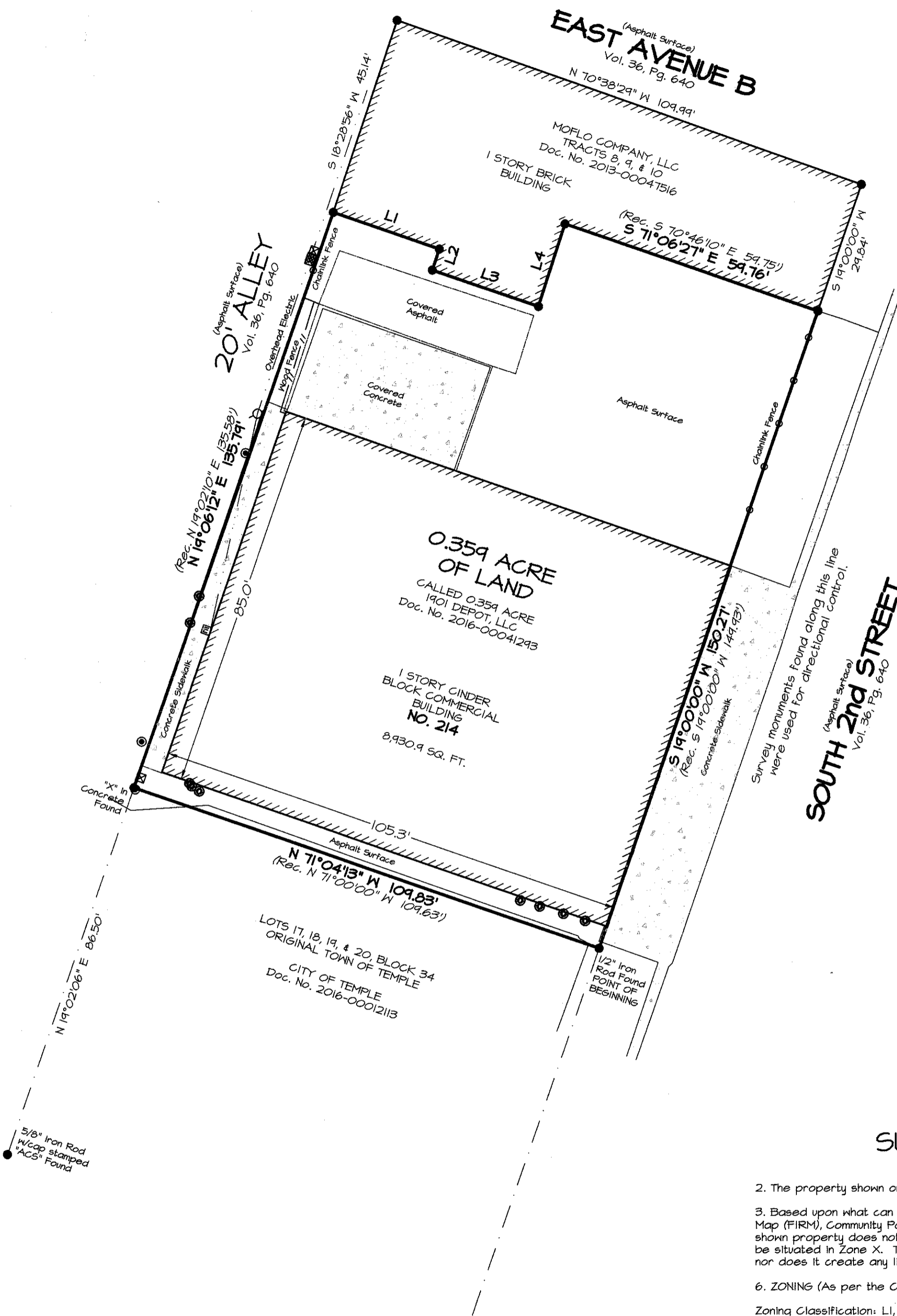


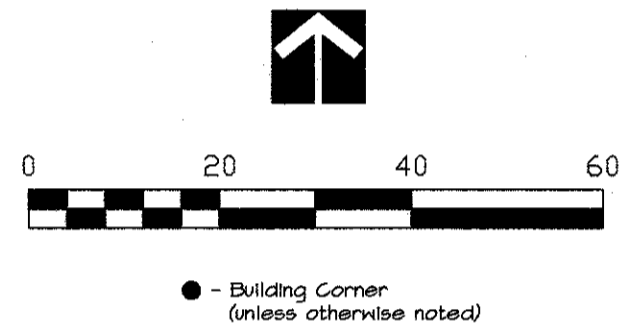
ALTA/NSPS SURVEY showing 0.359 ACRE OF LAND, situated in the MAXIMO MORENO SURVEY, ABSTRACT 14, Bell County, Texas, embracing a portion of LOT TWELVE (12) and all of LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), and SIXTEEN (16), BLOCK THIRTY-FOUR (34), of the ORIGINAL TOWN OF TEMPLE, Bell County, Texas, according to the plat of record in Volume 36, Page 640, Deed Records of Bell County, Texas.

This sketch to accompany a metes and bounds description of the hereon shown 0.359 Acre tract.



LEGEND

- ☒ - Water Meter
- - Power Pole
- ⊞ - Electric Meter
- ⊙ - Sanitary Clean Out
- ⊕ - Metal Pipe (unknown use)



LINE	BEARING	DISTANCE
L1	S 71°07'09" E	25.14'
(Rec. S 71°05'06" E		25.07')
L2	S 18°16'22" W	4.94'
(Rec. S 17°21'20" W		4.57')
L3	S 71°08'09" E	25.00'
(Rec. S 71°20'42" E		24.88')
L4	N 17°52'10" E	19.33'
(Rec. N 18°17'50" E		19.36')

SURVEYOR'S NOTES

(REFERENCE TABLE A)

- The property shown on this survey is located at 214 South 2nd Street, Temple, Texas.
- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0355E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.
- ZONING (As per the City of Temple's web site www.ci.temple.tx.us)
