

VICKIE L. CLOUD, CHARLENE A. SHANKS, BARBARA M.  
 WALSTRUM, JEFFREY N. GASPARD & STEPHEN GASPARD  
 DOC.# 2021040030

**MAIN STREET**

1/2" IRON ROD  
 WITH CAP STAMPED  
 "RPLS 2475" SET

N17°19'05"E 130.42'

1/2" IRON ROD  
 WITH CAP STAMPED  
 "RPLS 2475" SET

L2  
 1" IRON  
 PIPE FOUND

50' PRIVATE ROAD EASEMENT  
 PER VOL. 1132, PG. 28

TRACT THREE  
 VOL. 4430, PG. 537

SERVICE POLE  
 OVERHEAD  
 POWER LINE

1" IRON  
 PIPE FOUND

WIRE FENCE (TYP)

N73°58'26"W 220.52'  
 (CALLS N70°57'00"W 220.90')

ISAAC GASPARD  
 & HELEN H. GASPARD  
 0.63 ACRES  
 VOL. 976, PG. 139

**0.770 ACRES**

JAMES A. RADER  
 & ANGIE RADER  
 2.878 ACRES  
 DOC.# 2006055129  
 (CALLS N70°57'00"W 25.00') (CALLS S74°38'00"E 213.70')

APPROXIMATE LOCATION OF  
 100 YEAR FLOOD WAY  
 PER FEMA MAP AREA  
 NO. 48027C0305E, DATED 09/26/2008

P.O.B.  
 1" IRON  
 PIPE FOUND

S14°27'47"W 146.55'  
 (CALLS S17°32'00"W 146.55')

RICKIE L. HINES  
 & WILLA F. HINES  
 0.961 ACRES  
 VOL. 3230, PG. 246

Line Table		
Line #	Direction	Length
L1	N72°40'17"W	24.89'
CALLS	N70°57'00"W	25.00'
L2	S77°42'13"E	25.10'

The following document  
 affects this lot:  
 Vol. 1132, Pg. 28

BEING a 0.770 acre tract of land more particularly described by separate field notes.

BEING a 0.770 acre tract of land situated in the J. P. WOOD SURVEY, ABSTRACT No. 897,  
 Bell County, Texas and being all of that certain 0.7 acre tract of land and a part or  
 portion of that certain TRACT THREE described in a General Warranty Deed dated June 29,  
 2001 from Elizabeth Nattson, Independent Executrix of the Estate of James Magnus  
 Mattson, Sr., Deceased to Gloria Mattson Huerta and husband, David Abel Huerta, Sr. and  
 being of record in Volume 4430, Page 537, Official Public Records of Bell County, Texas.



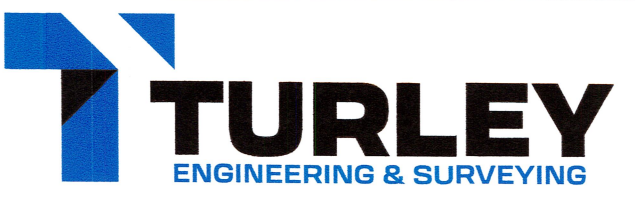
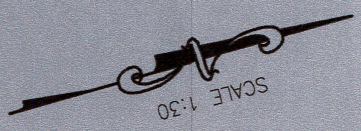
STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis,  
 a Registered Professional Land Surveyor in the State of Texas,  
 COUNTY OF BELL I do hereby certify that this survey was this day made  
 on the ground of the property described herein and  
 is correct and that there are no 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.  
 48027C0305E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 9th day of June 2023.

*Michael E. Alvis*

Michael E. Alvis, R.P.L.S., No. 5402



WWW.TURLEY-INC.COM  
 254-773-2400  
 TURLEY ASSOCIATES, INC.  
 301 N. 3RD ST.  
 TEMPLE, TEXAS 76501  
 ENGINEERING FIRM NO. 1658  
 SURVEY FIRM NO. 10056000

THIS DRAWING IS THE  
 PROPERTY OF TURLEY  
 ASSOCIATES INC. AND MUST  
 BE SURRENDERED UPON  
 REQUEST. THE INFORMATION  
 THEREON MAY NOT BE  
 REPRODUCED WITHOUT THE  
 WRITTEN PERMISSION OF  
 TURLEY ASSOCIATES INC.

SURVEY OF:  
**0.770 ACRES**  
 MAIN STREET  
 J.P. WOOD SURVEY  
 ABSTRACT NO. 897  
 BELL COUNTY, TEXAS

PREPARED FOR:  
 TEXAS TITLE

**REVISIONS**

DATE	DESCRIPTION	BY

DRAFTSMAN:

DATE:

9/9/2023

COMPUTER FILE NAME:

23-1537 0.770 ACRES

REFERENCE DRAWING NUMBERS:

JOB NUMBER:

23-1537

DRAWING NUMBER:

231537-B1

DATE:

9/9/2023

SCALE:

1" = 30'