

BEING a 0.021 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being all of that certain outlot in W. W. Hock's Addition, an addition to the City of Temple, Bell County, Texas which lies north of Lot 1, Block 16 and east of Lot 4, Block 11 of said W. W. Hock's Addition according to the map or plat of record in Volume 41, Page 373, Deed Records of Bell County, Texas and being all of that certain tract of land described in a Warranty Deed dated July 23, 1976 from Frank Mata and wife, Margaret Mata to Henry Castillo and sister, Janie Castillo and being of record in Volume 1398, Page 545, Deed Records of Bell County, Texas as occupied and evidenced on the ground and being the same 0.021 acre tract of land described in a Warranty Deed with Vendor's Lien dated June 2, 2023 from Gloria L. Green, Independent Executrix of the Estate of Henry Castillo, deceased and Gloria L. Green, Independent Executrix of the Estate of Janie Castillo, deceased to Terra Firma Land Holdings, LLC, a Texas limited liability company and being of record in Document No. 2023024435, Official Public Records of Bell County, Texas and also being known as Lot 1, Outblock 211 of the Original Town of Temple, Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with cap stamped "RPLS 2475" being the north corner of the said outlot and of the said Castillo tract and of the said Terra Firma Land Holdings tract and of the said Lot 1, Outblock 211 and being in the east right-of-way line of South Martin Luther King Jr. Drive and being in the west right-of-way line of the C. G. and S. F. Railroad and from which a 1/2" iron pipe found bears S. 16° 17' 23" W., 657.27 feet for corner;

THENCE S. 24° 53' 46" E., 60.74 feet departing the said east right-of-way line and with the said west right-of-way line and with the east boundary line of the said Castillo tract and the said Terra Firma Land Holdings tract (calls Document No. 2023024435 S. 24° 53' 46" E., 60.74 feet) and the said outlot and the said Lot 1, Outblock 211 to a 1/2" iron rod found with cap stamped "RPLS 2475" being the southeast corner of the said Castillo tract and the said Terra Firma Land Holdings tract and the said outlot and the said Lot 1, Outblock 211 and being the northeast corner of an undeveloped section of right-of-way of East Avenue F described in a Deed without Warranty dated January 22, 1998 from the City of Temple to Henry Castillo and Janie Castillo and being of record in Volume 3733, Page 247, Official Public Records of Bell County, Texas and being the northeast corner of Lot 1, Block 1, Hock's Addition Amending Plat No. 1, a subdivision in the City of Temple, Bell County, Texas according to the map or plat of record in Document No. 2023035215, Official Public Records of Bell County, Texas for corner;

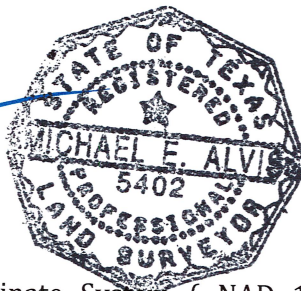
THENCE N. 73° 42' 37" W., 40.00 feet departing the said west right-of-way line and with the south boundary line of the said Castillo tract and with the south boundary line of the said Terra Firma Land Holdings tract (Document No. 2023024435 calls N. 73° 42' 37" W., 40.00 feet) and with the south boundary line of the said outlot and the said Lot 1, Outblock 211 and with the north boundary line of the said Castillo tract (Volume 3733, Page 247 calls 40 feet) and with the north boundary line of said Lot 1, Block 1, Hock's Addition Amending Plat No. 1 to a 1/2" iron rod found with cap stamped "RPLS 2475" being the southwest corner of the said Castillo tract (Volume 1398, Page 545) and being the southwest corner of the said Terra Firma Land Holdings tract and being the southwest corner of the said outlot and of the said Lot 1, Outblock 211 and being the northwest corner of the said Castillo tract (Volume 3733, Page 247) and being the northwest corner of said Lot 1, Block 1, Hock's Addition Amending Plat No. 1 and being in the aforementioned east right-of-way line of South Martin Luther King Jr. Drive for corner;

THENCE N. 16° 17' 23" E., 45.71 feet departing the said Castillo tract (Volume 3733, Page 247) and with the west boundary line of the said Castillo tract and with the west boundary line of the said Terra Firma Land Holdings tract (calls Document No. 2023024435 calls N. 16° 17' 23" E., 45.71 feet) and with the west boundary line of the said outlot and of the said Lot 1, Outblock 211 to the Point of BEGINNING and containing 0.021 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, RPLS#5402
August 28, 2023



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.

BEING a 0.122 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being a part or portion of that certain Lot 3, Block 16, W. W. Hock's Addition according to the map or plat of record in Volume 41, Page 373, Deed Records of Bell County, Texas and being the same 0.122 acre tract of land described in a Warranty Deed with Vendor's Lien dated June 2, 2023 from Gloria L. Green, Independent Executrix of the Estate of Henry Castillo, deceased and Gloria L. Green, Independent Executrix of the Estate of Janie Castillo, deceased to Terra Firma Land Holdings, LLC, a Texas limited liability company and being of record in Document No. 2023024435, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with cap stamped "RPLS 2475" being the southeast corner of the said Lot 3, Block 16 and being the northeast corner of Lot 4, said Block 16 and being in the west right-of-way line of South 10th Street and being in the west right-of-way line of the C. G. and S. F. Railroad and from which a 1/2" iron pipe found bears S. 48° 22' 09" W., 450.32 feet for corner;

THENCE N. 73° 42' 37" W., 110.00 feet departing the said Railroad right-of-way and the said west right-of-way line of South 10th Street and with the south boundary line of the said Lot 3, Block 16 and with the north boundary line of the said Lot 4, block 16 to a 1/2" iron rod found with cap stamped "RPLS 2475" being the southwest corner of the said Lot 3, Block 16 and being the northwest corner of the said Lot 4, Block 16 and being in the east boundary line of an existing alley for corner;

THENCE N. 16° 17' 23" E., 65.00 feet departing the said Lot 4, Block 16 and with the west boundary line of the said Lot 3, Block 16 and with the east boundary line of the said alley to a 1/2" iron rod found with cap stamped "RPLS 2475" for corner;

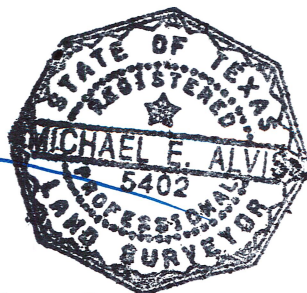
THENCE S. 73° 42' 37" E., 53.13 feet departing the said alley and the said west boundary line and over and across the said Lot 3, Block 16 to a 1/2" iron rod found with cap stamped "RPLS 2475" being in the east boundary line of the said Lot 3, Block 16 and being in the aforementioned west right-of-way line of the C. G. and S. F. Railroad for corner;

THENCE S. 24° 53' 46" E., 86.37 feet with the east boundary line of the said Lot 3, Block 16 and with the said west right-of-way line to the Point of BEGINNING and containing 0.122 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis

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