

2025008368
02/24/2025 10:47AMRECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:ESTATE OF HERBERT LONG JR.
23651 WOLF RIDGE RD
KILLEEN, TX 76549

Warranty Deed

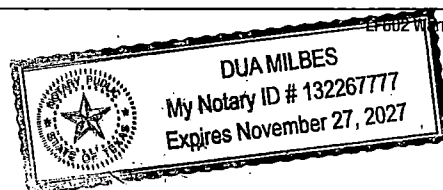
This Deed is made by CHARLOTTE CARROLL, "Grantor(s)", to
ESTATE OF HERBERT LONG JR., "Grantee(s)", whose post office address
is 23651 WOLF RIDGE RD KILLEEN, TX 76549,
as (select one):

- ☐ An Unmarried Sole Owner ☐ A Married Sole Owner ☒ A Single Sole Owner
☐ Joint Tenants ☐ Tenants in Common
☐ Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
☐ Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ 124,488, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real
property (the premises) located in BELL County/Parish,
TEXAS:

LEGAL DESCRIPTION: 15.96 ACRES Located in the
MS. CEARLEY SURVEY ABSTRACT 1248 PART of
VOLUME 2298 PAGE 377

PARCEL NUMBER: 0563900100



TITLE SOURCE: A1248BC MS CEARLEY ID#431734
15.96 ACRES CUT OUT OF 185.516 TRACT ABSTRACT A0622BC
MAP ID 68A04

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

☐ This transfer is tax exempt because _____.

☒ Taxes for the year 2024 shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

Charlotte A Carroll Date: 2-3-25
CHARLOTTE CARROLL, Grantor
23255 WOLFROGER RD, Mailing Address
KILLEEN, TX 76549, City, State, Zip

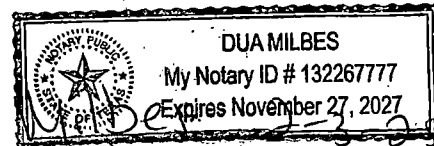
_____, Date: _____
 _____, Second Grantor (if Applicable)
 _____, Mailing Address
 _____, City, State, Zip

First Witness:

Dra Milbes
 Signature

DUA
 Printed Name

 Date

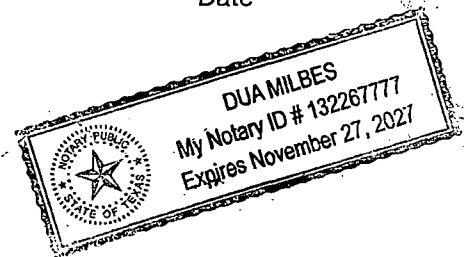


Second Witness:

Patricia Brunson
 Signature

Patricia Brunson
 Printed Name

2-3-2025
 Date



ATTACHMENT A
Legal Description of Property

The 15.96 ACRES JOIN^s HERBERT ~~ELONG~~ JR.'S
PROPERTY ID # 433838

FROM PARCEL # 431734 PROPERTY ID 15.96 ACRES
SOLD OUT OF 431734.

0563900100 Geo ID

MAP ID # 68A04

A0622BC JH MILLER 1-1 A1248BC

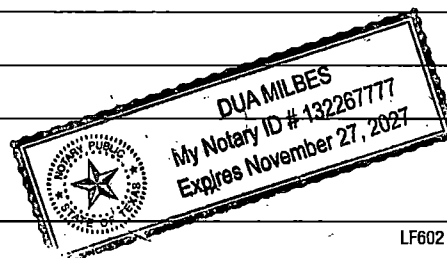
M.S. CEARLEY

734184 PROPERTY ID OF OWNER

RESTRICTIONS ON DEED FROM Charlotte Carroll
TO ESTATE OF HERBERT LONG JR. ARE AS FOLLOWS.

- (1) NO MOBILE HOMES
- (2) NO SALVAGE OR JUNK YARDS
- (3) NO HOG FARMS
- (4) FENCING MUST BE MAINTAINED BY OWNER OF
15.96 ACRES DEEDED TO THE ESTATE OF

HERBERT LONG JR. ON ALL SIDES BORDERING
FRONT PROPERTY OF HERBERT LONG JR. AND GATES AND FENCE
BORDERING PROPERTY OWNER CHARLOTTE CARROLL
ON PROPERTY ID # 431734 + HERBERT LONGS # 433838 ^{PROPERTY ID} FRONT
SURVEY ATTACHED SHOWS DIVISIONS OF PROPERTIES ^{WATERIDGE ROAD AREA}
WHERE FENCING AND GATES ARE IN PLACE.





QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

415 E. AVENUE D, KILLEEN TEXAS (254) 493-9962

T.B.P.E. FIRM REGISTRATION NO.: 14709

T.B.P.L.S. FIRM REGISTRATION NO.: 10194110

FIELD NOTES 15.96 ACRES BELL COUNTY, TEXAS

BEING all that certain 15.96 acre tract of land situated in the M.S. Cearley Survey, A-1248, Bell County, Texas, and being a portion of the remainder of the called First Tract as described in a deed to Joe Parks Carrol, recorded in Volume 2298, Page 377, Deed Records of Bell County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "Mitchell & Assoc. Killeen" found at the Southeast corner of a called 24.035 acres described in a deed to Herbert Long, Jr. and Travis Wayne Long, recorded in Instrument No. 2015-00004630, Deed Records of Bell County, Texas, and in the North line of a called 613.778 acres described in a deed to Lazy B Land Company, LLC, recorded in Instrument No. 2015-00031652, Deed Records of Bell County, Texas for the Southwest corner of the herein described easement tract;

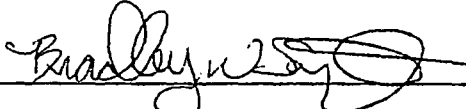
THENCE, N 20° 02' 19" W (Adj Deed N 20° 02' 46" W), along the East line of the said Long Tract at 425.86 feet (Adj Deed. 425.81 feet) passing a 1/2" iron rod with a cap stamped "Mitchell & Assoc. Killeen" found, online, for the Northeast corner of the said Long tract, continuing across and upon the said First Tract a total distance of 500.05 feet to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set for the Northwest corner of the herein described tract;

THENCE, continuing across and upon the said First Tract for the following two courses and distances:

1. N 68° 37' 08" E, 1390.99 feet to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set for the Northeast corner of the herein described tract;
2. S 20° 02' 38" E, 500.01 feet to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set in the North line of the said 613.778 acres for the Southeast corner of the herein described tract;

THENCE, S 68° 37' 01" W, 1391.03 feet (Adj Deed S 68° 36' 52" W), along the North line of the said 613.778 acres to East, to the **POINT OF BEGINNING** and containing 15.96 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground June 19, 2018 by Quintero Engineering, LLC.



06/21/2018

Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
No. 5827, Texas



"EXHIBIT A"



QUINTERO ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT
 415 E. AVENUE D, KILLEEN, TEXAS (254) 493-9962
 T.B.P.E. FIRM REGISTRATION NO. 14709
 T.B.P.L.S. REGISTRATION NO. 10194110

SARAH DOREEN PLOUG
 CALLED 12.66 ACRES
 (VOL. 3042, PAGE 160)

S 20°02'38" E - 500.01'

SCALE: 1" = 300'

23651 WOLFRIDGE ROAD
 UNDEVELOPED LOT

15.96 AC

JOE PARKS CARROLL
 REMAINDER OF FIRST TRACT
 CALLED 213 ACRES
 (VOL. 2298, PAGE 337)

N 68°37'08" E - 1390.99'

S 68°37'01" W - 1391.03'
 (ADJ DEED S 68°36'52" W)

LEGEND

- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN"
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"

UNLESS OTHERWISE NOTED

POINT OF BEGINNING:
 1/2" IRON ROD FOUND
 W/ CAP STAMPED "MAK"

425.86'
 N 20°02'19" W - 500.05'
 (ADJ DEED N 20°02'46" E)

HERBERT LONG, JR. AND
 TRAVIS WAYNE LONG
 CALLED 24.035 ACRES
 (INSTR. NO. 2015-00004630)

WOLFRIDGE ROAD

** SEE METES AND BOUNDS ATTACHED "EXHIBIT A" **

SURVEYOR'S SKETCH of a survey made on the ground on June 19, 2018, of that certain 15.96 acre tract of land located in the MS Cearley Survey, Abstract No. 1248, and being described in a deed to Herbert Long Jr. and Travis Wayne Long in Instrument No. 2011-00004630, Deed Records of Bell County, Texas. There are no shortages of areas, visible encroachments, protrusion, or overlapping of improvements, except as shown or noted hereon. THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED. A REVIEW



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2025008368

As
DEED

Recorded On: February 24, 2025

Parties: CARROLL CHARLOTTE

To LONG HERBERT JR

Comment:

Billable Pages: 5

Number of Pages: 6

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$21.00
Total Fees:	\$26.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025008368
Receipt Number: 449343
Recorded Date/Time: 02/24/2025 10:47:21 AM
User / Station: fosterk - BCCCD0735

Record and Return To:

ESTATE OF HERBERT LONG JR
23651 WOLFRIDGE RD
KILLEEN, TX 76549



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk