

LEGAL DESCRIPTION OF PROPERTY:

BEING a 162.475-acre tract contained within the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, and being all of and consisting of the following tracts:

a) A called 150-acre tract of land described in a Warranty Deed as recorded in Volume 501, Page 570, of the Deed Records of Bell County, Texas (D.R.B.C.T.);

b) A called 10.00-acre tract described in a Special Warranty Deed recorded in Document No. 2018-00044054, of the Real Property Records of Bell County, Texas (R.P.R.B.C.T.), said 10.00-acre tract also described in a Warranty Deed recorded in Volume 4070, Page 448, D.R.B.C.T.;

Said 162.475-acre tract being more particularly described hereof:

BEGINNING at a 1-inch iron pipe found at the northeast corner of said 10.00-acre tract and the northwest corner of a called 20.00-acre tract described in a General Warranty Deed recorded in Document No. 2015-00028646, R.P.R.B.C.T., from which a 1-inch iron bar found at the northeast corner of said 20.00-acre tract bears S 73°15'59" E, a distance of 571.63 feet;

THENCE S 16° 51' 24" W, a distance of 2,372.18 feet, along the east line of said 10.00-acre tract, at 776.61 feet passing a found 1/2-inch iron rod 0.80 feet left, and continuing to a 5/8-inch iron pipe found at the southeast corner of said 10.00-acre tract and on the north line of a called 93.16-acre tract described in a Quit Claim Deed recorded in Volume 1774, Page 555, D.R.B.C.T.;

THENCE N 74° 41' 12" W, a distance of 182.89 feet, along the common line of said 10.00-acre tract and said 93.16-acre tract, to a 5/8-inch iron pipe found on the west line of said 150-acre tract, being at the southwest corner of said 10.00-acre tract and the north corner of said 93.16-acre tract;

THENCE S 16° 13' 11" W, a distance of 294.59 feet, along the common line of said 150-acre tract and said 93.16-acre tract, to a 10-inch wood post found at the southeast corner of said 150-acre tract and an interior corner of said 93.16-acre tract;

THENCE N 74°23'54" W, along the fenced common line of said 150-acre tract and said 93.16-acre tract, at 1,354.82 feet pass a wood fence post at the northwest corner of said 93.16-acre tract and the northeast corner of a called 109.75-acre tract described in a Warranty Deed recorded in Volume 2924, Page 68, D.R.B.C.T., and continuing along the fenced common line of said 150-acre tract and said 109.75-acre tract, at 4,201.25 feet pass a found 5/8-inch iron rod with cap stamped "Maser Consulting", and continuing in all a total distance of 4,249.56 feet to a 5/8-inch iron rod with cap stamped "Maser Consulting" found on the east line of said 10.00-acre tract, being at the northeast corner of said 150-acre tract and the southeast corner of said 250-acre tract, from which a 6-inch bent wood post bears S 68°12'07" W, a distance of 2.07 feet;

THENCE N 17°07'21" E, along the center line of Old Highway 95, same being the west line of said 150-acre tract, a distance of 1,562.07 feet to a point for the northwest corner of said 150-acre tract, same being the southwest corner of a called 250-acre tract recorded in a Deed recorded in Volume 894, Page 364, D.R.B.C.T.;

THENCE S 74°24'01" E, along the common line of said 150-acre tract and said 250-acre tract, at 54.02 feet pass a found 5/8-inch iron rod with cap stamped "Maser Consulting", and continuing in all a total distance of 4,249.56 feet to a 5/8-inch iron rod with cap stamped "Maser Consulting" found on the east line of said 10.00-acre tract, being at the northeast corner of said 150-acre tract and the southeast corner of said 250-acre tract, from which a 6-inch bent wood post bears S 68°12'07" W, a distance of 2.07 feet;

THENCE N 16°50'25" E, along the common line of said 10.00-acre tract and said 250-acre tract, to a 5/8-inch iron rod with cap stamped "Maser Consulting" found at the northwest corner of said 10.00-acre tract, from which a found 60D nail bears N 31°57'38" E, a distance of 11.46 feet;

THENCE S 73° 23' 36" E, a distance of 183.50 feet, along the north line of said 10.00-acre tract, to the **POINT OF BEGINNING**, and containing 162.475-acres of land, more or less.

