

LEGAL DESCRIPTION OF
62.362 ACRES
BELL COUNTY, TEXAS



BEING, a 62.362 acre tract of land situated in the Maximo Moreno Survey, Abstract No. 14, City of Temple ETJ, Bell County, Texas, and being a portion of that certain called 160.446 acre tract of land described in a deed to New American Dream, Ltd. as recorded in Document No. 2021-073895 of the Real Property Records of Bell County, Texas (R.P.R.B.C.T.), said 62.632 acre tract of land being more particularly described as follows:

BEGINNING, at a PK nail found in the center line of Old Highway 95 at the southwest corner of a called 250.0 acre tract conveyed to Patsy D. Beasley by deed recorded in Volume 894, Page 364 of the Deed Records of Bell County, Texas, said point having a grid coordinate of N: 10,341,929.12 and E: 3,228,374.67;

THENCE, S 74°24'01" E, along and with the south line of said 250.0 acre tract and the north line of said 160.446 acre tract, a distance of 1,594.94 feet to a 5/8-inch iron rod with yellow cap stamped "Colliers Prop Cor" set for the northeast corner of the tract herein described, from which a 5/8-inch iron rod with yellow cap stamped "Colliers Prop Corner" bears S 74°24'01" E, a distance of 2,654.62 feet;

THENCE, departing the south line of said 250.0-acre tract and the north line of said 160.446 acre tract, and over and across said 160.446 acre tract the following courses and distances:

S 15°35'59" W, a distance of 1265.00 feet to a 5/8-inch iron rod with yellow cap stamped "Colliers Prop Cor" set for corner;

S 74°24'01" E, a distance of 428.00 feet to a 5/8-inch iron rod with yellow cap stamped "Colliers Prop Cor" set for corner;

S 15°35'59" W, a distance of 215.00 feet to a 5/8-inch iron rod with yellow cap stamped "Colliers Prop Cor" set for corner;

S 74°24'01" E, a distance of 816.00 feet to a 5/8-inch iron rod with yellow cap stamped "Colliers Prop Cor" set for corner;

S 15°35'59" W, a distance of 81.61 feet to a 5/8-inch iron rod with yellow cap stamped "Colliers Prop Cor" set for corner in the north line of a called 109.75 acre tract conveyed to Glenn E. Daniel by deed recorded in Volume 2924, Page 68, of the Deed Records of Bell County, Texas, same being the south line of said 160.446 acre tract, from which a fence post bears S 74°23'54" E, a distance of 1,379.99 feet;

THENCE, N 74°23'54" W, along and with the north line of said 109.75 acre tract and the south line of said 160.446 acre tract, a distance of 2,880.45 feet to a PK nail found in the center line of said Old Highway 95;

THENCE, N 17°07'21" E, along and with the centerline of said Old Highway 95, a distance of 1,562.07 feet to the **POINT OF BEGINNING**, containing 62.362 acres, more or less, being described in accordance with a survey prepared by Colliers Engineering & Design. Coordinates and bearings are based on NAD83 Texas State Plane Central Zone (4203).

Chad A. Gulick
Registered Professional Land Surveyor
Texas Registration No. 6021
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