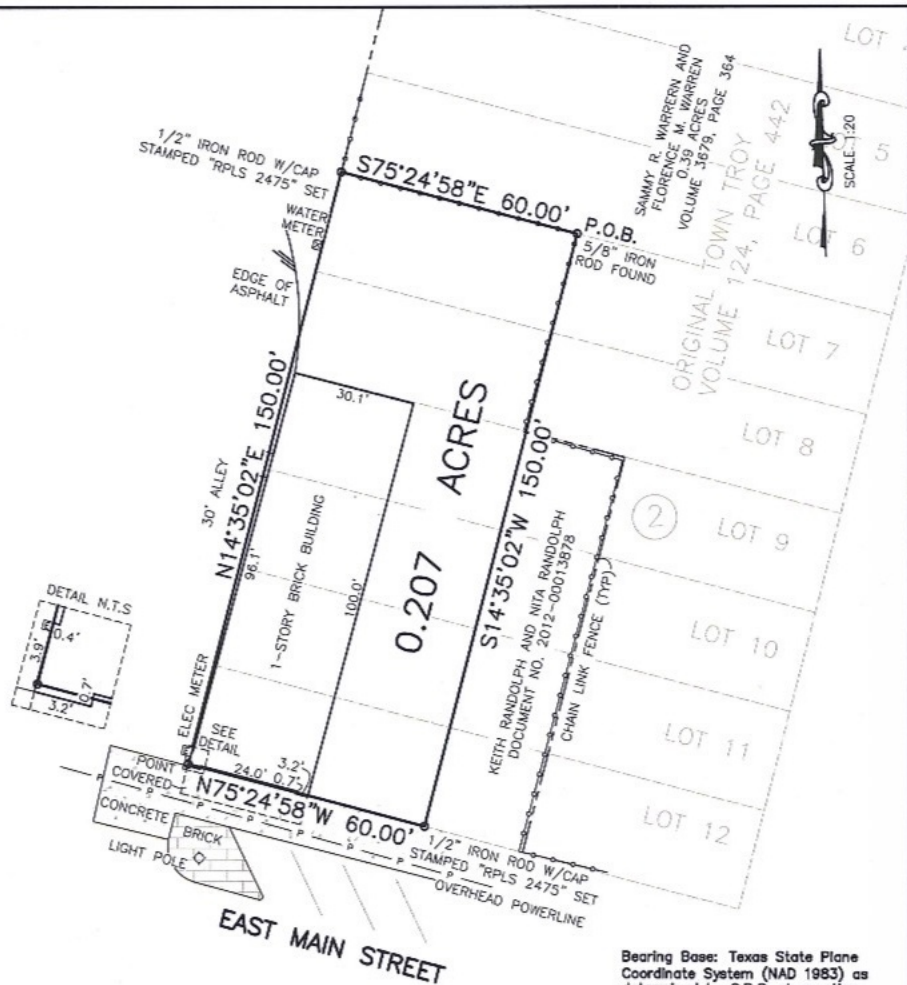




Bearing Base: Texas State Plane
Coordinate System (NAD 1983) as
determined by G.P.S. observation.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY THIS COMPANY.

BEING a 0.207 acre tract of land situated in the City of Troy, Bell County, Texas and being the west sixty feet (60') of Lots 7, 8, 9, 10, 11 and 12, Block 2, Original Town of Troy, Bell County, Texas as described in map or plat of record in Volume 124, Page 442, Deed Records of Bell County, Texas and being all of that certain tract of land described in a Special warranty Deed with Vendor's Lien dated July 11, 2016 from Troy Area Chamber of Commerce to Lynch Baseball Training, LLC, a Texas limited liability company and being of record in Document No. 2016-00027295, Official Public Records of Bell County, Texas.



STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, COUNTY OF BELL I 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 Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0200E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 30th day of March 2018.

Michael E. Alvis

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

TURLEY
TURLEY ASSOCIATES, INC.

ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76501
254.773.2400
FAX 254.773.2400
TPE No. F-1858 • TPLS No. 10058000

18-571
SKETCH
MGM

BEING a 0.207 acre tract of land situated in the City of Troy, Bell County, Texas and being the west sixty feet (60') of Lots 7, 8, 9, 10, 11 and 12, Block 2, Original Town of Troy, Bell County, Texas as described in map or plat of record in Volume 124, Page 442, Deed Records of Bell County, Texas and being all of that certain tract of land described in a Special warranty Deed with Vendor's Lien dated July 11, 2016 from Troy Area Chamber of Commerce to Lynch Baseball Training, LLC, a Texas limited liability company and being of record in Document No. 2016-00027295, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being the northeast corner of the said Lynch Baseball Training tract and being in the north boundary line of the said Lot 7, Block 2, Original Town of Troy and being in the south boundary line of Lot 6, said Block 2 and being an interior ell corner of that certain 0.39 acre tract described in a Assumption Warranty Deed dated September 24, 1997 to Sammy R. Warren and Florence M. Warren and being of record in Volume 3679, Page 364, Official Public Records of Bell County, Texas for corner;

THENCE S. 14° 35' 02" W., departing the said Lot 6 and the said north boundary line and with the east boundary of the said Lynch Baseball Training tract and with a west boundary line of the said 0.39 acre tract and over and across Lots 7 and 8, said Block 2 at 50.00 feet pass a 5/8" iron rod found being an exterior ell corner of the said 0.39 acre tract and being the northwest corner of that certain tract of land described in a Warranty Deed dated April 10, 2012 from Thomas P. Kozeny to Keith Randolph and Nita Randolph and being of record in Document No. 2012-00013878, Official Public Records of Bell County, Texas and departing the said 0.39 acre tract and with the west boundary line of the said Randolph tract and continuing with the east boundary line of the said Lynch Baseball Training tract and continuing over and across Lots 9, 10, 11 and 12, said Block 2 at 150.00 feet in all to a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said Lynch Baseball Training tract and being the southwest corner of the said Randolph tract and being in the south boundary line of the said Lot 12, Block 2 and being in the north right-of-way line of East Main Street as described in said Volume 124, Page 442 for corner;

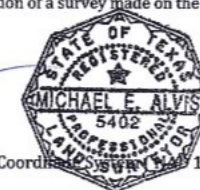
THENCE N. 75° 24' 58" W., 60.00 feet departing the said Randolph tract and with the south boundary line of the said Lynch Baseball Training tract and with the south boundary line of the said Lot 12, Block 2 and with the said north right-of-way line to a point being the southwest corner of the said Lynch Baseball Training tract and being the southwest corner of the said Lot 12, Block 2 and being in the east boundary line of a 30' wide alley as described in said Volume 124, Page 442 for corner;

THENCE N. 14° 35' 02" E., 150.00 feet departing the said north right-of-way line and with the west boundary line of the said Lynch Baseball Training tract and with the west boundary lines of Lots 12, 11, 10, 9, 8 and 7, said Block 2 and with the east boundary line of the said 30' wide alley to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of the said Lynch Baseball Training tract and being the northwest corner of the said Lot 7, Block 2 and being the southwest corner of Lot 6, said Block 2 and being the most westerly southwest corner of the aforementioned 0.39 acre tract for corner;

THENCE S. 75° 24' 58" E., 60.00 feet departing the said 30' wide alley and with the north boundary line of the said Lynch Baseball Training tract and with a south boundary line of the said 0.39 acre tract and with the north boundary line of the said Lot 7, Block 2 and with the south boundary line of Lot 6, said Block 2 to the Point of BEGINNING and containing 0.207 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis
Michael E. Alvis, R.P.L.S. #5402
March 28, 2018



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

TURLEY
TURLEY ASSOCIATES, INC.

ENGINEERING • SURVEYING • PLANNING
301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400