GENERAL NOTES:

- According to the National Flood Insurance Program Flood Insurance Rate Map for Bell County, Texas, Map Number 48027C0365E, Panel 0365E, dated September 26, 2008, a portion of this property is located within Unshaded Zone "X", areas of minimal flood hazard, and a portion of this property is located in within Shaded Zone "Z", areas of special flood hazard subject to inundation by the 1% annual chance flood, no base flood elevations determined.
- All bearings are based on the Texas Coordinate System, NAD 83, Central Zone based on the RTK Cooperative Network.
- All utilities shown are based on above ground visible features.
- Reference commitment for title insurance issued by First National Title Insurance Company, G.F. no. 2201819-21, having an effective date of May 4, 2022 and an issue date of May 11, 2022. No further research for easements or encumbrances was performed by Colliers Engineering & Design.

SURVEYOR'S CERTIFICATION

I, Chad A. Gulick, hereby certify that the foregoing plat represents a survey performed on the ground under my supervision, and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey.

Chad A. Gulick 06-27-22
 CHAD A. GULICK
 Registered Professional Land Surveyor
 Texas Registration No. 6021
 Texas Survey Firm No. 10194550



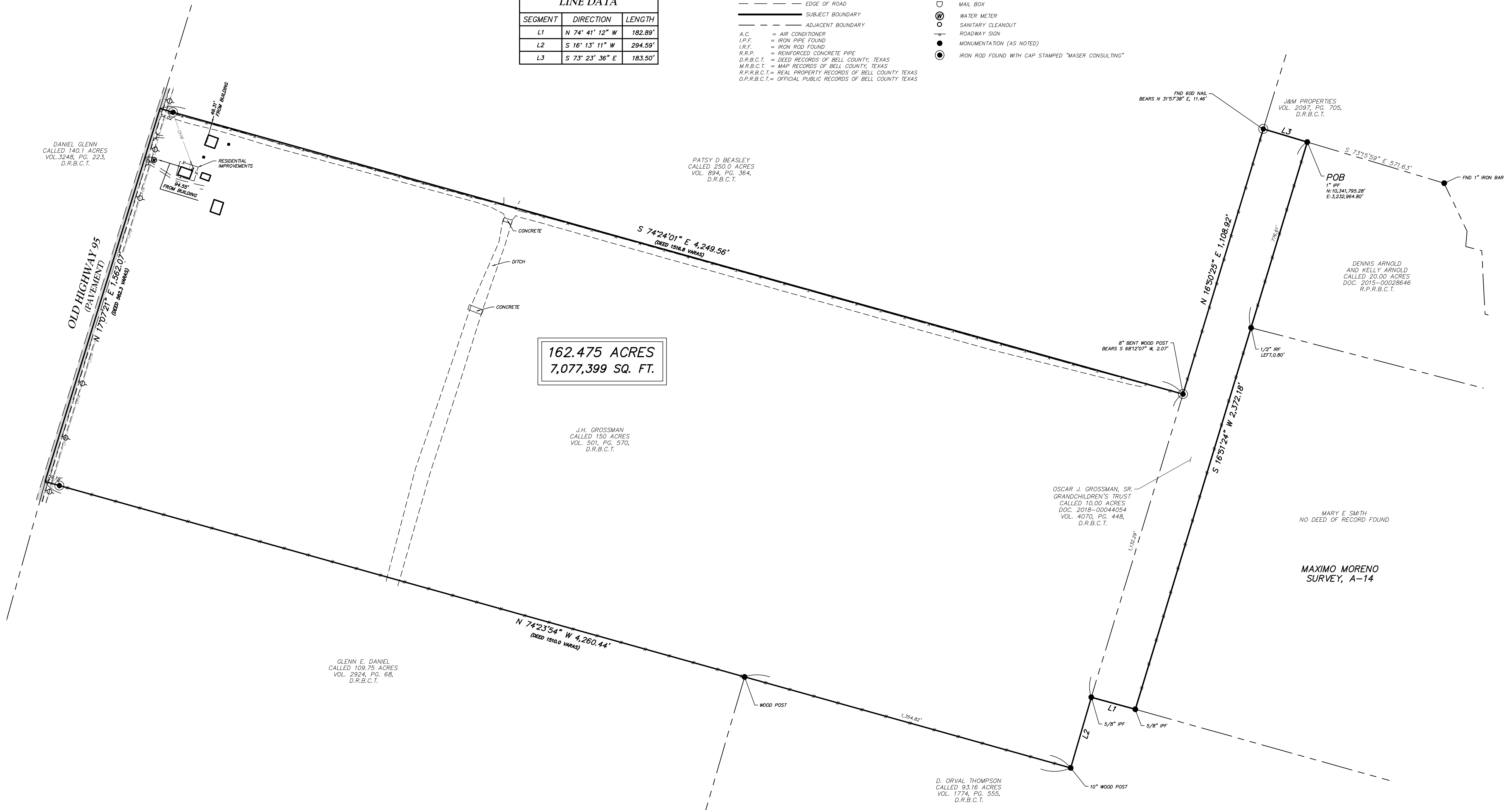
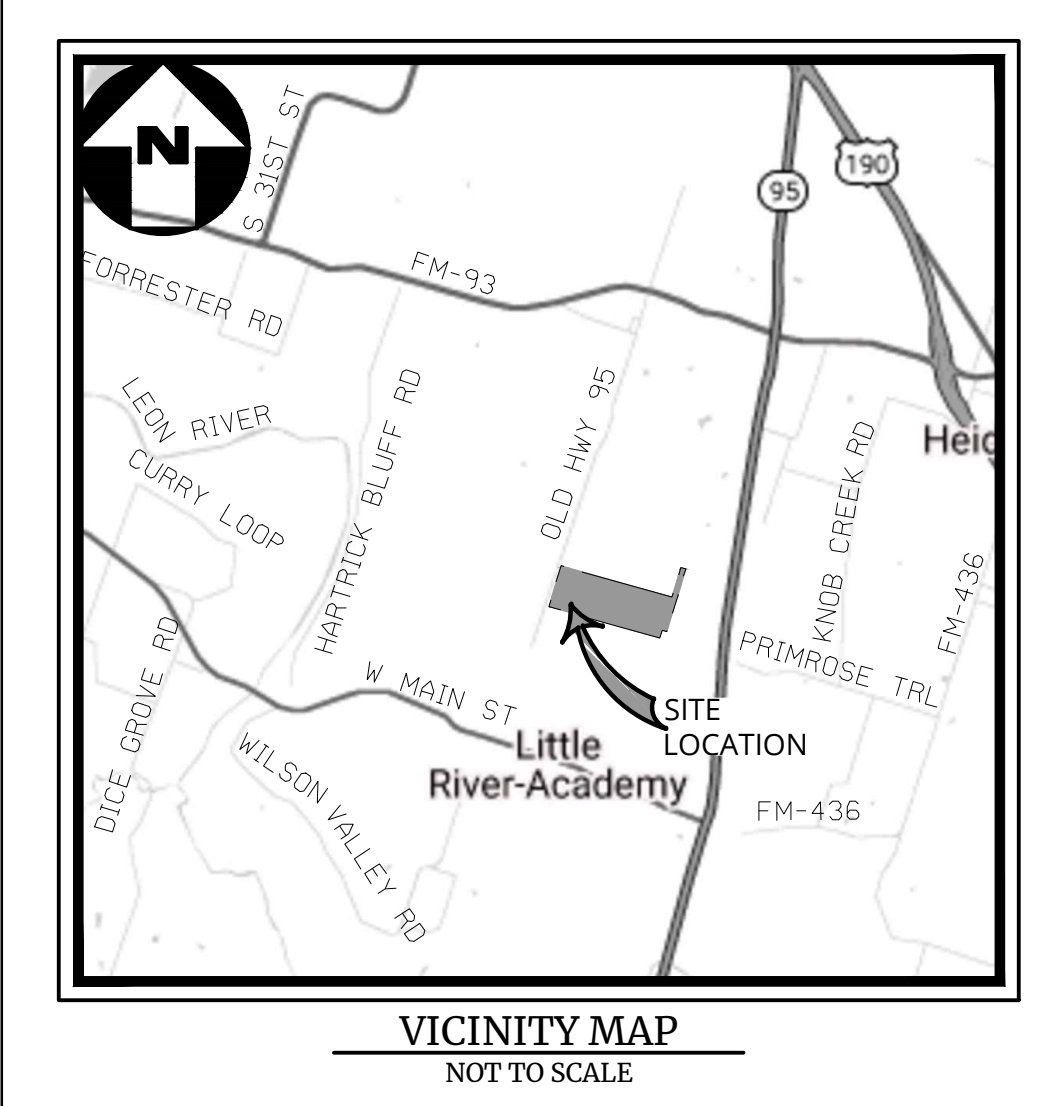
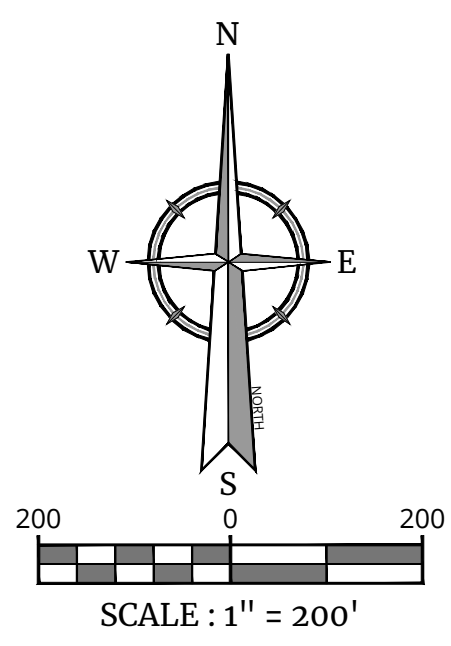
NOTES ADDRESSING SCHEDULE B EXCEPTIONS

