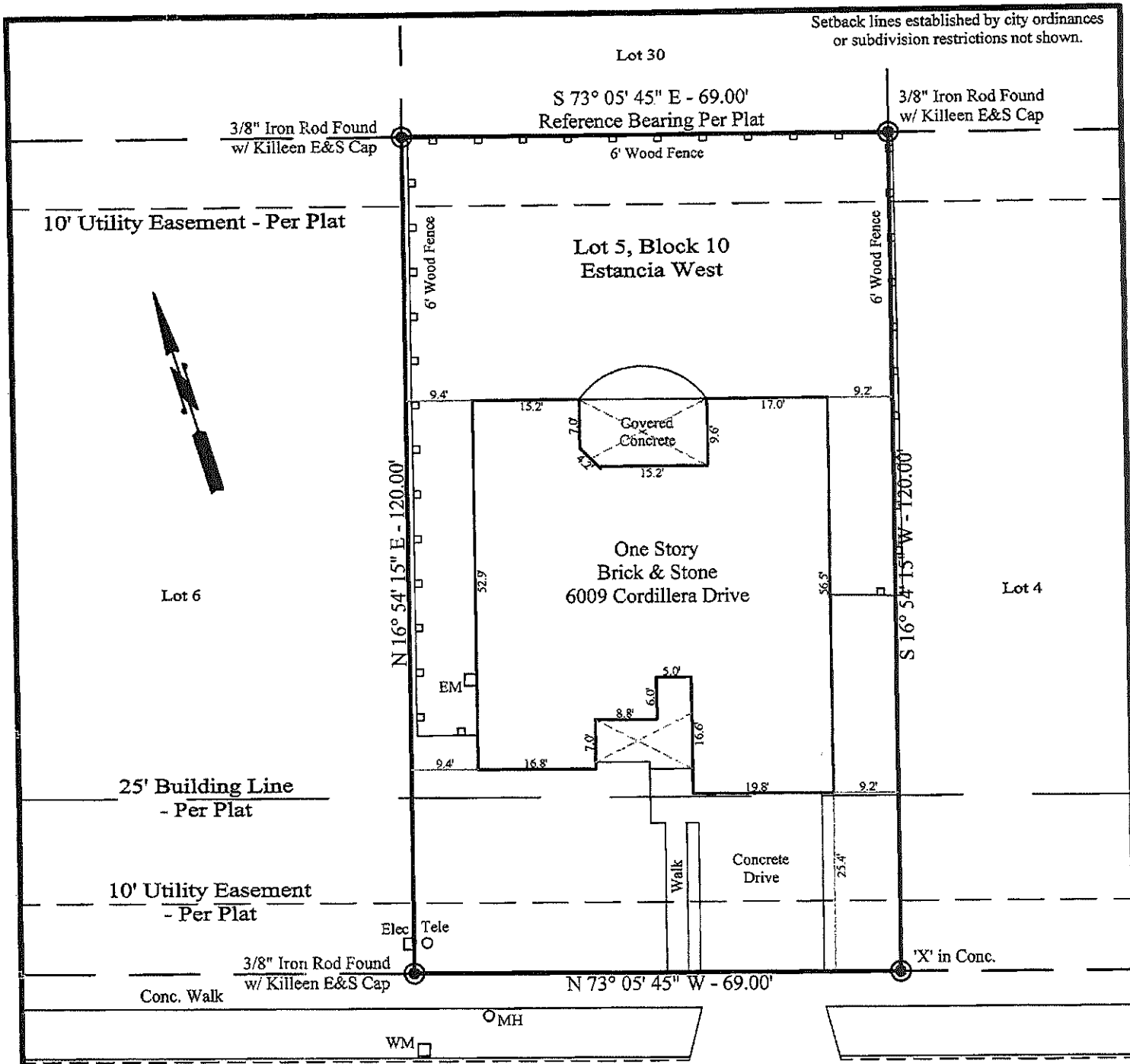


Setback lines established by city ordinances or subdivision restrictions not shown.



CORDILLERA DRIVE

(60' Right-of-way, asphalt pavement, 36' back to back, curb & gutter)

NOTE: Easements recorded in Vol. 2158, Pg. 37 and 38, Deed Records of Bell County, Texas do not affect this lot. Easements recorded in Vol. 3081, Pg. 389; Vol. 5958, Pg. 374; Vol. 5958, Pg. 378; Vol. 5958, Pg. 382; Vol. 5958, Pg. 386; Instrument No. 2008-00004847; Instrument No. 2008-00004848; Instrument No. 2015-00037448 and Instrument No. 2016-00050634, Official Public Records of Real Property of Bell County, Texas do not affect this lot. Easements recorded in Instrument No. 2017-00011137 and Instrument No. 2017-00011138, Official Public Records of Real Property of Bell County, Texas do affect this lot. No easements or other matters not known, not shown on the plat or observed on the ground have been shown, noted or located.

KNOW ALL MEN BY THESE PRESENTS, that I, Michelle E. Lee, a Registered Professional Land Surveyor (TX 5772), do hereby certify that on April 8, 2019, a survey was made on the ground of property located at 6009 Cordillera Drive, Killeen, Texas; said property being Lot Five (5), Block Ten (10), ESTANCIA WEST, an addition to the City of Killeen, Bell County, Texas, recorded in Year 2017, Number 37-A, B & C, Plat Records of Bell County, Texas. The drawing hereon is a true and accurate representation of the property as determined by said survey. The lines and dimensions of said property being as indicated on the drawing. The size, location, and type of improvements are as shown and are within the boundaries of the property, set back from property lines the distances indicated.

THERE ARE NO VISIBLE ENCROACHMENTS OR CONFLICTS, EXCEPT AS SHOWN.

This survey is for the exclusive use of Mario Jimenez and Nakia Jimenez (purchasers), Veterans United Home Loans and American Abstract & Title Co. (GF No: A1903097) to convey title and may not be used for any other purpose.

DATE: April 8, 2019

SCALE: 1" = 20'

KILLEEN ENGINEERING
& SURVEYING, LTD
2901 E. STAN SCHLUETER LOOP
KILLEEN, TEXAS 76542
(254) 528-3981 FAX (254) 528-4351
TBPLS REGISTRATION NO. 100144-00



Killeen Engineering & Surveying Ltd

2901 E Stan Schlueter Loop
Killeen, TX 76542

INVOICE

Invoice Number: 30277
Invoice Date: Apr 11, 2019
Page: 1

Voice: 254 526-3981
Fax: 254 526-4351

Bill To:
Mario & Nakia Jimenez 6009 Cordillera Drive Killeen, TX 76549

Ship to:
AMERICAN ABSTRACT GF NO: A1903097

Customer ID	Customer PO	Payment Terms
40592M		Net 10 Days
Sales Rep ID	Shipping Method	Due Date
		4/21/19

Quantity	Item	Description	Unit Price	Amount
1.00	Title Survey	Title Survey requested by Cristina @ Purser Homes on 4/3/19 for 6009 Cordillera Drive (Lot 5 Block 10, Estancia West)	450.00	450.00
Subtotal				450.00
Sales Tax				
Total Invoice Amount				450.00
Payment/Credit Applied				
TOTAL				450.00

Check/Credit Memo No:

We accept check or money order payments only. Thank you for your business.

Invoices not paid within 30 days are subject to a 18% annual finance charge