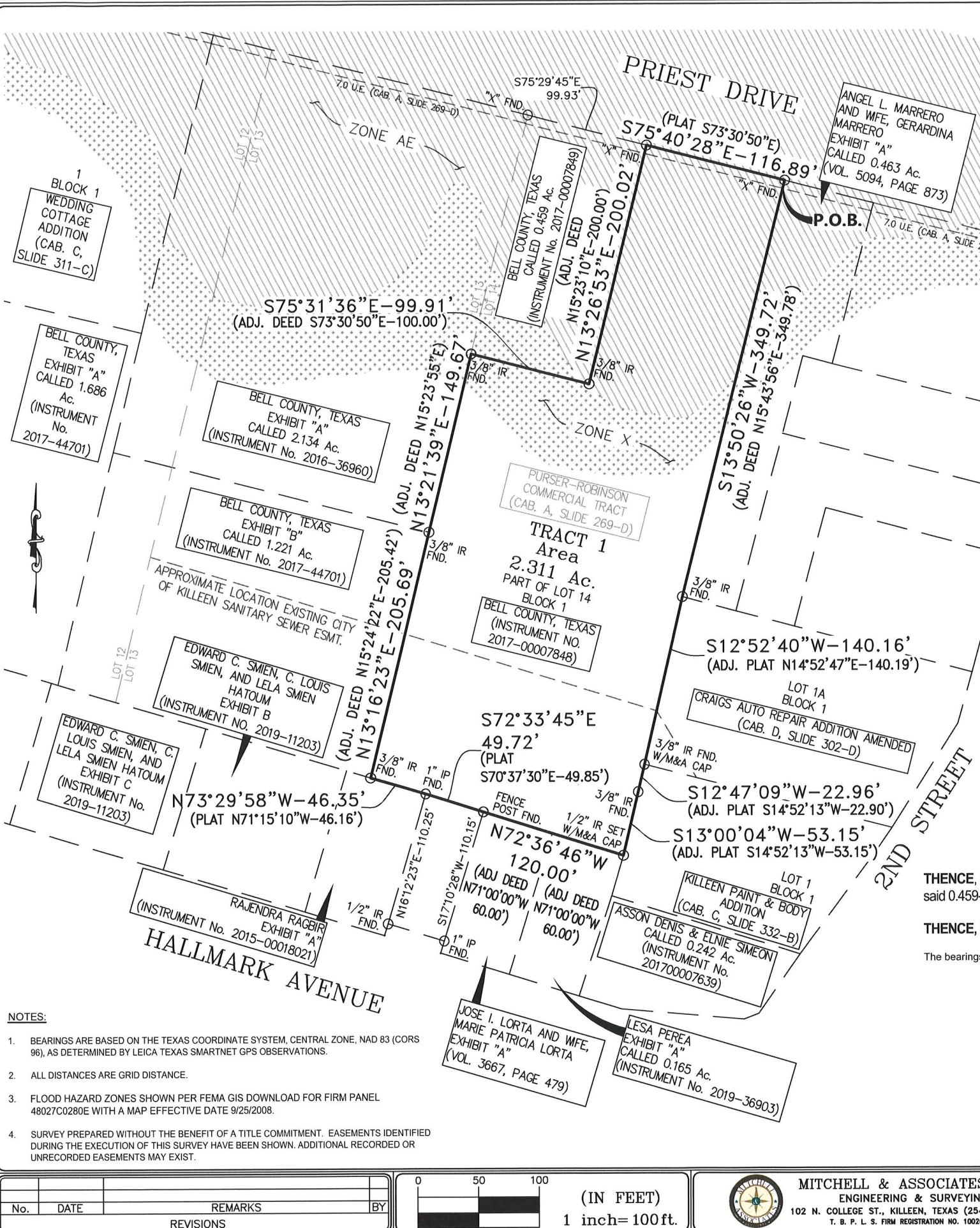


DRAWN BY: /FRB
 REF: GPS
 FIELD CREW: WC
 FIELD BOOK: 2039/44
 DWG NO: 24-066-B-T
 DIGITAL FILE: S:\Certs\302 Priest.dwg
 DATE: 10/21/2024 4:23 PM
 TAX I.D. NO: 95630
 REQUESTED BY: SONJA SHIRLEY



