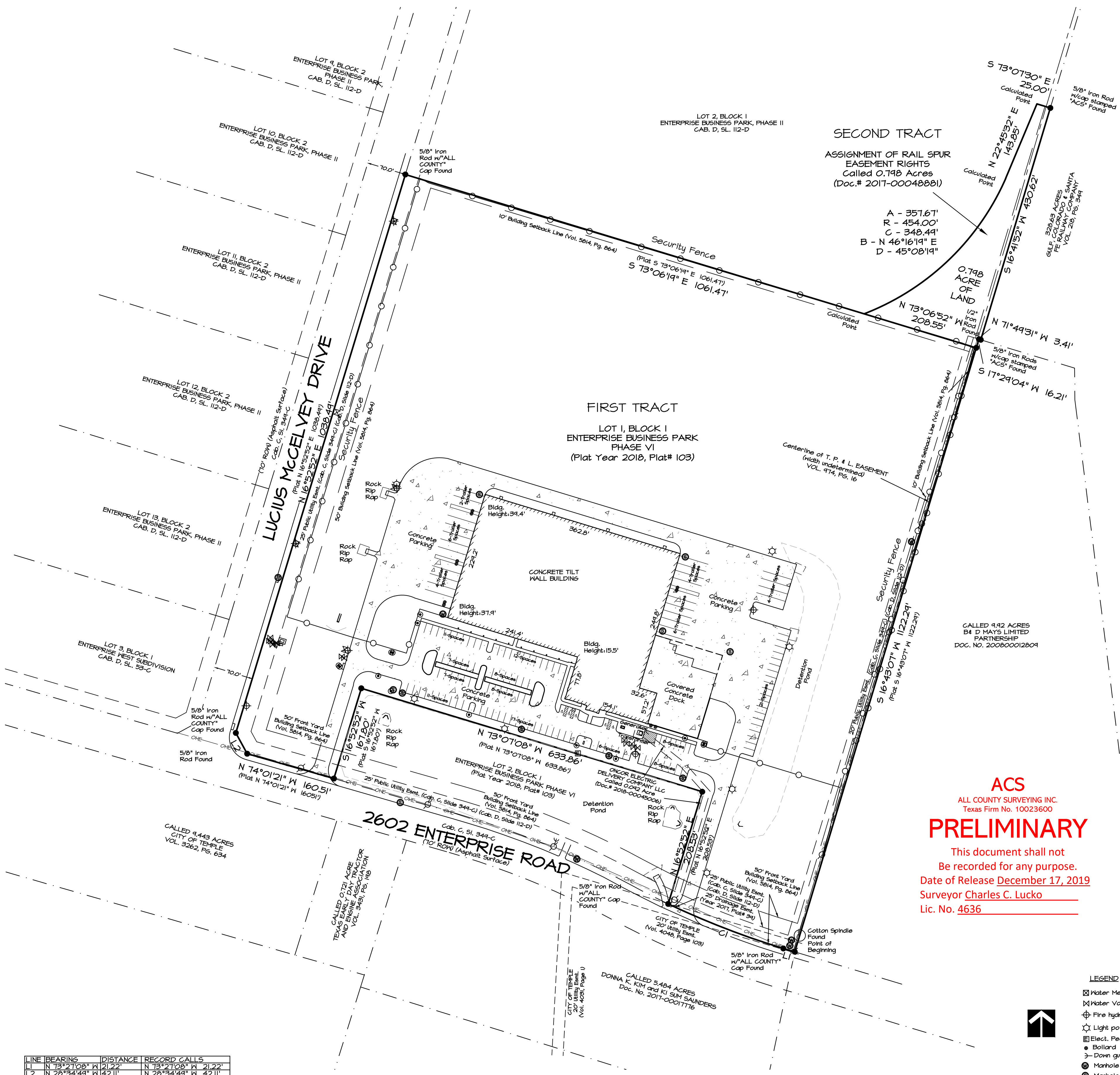


# ALTA/NSPS LAND TITLE SURVEY

LOT ONE (I), BLOCK ONE (I), ENTERPRISE BUSINESS PARK PHASE VI, in the city of Temple, Bell County, Texas, of record in Plat Year 2018, Plat #103, Plat Records of Bell County, Texas and 0.798 Acre described in an Assignment of Rail Spur Easement Rights, of record in Document No. 2017-00048881, Official Public Records of Real Property, Bell County, Texas



