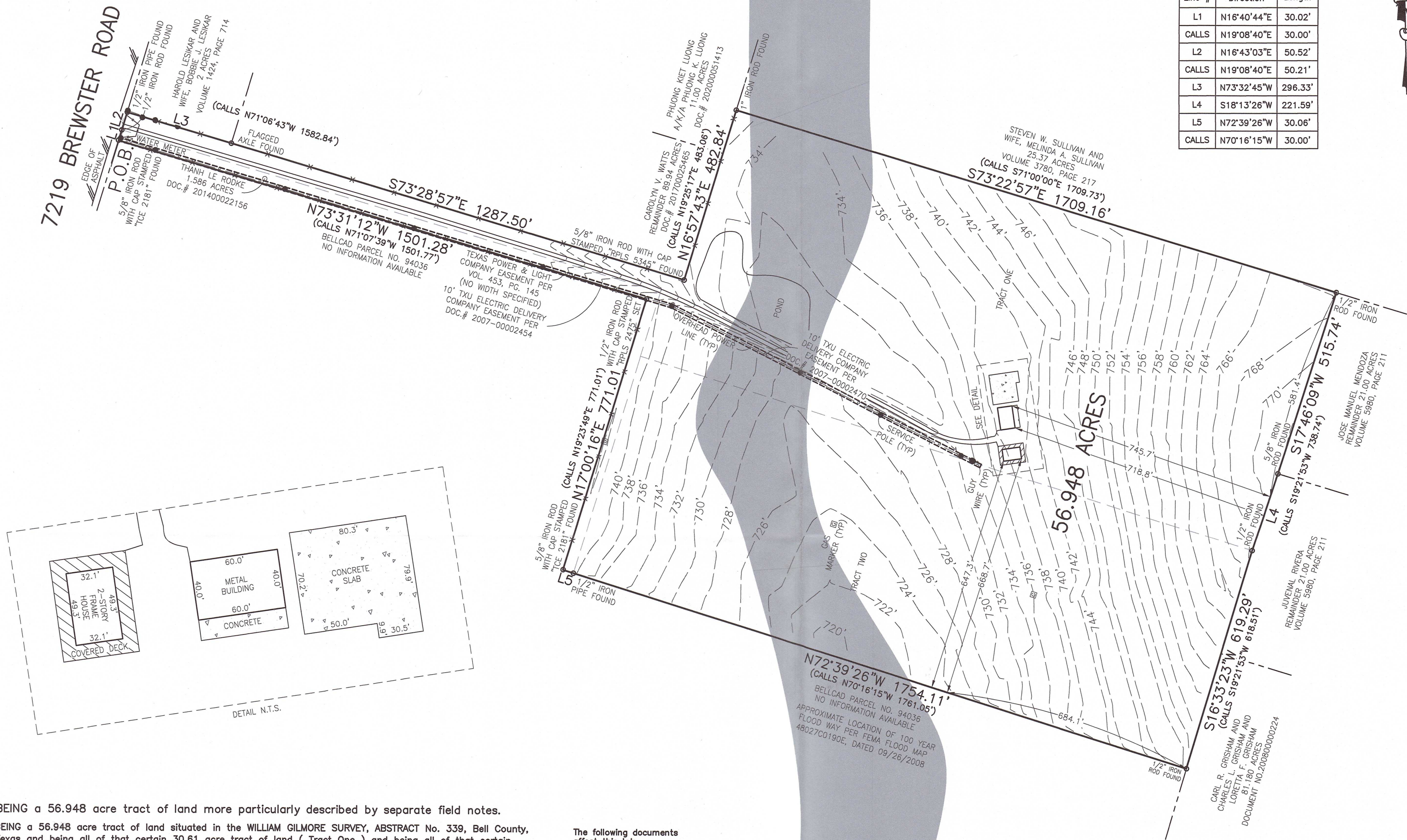


Bearing Base: Texas State Plane
Coordinate System (NAD 1983) as
determined by G.P.S. observation.

TSPS LAND TITLE SURVEY



BEING a 56.948 acre tract of land more particularly described by separate field notes.

BEING a 56.948 acre tract of land situated in the WILLIAM GILMORE SURVEY, ABSTRACT No. 339, Bell County, Texas and being all of that certain 30.61 acre tract of land (Tract One) and being all of that certain 1.586 acre tract of land (Tract Two) described in a Special Warranty Deed dated June 19, 2014 from Alisa Ann Rodke to Thanh Le Rodke and being of record in Document No. 201400022156, Official Public Records of Bell County, Texas and being all of that certain 25.00 acre tract of land described in a Special Warranty deed dated January 12, 2005 from Thanh L. Rodke and wife, Alisa Rodke to Scott P. Rodke and wife, Hanh L. Rodke and being of record in Volume 5586, Page 360, Official Public Records of Bell County, Texas.

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, 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 Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, TSPS Land Title Survey.

This Property is within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0190E, dated September 26, 2008.

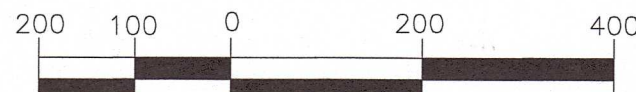
IN WITNESS THEREOF, my hand and seal, this the 21st day of February 2022.

Victor D. Turley, R.P.L.S., No. 2475

The following documents affect this lot:
Volume 5586, Pg. 375
Volume 4415, Pg. 196
Volume 5586, Pg. 360
Volume 453, Pg. 145
Doc. # 2008-00034542
Doc. # 2008-00034543
Doc. # 2008-00034544
Doc. # 2008-00034521
Doc. # 2007-00002454
Doc. # 2007-00002470
Volume 6176, Pg. 151

The following documents do not affect this lot:
Volume 453, Pg. 149
Volume 880, Pg. 567
Volume 1077, Pg. 444
Volume 1158, Pg. 681
Volume 1558, Pg. 641

The following documents are blanket easements and are non-locatable by description.
Volume 394, Pg. 325
Volume 972, Pg. 238
Volume 1410, Pg. 742
Volume 1483, Pg. 646



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SURVEY OF:
56.948 ACRES
7219 BREWSTER ROAD
WILLIAM GILMORE SURVEY
ABSTRACT NO. 339
BELL COUNTY, TEXAS

PREPARED FOR:
BOHKERS, LLC
- SERIES 114

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:
ZMN/LJC
DATE:
2/21/2022
COMPUTER FILE NAME:
22-280 AS-BUILT
REFERENCE DRAWING NUMBERS:

JOB NUMBER:

22-280

DRAWING NUMBER:

22280-C

PAGE #
01

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