TRACT 1
 2.311 Acre tract of land in Bell County Texas, out of the Alex Thompson Survey, Abstract No. 813, and being part of Lot 14, Purser-Robinson Commercial Tract, recorded in Cabinet A, Slide 269-D, Plat Records of Bell County, (P.R.B.C.), being all of the remainder of Lot 14, Save and Except 0.459 Acre of land in General Warranty Deed to Bell County recorded in Instrument No. 2017-00007848, Real Property Records of Bell County, (R.P.R.B.C)

FIELD NOTES for a 2.311 Acre tract of land in Bell County Texas, out of the Alex Thompson Survey, Abstract No. 813, and being part of Lot 14, Purser-Robinson Commercial Tract, recorded in Cabinet A, Slide 269-D, Plat Records of Bell County, (P.R.B.C.), being all of the remainder of Lot 14, Save and Except 0.459 Acre of land in General Warranty Deed to Bell County recorded in Instrument No. 2017-00007848, Real Property Records of Bell County, (R.P.R.B.C), being more particularly described as follows:

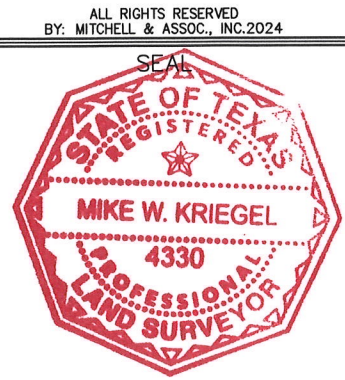
- BEGINNING** at an "X" Found in concrete on the South line of Priest Drive, for the Northeast corner of Lot 14, the Northwest corner of Lot 15, and the Northwest corner of a called 0.463-Acre Tract of land described in "Exhibit A" in Warranty Deed with Vendor's Lien to Angel L. Marrero and wife Gerardina Marrero recorded in Volume 5094, Page 873, Deed Records of Bell County;
- THENCE** S 13° 50' 26" W, 349.72 Feet, (Adjoining Deed calls N 15° 43' 56" E, 349.75 Feet), along the West line of said 0.463-Acre Tract, being the Northwest corner of Lot 1A, Block 1, Craig's Auto Repair Addition Amended, recorded in Cabinet D, Slide 302-D, Plat Records of Bell County;
- THENCE** S 12° 52' 40" W, 140.16 Feet, (Adjoining Plat calls N 14° 52' 47" E, 140.19 Feet), along the West line of said Lot 1A, Block 1, to a 3/8-Inch Iron Rod Found for the Southwest corner of said Lot 1A, Block 1, being the Northwest corner of Lot 1, Killeen Paint and Body Addition as recorded in Cabinet C, Slide 332-B, Plat Records of Bell County;
- THENCE** S 12° 47' 09" W, 22.96 Feet, (Adjoining Plat calls S 14° 52' 13" W, 22.90 Feet), along the West line of said Lot 1, Block 1, to a 3/8-Inch Iron Rod Found for angle point;
- THENCE** S 13° 00' 04" W, 53.15 Feet, (Adjoining Plat calls S 14° 52' 13" W, 53.15 Feet), along the West line of said Lot 1, Block 1, to a 1/2-Inch Iron Rod with "M&A" Cap set for the Southeast corner of said Lot 14, at the Northeast corner of a called 0.165-Acre tract of land described in "Exhibit A" in General Warranty Deed to Lesa Perea as recorded in Instrument No. 2019-36903, R.P.R.B.C.;
- THENCE** N 72° 36' 46" W, 120.00 Feet, (Adjoining Deeds N 71° 00' 00" W, 60.00 Feet, and N 71° 00' 00" W, 60.00 Feet), along the North line of said 0.165-Acre tract and the North line of a Tract of land described in "Exhibit A" in Warranty Deed with Vendor's Lien to Jose I. Lorta and wife, Marie Patricia Lorta recorded in Volume 3667, Page 479, Deed Records of Bell County, to a Fence Post Found for angle point at the Northeast corner of a Tract of undesignated land on the Plat of Purser-Robinson Commercial Tract, purportedly owned by Bell County, but no Deed has been found;