**ACS**  
ALL COUNTY SURVEYING, INC.  
Texas Firm No. 10023600  
**PRELIMINARY**  
This document shall not  
Be recorded for any purpose.  
Date of Release **December 17, 2019**  
Surveyor **Charles C. Lucko**  
Lic. No. **4636**

- LEGEND**
- Water Meter
  - Water Valve
  - Fire Hydrant
  - Light pole
  - Elect. Ped.
  - Boiler
  - Down gully
  - Manhole Wastewater
  - Manhole Storm
  - Power Pole
  - Irrigation Control Valve

LINE BEARING	DISTANCE	RECORD CALLS
L1 N 73°17'02" E	121.22'	N 73°17'02" E PL 21-22
L2 N 28°34'44" E	42.11'	N 28°34'44" E PL 42-11

CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	RECORD CALLS
C1	1465.00'	T219.84'	N 68°44'44" E	1219.68'	A=219.84'

## LEGAL DESCRIPTION

**FIRST TRACT**  
LOT ONE (I), BLOCK ONE (I), ENTERPRISE BUSINESS PARK PHASE VI, City of Temple, Bell County, Texas, according to the established map or plat thereof recorded in Year 2018, Plat #103, Plat Records of Bell County, Texas.

**SECOND TRACT**  
Together with a non-exclusive Rail Spur Easement, and all rights incident thereto, appurtenant to First Tract, as established by Rail Spur Easement Agreement dated January 31, 2017, between R.L.R. Investments, LLC and Temple Economic Development Corporation, recorded in Instrument No. 2017-00025221, Official Public Records of Real Property, Bell County, Texas, as described therein. Easement rights assigned to KES I North Texas Properties II, LLC, by Temple Economic Development Corporation, by instrument dated November 16, 2017, and recorded in Instrument No. 2017-00048881, Official Public Records of Real Property, Bell County, Texas, over and across Lot 2, Block 1 of Enterprise Business Park, Phase II, plat reference is Cabinet D, Slide 112-d, Plat Records of Bell County, Texas, and defined by field notes attached in said Instruments.

## Title Commitment Notes:

Survey performed for: CLIENT as per that title commitment provided by TITLE COMPANY

This surveyor and All County Surveying, Inc. do not warrant any statement with reference to Floodplain.

This sketch represents a survey made on the ground. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

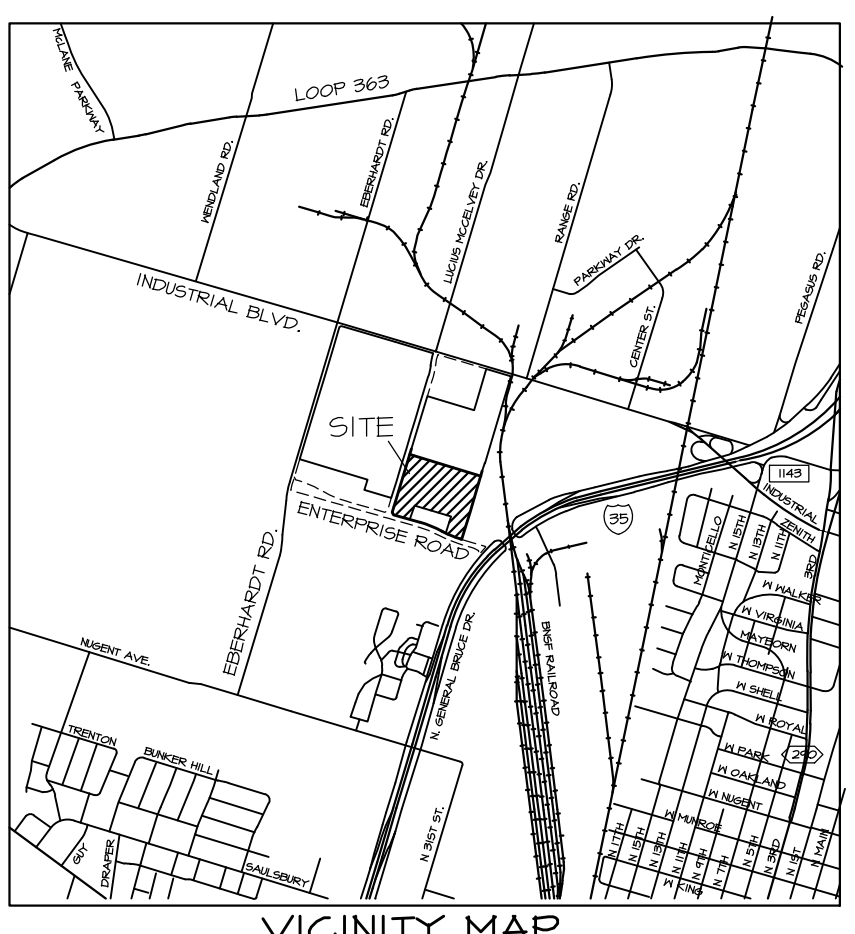
This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances and all bearings are grid bearings. All coordinates are referenced to City Monument No. 617. The theta angle at City Monument No. 617 is 01°32'05". The combined correction factor (CCF) is 0.998248. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 617 are N= 10381,464.54' E= 3,228,513.52' Reference tie from City Monument No. 617 to the southeast corner of Lot 1, Block 1 is N 11°56'31" E 3,024.38 feet.

