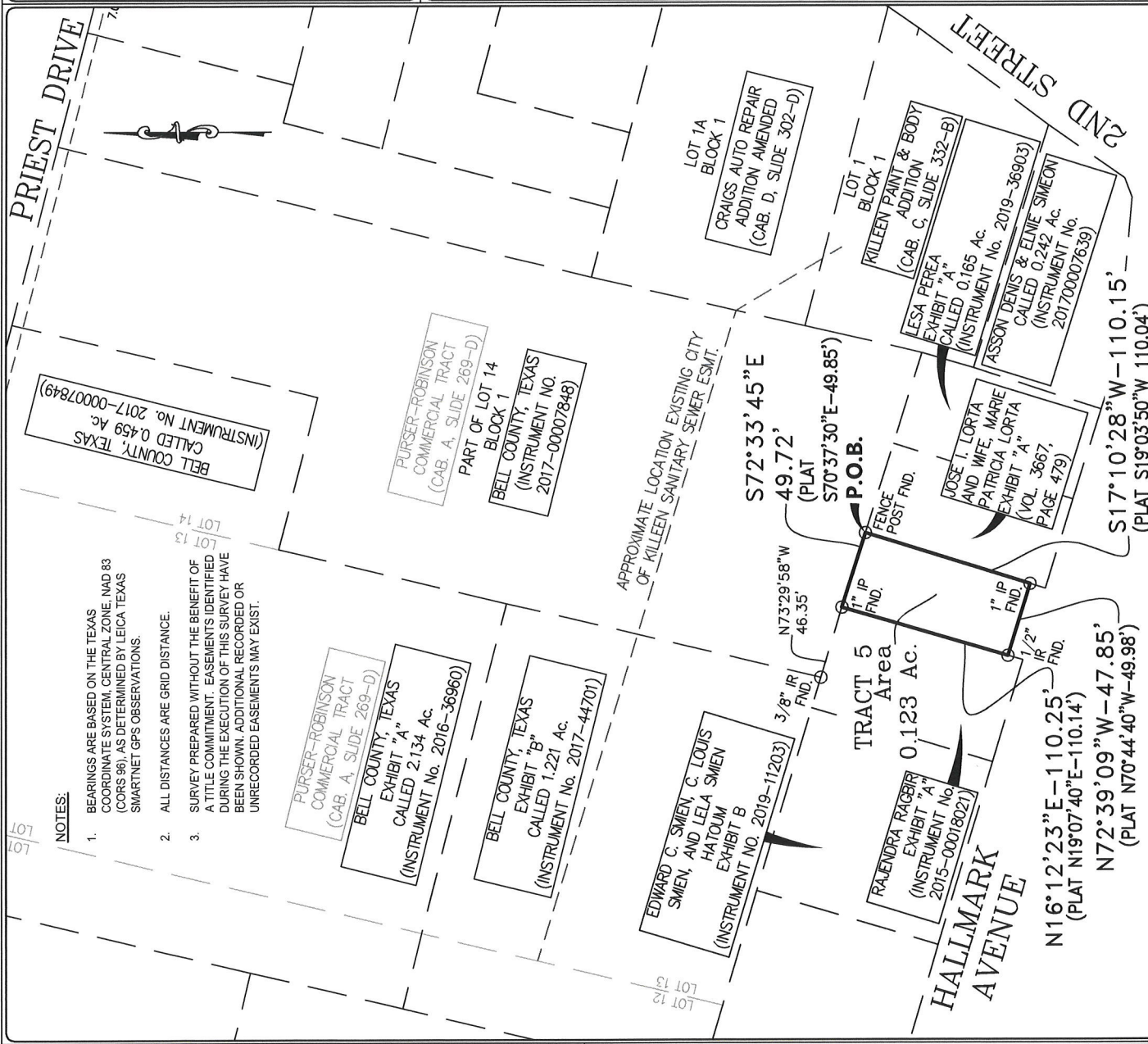


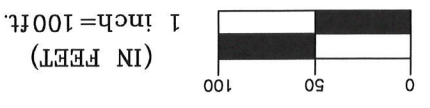
**TRACT 5**

**0.123 Acre** tract of land in Bell County Texas, out of the Alex Thompson Survey, Abstract No. 813, and being an Undesignated Tract on the Plat of Purser-Robinson Commercial Tract, recorded in Cabinet A, Slide 269-D, Plat Records of Bell County, (P.R.B.C.), purportedly owned by Bell County, no recorded Deed found