- THENCE** N 72° 33' 45" W, 49.72 Feet, (Plat calls N 70° 37' 30" W, 49.85 Feet), along the North line of said Undesignated Tract To a 1-inch Iron Pipe Found for the Northeast corner of a Tract of land described in "Exhibit A" in Guardianship 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 73° 29' 58" W, 46.35 Feet, (Plat calls N 71° 15' 10" W, 46.16), along the South line of said Lot 14, and the North line of said Ragbir Tract, to a 3/8-Inch Iron Rod Found for the Southeast corner of a called 1.221-Acre tract of land described as Exhibit "A" in Special Warranty Deed to Bell County as recorded in Instrument No. 2017-44701, R.P.R.B.C, being the Southwest corner of said Lot 14, and the Southeast corner of Lot 13, Purser-Robinson Commercial Tract,;
- THENCE** N 13° 16' 23" E, 205.69 Feet, (Adjoining Deed calls N 15° 24' 22" E, 205.42 Feet), along the common line of said Lots 13 and 14, and the East line of said 1.221 Acre tract to a 3/8-Inch Iron Rod Found for the Northeast corner of said 1.221-Acre tract, and the Southeast corner of a called 2.134 Acre tract of land described in Correction Affidavit as to General Warranty Deed with Vendor's Lien to Bell County as Exhibit "A" recorded in Instrument No. 2016-36960, R.P.R.B.C.;
- THENCE** N 13° 21' 39" E, 149.67 Feet, (Adjoining Deed calls N 15° 23' 35" E), along the common line of said Lots 13 and 14, and the East line of said 2.134-Acre tract, to a 3/8-Inch Iron Rod Found for the Southwest corner of the "Save and Except Tract" in Instrument No. 2017-00007848, R.P.R.B.C., and the Southwest corner of a called 0.459-Acre Tract of land described in Deed to Bell County in Instrument No. 2017-00007849, R.P.R.B.C.;
- THENCE** S 75° 31' 36" E, 99.91 Feet, (Deed calls S 73° 30' 50" E, 100.00 Feet), along the South line of said 0.459-Acre 2.134 Acre to a 3/8 Inch Iron Rod Found for the Southeast corner of said 0.459-Acre Tract;
- THENCE** N 13° 26' 53" E, 200.02 Feet, (Adjoining Deed calls N 15° 23' 10" E, 200.00 Feet), along the East line of said 0.459-Acre Tract to an "X" Found in concrete for the Northeast corner of said 0.459-Acre Tract on the South line of Priest Drive;
- THENCE** S 75° 40' 28" E, 116.89 Feet, (Plat calls S 75° 40' 28" E), along the South line of Priest Drive to the POINT OF BEGINNING, containing 2.311 Acres of land in Bell County, Texas.

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.

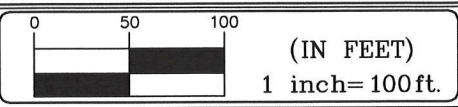
This survey was prepared under my supervision. The items shown hereon were observed during the process of performing the field work.

October 21, 2024.

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



- NOTES:**
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS.
 - ALL DISTANCES ARE GRID DISTANCE.
 - FLOOD HAZARD ZONES SHOWN PER FEMA GIS DOWNLOAD FOR FIRM PANEL 48027C0280E WITH A MAP EFFECTIVE DATE 9/25/2008.
 - 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.



MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

B.C.D.R. = Bell County Deed Records.
 O.P.R.B.C.T. = Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REMARKS	BY
REVISIONS			