To: CLIENT

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 and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on February 20, 2019.

- In reference to ALTA/NSPS Table A items:**
- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0335E and No. 48021C0190E, 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.
  - Gross land area: First Tract: 0.798 Acre. Second Tract: 34,779 Sq. Ft.
  - No zoning provided by client. As per City of Temple's website: [https://library.municode.com/tx/temple/codes/code\\_of\\_ordinances?model=Unifled%20Development%20Code](https://library.municode.com/tx/temple/codes/code_of_ordinances?model=Unifled%20Development%20Code), current zoning classification is LI (Light Industrial).
- VERIFY WITH CITY OFFICIALS PRIOR TO CONSTRUCTION**
- HEIGHT REGULATIONS:**  
Maximum Height: Any legal height not prohibited by other laws.
- AREA REGULATIONS:**
- Size of Yard:
    - Minimum Front Yard - Thirty feet (30') from the centerline of any street on which such structure fronts.
    - Minimum Side Yard - N/A
    - Minimum Rear Yard - N/A
  - Size of Lot:
    - Minimum Lot Area - N/A
    - Minimum Lot Width - N/A
    - Minimum Lot Depth - N/A
- All regulations as per City of Temple's website: [https://library.municode.com/tx/temple/codes/code\\_of\\_ordinances?model=Unifled%20Development%20Code](https://library.municode.com/tx/temple/codes/code_of_ordinances?model=Unifled%20Development%20Code)
- Parking Spaces: 124 Spaces, 4 Handicapped, 26 Truck/Trailer
  - The location of the underground utility lines shown hereon is based on a combination of visible surface appurtenances and Bill Utility markings. Locations shown are generally schematic in nature and may not accurately reflect the correct size and location of each particular utility. Some utility lines may not be shown. Prior to any construction, all utility companies should be notified to mark any buried lines. Contractors shall assume responsibility for actual field location and protection of existing utility facilities whether shown or not.
  - There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork for this survey.
  - No proposed changes and street right of way lines known by this surveyor at this time. No evidence of street or sidewalk construction or repairs observed by this surveyor.
  - No markers observed for field delineation of wetlands conducted by a qualified specialist hired by client.



**ALL COUNTY SURVEYING, INC.**  
Tx. Firm No. 10023600  
4330 South 5th Street  
Temple, Texas 76702  
254-718-2212, Killeen 254-634-4636  
[www.allcountysurveying.com](http://www.allcountysurveying.com)

**ALTA/NSPS LAND TITLE SURVEY**  
LOT ONE (I), BLOCK ONE (I), ENTERPRISE BUSINESS PARK PHASE VI, in the city of Temple, Bell County, Texas, of record in Plat Year 2018, Plat #103, Plat Records of Bell County, Texas and 0.798 Acre described in an Assignment of Rail Spur Easement Rights, of record in Document No. 2017-00048881, Official Public Records of Real Property, Bell County, Texas

Plot Date: 03-20-2019  
Survey completed: 02-20-2019  
Scale: 1" = 100'  
Job No.: 190106  
Dwg No.: 190106  
Drawn by: MDH  
Surveyor: CCL #4636  
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