



LEGAL DESCRIPTION: Being 5.357 acres of land out of the J. H. Lewis Survey, Abstract No. 536 in Bell County, Texas and being a portion of that certain 7.377 acre tract described in Volume 1328, Page 711 of the Official Public Records of Bell County, Texas; Said 5.357 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in April 2022:

BEGINNING at a TXDOT concrete monument with a brass cap found in concrete in the south line of said 7.377 acre tract, for a corner of South Clear Creek Road, also known as State Highway 201, the northwest corner of that certain 1.066 acre tract described in Volume 8237, Page 112 of said Official Public Records, the northeast corner of that certain 0.897 acre tract described in Volume 4596, Page 114 of said Official Public Records, the southeast corner of that certain 1.031 acre tract described in Volume 4518, Page 520 of said Official Public Records, and the southwest corner hereof;

THENCE North 07°37'13" East a distance of 440.54 feet crossing said 7.377 acre tract along the east line of said South Clear Creek Road and the east line of said 1.031 acre tract to a 1/2 inch iron rod with a cap marked "Quintero 10194110" found in the north line of said 7.377 acre tract, for the northeast corner of said 1.031 acre tract, a corner of that certain 5.85 acre tract described in Instrument No. 2022015507 of said Official Public Records, and the northwest corner hereof;

THENCE South 72°57'26" East a distance of 570.58 feet along the south line of said 5.85 acre tract and the north line of said 7.377 acre tract to a 1/2 inch iron rod found for the northwest corner of that certain 1.11 acre tract described in Volume 10598, Page 677 of said Official Public Records, the northeast corner of said 7.377 acre tract, and the northeast corner hereof;

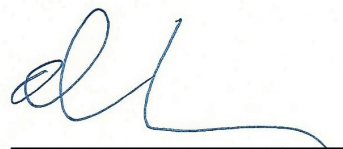
THENCE South 19°48'14" West a distance of 459.01 feet along the west line of said 1.11 acre tract and the east line of said 7.377 acre tract to a 1/2 inch iron rod set for the northeast corner of that certain 1.00 acre tract described in Volume 9558, Page 243 of said Official Public Records and the southeast corner hereof, and from which a 3/8 inch iron rod with a cap marked "M&Assoc. Killeen" found in the east line of said South Clear Creek Road, for the south corner of that certain 0.139 acre tract described in Instrument No. 2013-00001077 of said Official Public Records and the southwest corner of said 1.11 acre tract bears South 19°48'14" West a distance of 735.96 feet;

THENCE North 69°59'33" West a distance of 209.20 feet crossing said 7.377 acre tract along the north line of said 1.00 acre tract to a 1/2 inch iron rod found for the northwest corner of said 1.00 acre tract, the northeast corner of said 1.066 acre tract, and a corner of said 7.377 acre tract;

THENCE North 70°09'43" West a distance of 267.75 feet along the north line of said 1.066 acre tract and the south line of said 7.377 acre tract to the POINT OF BEGINNING containing 5.357 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: April 29, 2022
Job# 22-5872

