



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

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

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

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

FIELD NOTES

10.27 ACRES

BELL COUNTY, TEXAS

BEING all that certain 10.27 acre tract of land situated in the N. Norfleet Survey, Abstract No. 638, the J. Denson Survey, Abstract No. 1141, and the G. Peacock Survey, Abstract No. 995, all of Bell County, Texas, and being all of the called 10.278 acre tract of land described in a deed to Codra Commercial, Ltd and Eku, Inc., recorded in Instrument No. 2025017419, Official Public Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the South line of Stillman Valley Road, at the Northwest corner of a called 12.00 acre tract of land described in a deed to Titus A. Baker, recorded in Instrument No. 2023053027, Official Public Records of Bell County, Texas, for the Northeast corner of the herein described tract;

THENCE, along the West lines of the said 12.00 acre tract the following two courses and distances:

1. S 08° 04' 04" E, 284.52 feet (Deed S 07° 35' 07" E, 284.21 feet), to a 3/8" iron rod found;
2. S 26° 19' 45" E, 1165.58 feet (Deed S 25° 52' 01" E, 1166.57 feet), to a 3/8" iron rod found, at the Southwest corner of the said 12.00 acre tract, and in a North line of a called 53.701 acre tract of land described in a deed to Gregory M. Stineman and Elizabeth A. Stineman, recorded in Volume 3079, Page 494, Deed Records of Bell County, Texas, for the Southeast corner of the herein described tract;

THENCE, S 55° 08' 13" W, 264.49 feet (Deed S 55° 24' 43" W, 263.45 feet), along a North line of the said 53.701 acre tract, to a 3/8" iron rod found, at the Southeast corner of a called 10.278 acre tract of land described in a deed to Barbara Murphy, recorded in Volume 4846, Page 199, Deed Records of Bell County, Texas, for the Southwest corner of the herein described tract;

THENCE, along East lines of the said 10.278 acre tract the following five courses and distances:

1. N 54° 16' 19" W, 543.85 feet (Deed N 53° 50' 40" W, 545.14 feet), to a 3/8" iron rod found;
2. N 22° 05' 00" W, 399.63 feet (Deed N 21° 44' 43" W, 400.00 feet), to a 2-3/8" fence post found;
3. N 40° 52' 22" E, 414.01 feet (Deed N 41° 20' 52" E, 414.58 feet), to a 1/2" iron rod with cap stamped "QE" set;
4. N 01° 14' 23" W, 192.80 feet (Deed N 00° 45' 53" W, 193.06 feet), to a 3/8" iron rod found;
5. N 08° 03' 29" W, 284.35 feet (Deed N 07° 35' 07" W, 284.73 feet), to a 1/2" iron rod with cap stamped "QE" set, at the Northernmost Northeast corner of the said 10.278 acre tract, and being in the South line of Stillman Valley Road, for the Northernmost Northwest corner of the herein described tract;

THENCE, N 84° 42' 41" E, 25.07 feet (Deed N 84° 39' 31" E, 25.01 feet), along the South line of Stillman Valley Road, to the **POINT OF BEGINNING** and containing 10.27 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 October 8, 2025, by Quintero Engineering, LLC.

10/09/2025

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