**NOTES:**

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS.
2. ALL DISTANCES ARE GRID DISTANCE.
3. SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS IDENTIFIED DURING THE EXECUTION OF THIS SURVEY HAVE BEEN SHOWN. ADDITIONAL RECORDED OR UNRECORDED EASEMENTS MAY EXIST.



DRAWN BY: FRB

FIELD BOOK: 2039/44

FIELD CREW: WC

S:\Certs\302 Priest - 5 Tracts.dwg 10/21/2024 10:19 AM

102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 10020400  
 411 S. WESTERN AVE. (P.O. BOX 349), LAMPASAS, TEXAS (512) 556-6885  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00  
 600 AUSTIN AVE. STE. 29 WACO, TEXAS (254) 776-5151  
 T. B. P. L. S. FIRM REGISTRATION NO. 10194044

MITCHELL & ASSOCIATES, INC.  
 ENGINEERING & SURVEYING



ALL RIGHTS RESERVED  
 THE BEARINGS FOR THE ABOVE DESCRIPTION ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS. BY: MITCHELL & ASSOC., INC. 2024

SEAL



This survey was prepared under my supervision. The items shown hereon were observed during the process of performing the field work.

October 21, 2024

*Mike W. Kriegel*  
 MIKE W. KRIEGEL R.P.L.S. 4330

**FIELD NOTES** for a **0.123 Acre** tract of land in Bell County Texas, out of the Alex Thompson Survey, Abstract No. 813, and being and Undesignated Tract on the Plat of Purser-Robinson Commercial Tract, recorded in Cabinet A, Slide 269-D, Plat Records of Bell County, (P.R.B.C.), purportedly owned by Bell County, no recorded Deed found:

**BEGINNING** at a **Fence Post Found** for the Northeast corner of a Tract of land described in Exhibit "A" in Warranty Deed with Vendor's Lien to Jose I. Lorta and wife, Patricia Lorta recorded in Volume 3667, Page 479, Deed Records of Bell County, on the South line of Lot 14, said Purser-Robinson Commercial Tract;

**THENCE, S 17° 10' 28" W, 110.15 Feet**, (Plat calls S 19° 03' 50" W, 110.04 Feet), along the West line of said Lorta Tract, to a **1-inch Iron Pipe Found** for the Southwest corner of said Lorta Tract on the North line of Hallmark Avenue;

**THENCE, N 72° 39' 09" W, 47.85 Feet**, (Plat calls N 70° 44' 40" W, 49.98 Feet) along the North line of Hallmark Avenue to a **1/2-inch Iron Rod Found** for the Southeast corner of a Tract of land described in Exhibit "A" in Deed to Rajendra Ragbir, recorded in Instrument No. 2015-00018021, R.P.R.B.C., (Tract description found in Volume 2665, Page 703, Bell County Deed Records);

**THENCE, N 16° 12' 23" E, 110.25 Feet**, (Plat calls N 19° 07' 40" E, 110.14), along the East line of said Ragbir Tract, to a **1-inch Iron Pipe Found** for the Northeast corner of said Ragbir Tract, on the South line of said Lot 14;

**THENCE, S 72° 33' 45" E, 49.72 Feet**, (Plat calls S 70° 37' 30" E, 49.85 Feet), along the South line of said Lot 14 to the **POINT OF BEGINNING**, containing **0.123 Acre** of land in Bell County, Texas.