- Easement granted to Texas Power & Light Company recorded in Volume 576, Page 535, Deed Records, Bell County, Texas. (DOES NOT AFFECT)
- Easement granted to Texas Power & Light Company recorded in Volume 600, Page 564, Deed Records, Bell County, Texas. (DOES NOT AFFECT)
- Easement granted to Texas Power & Light Company recorded in Volume 637, Page 524, Deed Records, Bell County, Texas. (DOES NOT AFFECT)
- Easement granted to Texas Power & Light Company recorded in Volume 1136 Page 46, Deed Records, Bell County, Texas. (AFFECTS, NOT PLOTTABLE)
- Easement granted to Texas Power & Light Company recorded in Volume 1136, Page 50, Deed Records, Bell County, Texas. (AFFECTS, NOT PLOTTABLE)
- Easement granted to Texas Power & Light Company recorded in Volume 1220, Page 891, Deed Records, Bell County, Texas. (AFFECTS, NOT PLOTTABLE)
- Easement granted to Texas Power & Light Company recorded in Volume 1304, Page 369, Deed Records, Bell County, Texas. (DOES NOT AFFECT)
- Mineral interest retained in Deed recorded in Volume 501, Page 570, Deed Records, Bell County, Texas. (AFFECTS, NOT PLOTTABLE)
- The existence of an on-site sewage facility (OSSF) evident by Affidavit recorded in Volume 4743, Page 532, Deed Records, Bell County, Texas (AFFECTS, NOT PLOTTABLE)

LEGEND

- BARBED WIRE FENCE
- OVERHEAD WIRE
- DITCH
- EDGE OF ROAD
- SUBJECT BOUNDARY
- ADJACENT BOUNDARY
- A.C. = AIR CONDITIONER
- I.P.F. = IRON PIPE FOUND
- I.R.F. = IRON ROD FOUND
- R.R.P. = REINFORCED CONCRETE PIPE
- D.R.B.C.T. = DEED RECORDS OF BELL COUNTY, TEXAS
- M.R.B.C.T. = MAP RECORDS OF BELL COUNTY, TEXAS
- R.P.R.B.C.T. = REAL PROPERTY RECORDS OF BELL COUNTY TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BELL COUNTY TEXAS
- UTILITY POLE
- GUY WIRE
- MAIL BOX
- WATER METER
- SANITARY CLEANOUT
- ROADWAY SIGN
- MONUMENTATION (AS NOTED)
- IRON ROD FOUND WITH CAP STAMPED "MASER CONSULTING"

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 74° 41' 12" W	182.89'
L2	S 16° 13' 11" W	294.59'
L3	S 73° 23' 36" E	183.50'



162.475 ACRES
7,077,399 SQ. FT.

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 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	02/22	JPG	Adjusted boundary/plat schedule B title info.

BOUNDARY SURVEY
 FOR
WALL CO.

162.475 ACRE TRACT
 CITY OF TEMPLE
 BELL COUNTY,
 TEXAS

Colliers DALLAS
 4500 Ratliff Lane,
 Suite 113
 Addison, TX 75001
 Phone: 214.613.1204
 COLLIER ENGINEERING & DESIGN, INC.
 DOING BUSINESS AS MASER CONSULTING

SCALE: 1" = 200' DATE: 10/12/2021 DRAWN BY: CAG CHECKED BY: CAG
 PROJECT NUMBER: 21005595A DRAWING NAME: V-SURV-BNDY-PLAT(6-23-22)
 SHEET TITLE: BOUNDARY SURVEY
 SHEET NUMBER: 01 of 02