

City of Temple Annexation  
95.27 Acres

Maximo Moreno 11-league Grant  
Abstract No. 14

STATE OF TEXAS        \$  
COUNTY OF BELL        \$

A **METES & BOUNDS** description of a certain 95.27 acre tract of land situated in the Maximo Moreno 11-league Grant, Abstract No. 14 in Bell County, Texas, being all of a called 95.27 acre tract of land conveyed by Special Warranty Deed to WBW Land Investments, LLC recorded in Instrument No. 2017035782 of the Official Public Records of Bell County (OPRBC); said 95.27 acre tract being more particularly described as follows with all bearings being based on a call of North 21°45' East along the west line of a called 95.27 acre tract of land recorded under Instrument No. 2017035782 of the Official Public Records of Bell County;

**BEGINNING** at a point for corner being the southwest corner of said 95.27 acre tract, being in the north line of the Old Belton-Cameron County Road and the east right-of-way line of the Missouri, Kansas, and Texas Railroad;

THENCE, North 17°15'47" East, along the west line of said 95.27 acre tract, being common with the east line of said Railroad, 241.59 feet to a point for corner being an angle point in said common line;

THENCE, North 21°45'00" East (Bearing Basis), continuing along said common line, 3230.90 feet to a point for corner being the northwest corner of said 95.27 acre tract, being common with the southwest corner of a called 85 acre tract of land conveyed by Deed to H. R. Schwertner recorded in Volume 504, Page 434 of the Deed Records of Bell County (DRBC);

THENCE, South 70°35'19" East, along the north line of said 95.27 acre tract being common with the south line of said 85 acre tract, 1148.04 feet to a point for corner being the northeast corner of said 95.27 acre tract, being common with the northwest corner of the remainder of a called 100 acre tract of land conveyed by Deed to Dora V. Schwertner recorded in Volume 543, Page 173 DRBC;

THENCE, South 18°57'50" West, along the east line of said 95.27 acre tract being common with the west line of said 100 acre tract, 3082.44 feet to a point for corner being the southeast corner of said 95.27 acre tract, and being in the northwest right-of-way line of F.M. 93 as described in Volume 1179, Page 376 DRBC;

THENCE, South 78°07'57" West, along a southerly line of said 95.27 acre tract being common with the northwest right-of-way line of said F.M. 93, 373.33 feet to a point for corner being an angle point in said common line;

THENCE, South 76°57'30" West, continuing along said common line 353.82 feet to a point for corner being the most southerly corner of said 95.27 acre tract at the north intersection corner of said F.M. 93 and Old Belton-Cameron County Road;

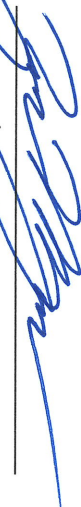
THENCE, North 70°53'30" West, continuing along the southerly line of said 95.27 acre tract being common with the north line of said Old Belton-Cameron County Road, 677.28 feet to the **POINT OF BEGINNING, CONTAINING** 95.27 acres of land in Bell County, Texas, as shown on Drawing No. 2021-7 in the office of Yalgo, LLC in Georgetown, Texas.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the political subdivision for which it was prepared.

I, Zachary Morgan, a Registered Professional Land Surveyor, do hereby certify that this metes & bounds accurately describes the boundaries of an annex tract for City of Temple.

Yalgo, LLC  
109 W 2<sup>nd</sup> St., Suite 201  
Georgetown, Texas 78626  
*Texas Board of Professional Engineers & Land Surveyors*  
Registration No. 10194095



  
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Acting By/Through Zachary Morgan  
Registered Professional Land Surveyor  
No. 6842  
ZMorgan@yalgoengineering.com