Zoning Classification: LI, Light Industrial
Building Setbacks:
There are no building setbacks per the City of Temple Zoning requirements.
- There are no designated parking areas located on this property.

To:
1901 DEPOT, LLC,
TEMPLE CHILDREN'S MUSEUM,
WFG NATIONAL TITLE INSURANCE COMPANY, and
MONTEITH ABSTRACT & TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 11 and 13 of Table A thereof. The field work was completed on April 5, 2018.

Date of Plat or Map: April 10, 2018

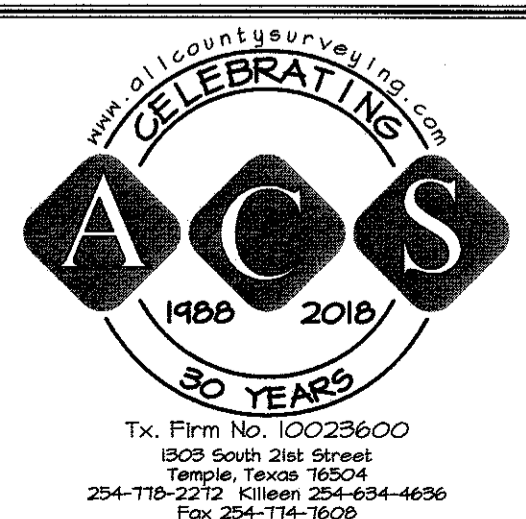
Gary W. Mitchell
Registered Professional
Land Surveyor
Registration No. 4482



ALTA/NSPS SURVEY showing 0.359 ACRE OF LAND, situated in the MAXIMO MORENO SURVEY, ABSTRACT 14, Bell County, Texas, embracing a portion of LOT TWELVE (12) and all of LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), and SIXTEEN (16), BLOCK THIRTY-FOUR (34), of the ORIGINAL TOWN OF TEMPLE, Bell County, Texas, according to the plat of record in Volume 36, Page 640, Deed Records of Bell County, Texas.

Plot Date: 04-11-2017
Survey completed: 04-05-2018
Scale: 1" = 20'
Job No.: 180243
Dwg No.: 180243
Drawn by: SLN
Surveyor: GWM #4482

Copyright 2018 All County Surveying, Inc.



FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 11, 2018

Surveyor's Field Notes for:

0.359 ACRE, situated in the **MAXIMO MORENO SURVEY, ABSTRACT 14**, Bell County, Texas, embracing a portion of Lot 12, all of Lot 13, 14, 15, and 16, Block 34, Original Town of Temple, according to the plat of record in Volume 36, Page 640, Deed Records of Bell County, Texas, and being the same tract of land conveyed as 0.359 Acre to 1901 Depot, LLC in Document No. 2016-00041293, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found at the southeast corner of said 0.359 Acre tract, being the southeast corner of said Lot 16, same being the northeast corner of Lot 17, Block 34 and the northeast corner of a tract conveyed to the City of Temple in Document No. 2016-00012113, Official Public Records of Real Property, Bell County, Texas, and being on the west line of South 2nd Street, for the southeast corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said City of Temple tract, **N 71° 04' 13" W – 109.83'** (Rec. N 71° 00' 00" W – 109.63'), to an "X" found in concrete at the southwest corner of said 0.359 Acre tract, being on the east line of an "Alley", for the southwest corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said alley, **N 19° 06' 12" E – 135.79'** (Rec. N 19° 02' 10" E – 135.58'), to a building corner at the westernmost southwest corner of a tract of land conveyed as Tracts 8, 9, and 10 to MoFlo Company, LLC in Document No. 2013-00047516, Official Public Records of Real Property, Bell County, Texas, which bears S 18° 28' 56" W – 45.14' from a building corner at the northwest corner of said MoFlo tract, for the northwest corner of the herein described tract;

THENCE, in an easterly direction, with the south face of a building, being the south line of said MoFlo Company Tracts 8, 9, & 10, as evidenced by the building corners, the following calls:

1. **S 71° 07' 09" E – 25.14'** (Rec. S 71° 05' 06" E – 25.07')
2. **S 18° 16' 22" W – 4.94'** (Rec. S 17° 21' 20" W – 4.57')
3. **S 71° 08' 09" E – 25.00'** (Rec. S 71° 20' 42" E – 24.88')
4. **N 17° 52' 10" E – 19.33'** (Rec. N 18° 17' 50" E – 19.36'), and
5. **S 71° 06' 27" E – 59.76'** (Rec. S 70° 46' 10" E – 59.75'), to a building corner found on the west line of said South 2nd Street, for the northeast corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said South 2nd Street, **S 19° 00' 00" W – 150.27'** (Rec. S 19° 00' 00" W – 149.93'), to the **POINT OF BEGINNING** and containing 0.359 Acre of Land.

Survey monuments found along the west line of said South 2nd Street were used for directional control.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

This metes and bounds description to accompany a Surveyor's Sketch of the herein described 0.359 Acre tract.

Surveyed April 5, 2018

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

server/projects/pro180000/180200/180293/180293.doc



Gary W. Mitchell
Registered Professional Land Surveyor
Registration No. 4982



ALL COUNTY SURVEYING, INC

All County Surveying, Inc.
1303 South 21st Street
Temple, Texas 76504
254.778.2272

Texas Firm No. 10023600

Invoice

DATE	JOB NO.
4/11/2018	180293
P.O. NO.	

Billed To:

Bruce B. Bates
5304 Winrock Circle
Temple, TX 76502

Ordered By:

DB Commercial, LLC
6 South 1st
Temple, TX 76502

Ordered On:

RE: 214 S. 2nd St - ALTA - 180293

LOT/BLOCK: pt 12, 13-16/34

SUBD: Temple Original

CITY/COUNTY/STATE Temple/Bell/TX

BUYER:

TERMS: Lump Sum/Net 15 Days

DESCRIPTION	AMOUNT
Project: 214 S. 2nd Street, Temple, Bell County, Texas Type: ALTA/NSPS Task: To prepare and ALTA Survey to the Standard Table A Items 1,2,3,4, 6a,7a,8,9, 11,13,14,16, and 17 on the property located at 214 S. 2nd Street (pt lot 12, 13-16, block 34 of Temple Original) Temple, Bell County, Texas. Requested By: Lane Hutka, with DB Commercial Proposed Amount: \$2,500.00 + tax Mr. Corey Rance, with 1901 Depot, LLC, will pay \$2,000.00 + tax (\$165.00) = \$2,165.00 for a CAT IA Condition II Survey Mr. Bruce Bates, purchaser of property, will pay \$500.00 + tax (\$41.25) = \$541.25 for an ALTA/NSPS Survey per their agreement.	2,500.00T
	Subtotal \$2,500.00
	Sales Tax (8.25%) \$206.25
	Total \$2,706.25