



Q UINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

1501 W. STAN SCHLUETER LOOP, KILLEEN TEXAS (254) 493-9962

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

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

FIELD NOTES 24.04 ACRES BELL COUNTY, TEXAS

BEING all that certain 24.04 acre tract of land situated in the M.S. Cearley Survey, Abstract No. 1248 and being all of the called 24.035 acre tract of land described in a deed to The Czar Group, LLC, recorded in Instrument No. 2025002085 Official Public Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&ASSOC. KILLEEN" found in the East line of Wolfridge Road and a North line of the remainder of a called 890.97 acre tract of land described in a deed to Lazy B Land Company, recorded in Instrument No. 201500031652, Official Public Records of Bell County, Texas, for the Southwest corner of the herein described tract;

THENCE, N 17° 31' 39" W, 400.14 feet, (Deed N 17° 32' 44" W, 400.04 feet) along the East line of Wolfridge Road to a 1/2" iron rod with cap stamped "M&ASSOC. KILLEEN" found at the Southeast corner of the remainder of First Tract a called 213 acre tract described in a deed to Joe Parks Carroll, recorded in Volume 2298, Page 337, Deed Records of Bell County, Texas, for the Northwest corner of the herein described tract;

THENCE, N 68° 00' 31" E, 2530.71 feet (Deed N 68° 00' 47" E, 2530.81 feet), along the South line of the said remainder of the First Tract, to a 1/2" iron rod found in the West line of a called 15.96 acre tract of land described in a deed to The Czar Group, LLC, recorded in Instrument No. 2025008967, Official Public Records of Bell County, Texas, for the Northeast corner of the herein described tract;

THENCE, S 20° 02' 19" E, 425.86 feet (Deed S 20° 02' 46" E, 425.81 feet), along the West line of the said 15.96 acre tract, to a 1/2" iron rod with cap stamped "M&ASSOC. KILLEEN" found in the North line of the said remainder of 890.97 acre tract and at the Southwest corner of the said 15.96 acre tract, for the Southeast corner of the herein described tract;

THENCE, S 68° 36' 31" W, 2547.48 feet (Deed S 68° 36' 53" W, 2547.51 feet) along a North line of the said remainder of 890.97 acre tract of land to the **POINT OF BEGINNING** and containing 24.04 acres of land, more or less.

The bearings and distances 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 March 27, 2025 by Quintero Engineering, LLC.

04/11/2025

Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
No. 6878, Texas



"EXHIBIT A"