

BEING a 56.948 acre tract of land situated in the WILLIAM GILMORE SURVEY, ABSTRACT No. 339, Bell County, Texas and being all of that certain 30.61 acre tract of land (Tract One) and being all of that certain 1.586 acre tract of land (Tract Two) described in a Special Warranty Deed dated June 19, 2014 from Alisa Ann Rodke to Thanh Le Rodke and being of record in Document No. 201400022156, Official Public Records of Bell County, Texas and being all of that certain 25.00 acre tract of land described in a Special Warranty deed dated January 12, 2005 from Thanh L. Rodke and wife, Alisa Rodke to Scott P. Rodke and wife, Hanh L. Rodke and being of record in Volume 5586, Page 360, 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 with cap stamped TCE 2181" found being the most westerly southwest corner of the said 1.586 acre tract (Tract Two) and being the northwest corner of that certain tract of land described as Parcel No. 94036 according to the Bell County Tax Appraisal District property ownership maps and being in the east right-of-way line of Brewster Road for corner;

THENCE departing the said Parcel No. 94036 and with the said east right-of-way liner the following two (2) calls:

- 1) N. 16° 40' 44" E., 30.02 feet with the west boundary line of the said 1.586 acre tract (calls N. 19° 08' 40" E., 30.00 feet) to a 1/2" iron rod found being the northwest corner of the said 1.586 acre tract and being the most westerly southwest corner of the said 30.61 acre tract (Tract One) for corner;
- 2) N. 16° 43' 03" E., 50.52 feet departing the said 1.586 acre tract (Tract Two) and with the west boundary line of the said 30.61 acre tract (Tract One) (calls N. 19° 08' 40" E., 50.21 feet) to a 1/2" iron pipe found being the most westerly northwest corner of the said 30.61 acre tract (Tract One) and being the southwest corner of that certain 2 acre tract of land described in a Warranty Deed dated December 8, 1976 from J. C. Martin and wife, Evelyn Martin to Harold G. Lesikar and wife, Bobbie J. Lesikar and being of record in Volume 1424, Page 714, Deed Records of Bell County, Texas for corner;

THENCE departing the said east right-of-way line and with the north boundary line of the said 30.61 acre tract (Tract One) (calls S. 71° 06' 43" E., 1582.84 feet) the following two (2) calls:

- 1) S. 73° 32' 45" E., 296.33 feet to a flagged axle found being the apparent southeast corner of the said 2 acre tract and being the most southerly southwest corner of the remainder of that certain 89.94 acre tract of land described in a Special Warranty Deed to Partition Real Property from Carolyn V. Watts, Trustee to Carolyn V. Watts and being of record in Document No. 201700025465, Official Public Records of Bell County, Texas for corner;
- 2) S. 73° 28' 57" E., 1287.50 feet departing the said 2 acre tract and with the south boundary line of the said remainder 89.94 acre tract to a 5/8" iron rod with cap stamped "RPLS 5345" found being the southeast corner of the said remainder 89.94 acre tract and being an interior ell corner of the said 30.61 acre tract (Tract One) for corner;

THENCE N. 16° 57' 43" E., 482.84 feet with the west boundary line of the said 30.61 acre tract (Tract One) (calls N. 19° 25' 17" E., 483.06 feet) and with the east boundary line of the said remainder 89.94 acre tract and continuing with the east boundary line of that certain 11.00 acre tract of land described in a General Warranty Deed with Vendor's Lien dated September 17, 2020 from Carolyn V. Watts to Phuong Kiet Luong a/k/a Phuong K. Luong and being of record in Document No. 202000051413, Official Public Records of Bell County, Texas to a 1" iron rod found being the most northerly northwest corner of the said 30.61 acre tract (Tract One) and being the southwest corner of that certain 25.37 acre tract of land described in a Warranty Deed with Vendor's Lien dated April 20, 1998 from Britt Rodney Kennard to Steven W. Sullivan and wife, Melinda A. Sullivan and being of record in Volume 3780, Page 217, Official Public Records of Bell County, Texas for corner;

THENCE S. 73° 22' 57" E., 1709.16 feet departing the said 11.00 acre tract and with the north boundary line of the said 30.61 acre tract (Tract One) (calls S. 71° E., 1709.73 feet) and with the south boundary line of the



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said 25.37 acre tract to a 1/2" iron rod found being the northeast corner of the said 30.61 acre tract (Tract One) and being the northwest corner of the remainder of that certain 21.00 acre tract of land described in a Partition Deed dated February 22, 2006 to Jose Manuel Mendoza and being of record in Volume 5980, Page 211, Official Public Records of Bell County, Texas for corner;

THENCE departing the said 25.37 acre tract and with the east boundary line of the said 30.61 acre tract (Tract One) (calls S. 19° 21' 53" W., 738.74 feet) the following two (2) calls:

- 1) S. 17° 46' 09" W., 515.74 feet with the west boundary line of the said remainder 21.00 acre tract (Mendoza) to a 5/8 iron rod found being the southwest corner of the said remainder 21.00 acre tract (Mendoza and being the northwest corner of that certain remainder 21.00 acre tract of land described in said Volume 5980, Page 211 to Juvenal Rivera for corner;
- 2) S. 18° 13' 26" W., 221.59 feet departing the said Mendoza tract and with the west boundary line of the said Rivera tract to a 1/2" iron rod found being the southeast corner of the said 30.61 acre tract (Tract One) and being the northeast corner of the said 25.00 acre tract for corner;

THENCE S. 16° 33' 23" W., 619.29 feet departing the said 30.61 acre tract (Tract One) and with the east boundary line of the said 25.00 acre tract (calls S. 19° 21' 53" W., 618.51 feet) and with the west boundary line of the said Rivera tract and continuing with the west boundary line of that certain 81.180 acre tract of land described in a Warranty Deed dated December 27, 2007 from Richard L. Stafford, Successor Trustee of the Roy M. Wright Bypass Trust and Edward Jones Trust Company, Successor Trustee of the Marital Trust created under the Roy M. Wright and Bessie S. Wright Revocable Living Trust dated January 14, 1991 to Carl R. Grisham and Charles L. Grisham and Loretta F. Grisham and being of record in Volume 200800000224, Official Public Records of Bell County, Texas to a 1/2" iron rod found being the southeast corner of the said 25.00 acre tract and being the northeast corner of the aforementioned Parcel No. 94036 for corner;

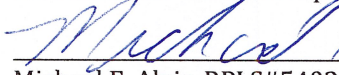
THENCE N. 72° 39' 26" W., 1754.11 feet departing the said Rivera tract and with the south boundary line of the said 25.00 acre tract (calls N. 70° 16' 15" W., 1761.05 feet) and with the north boundary line of the said Parcel No. 94036 to a 1/2" iron pipe found being the southwest corner of the said 25.00 acre tract and being the southeast corner of the aforementioned 1.586 acre tract (Tract Two) for corner;

THENCE N. 72° 39' 26" W., 30.06 feet departing the said 25.00 acre tract and with the south boundary line of the said 1.586 acre tract (Tract Two) (calls N. 70° 16' 15" W., 30.00 feet) and continuing with the north boundary line of the said Parcel No. 94036 to a 5/8" iron rod with cap stamped "TCE 2181" found being the most southerly southwest corner of the said 1.586 acre tract (Tract Two) and being an interior ell corner of the said Parcel No. 94036 for corner;

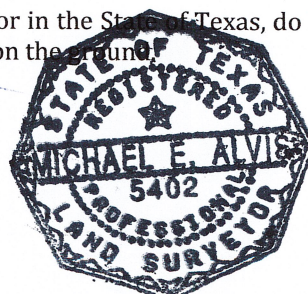
THENCE N. 17° 00' 16" E., 771.01 feet with the west boundary line of the said 1.586 acre tract (Tract Two) (calls N. 19° 23' 49" E., 771.01 feet) and with the east boundary line of the said Parcel No. 94036 to a 1/2" iron rod with cap stamped "RPLS 2475" set being an interior ell corner of the said 1.586 acre tract (Tract Two) and being the most northerly northeast corner of the said Parcel No. 94036 for corner;

THENCE N. 73° 31' 12" W., 1501.28 feet with the south boundary line of the said 1.586 acre tract (Tract Two) (calls N. 71° 07' 39" W., 1501.77 feet and with the north boundary line of the said parcel No. 94036 to the Point of BEGINNING and containing 56.948 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, RPLS#5402
 February 14, 2022

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



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