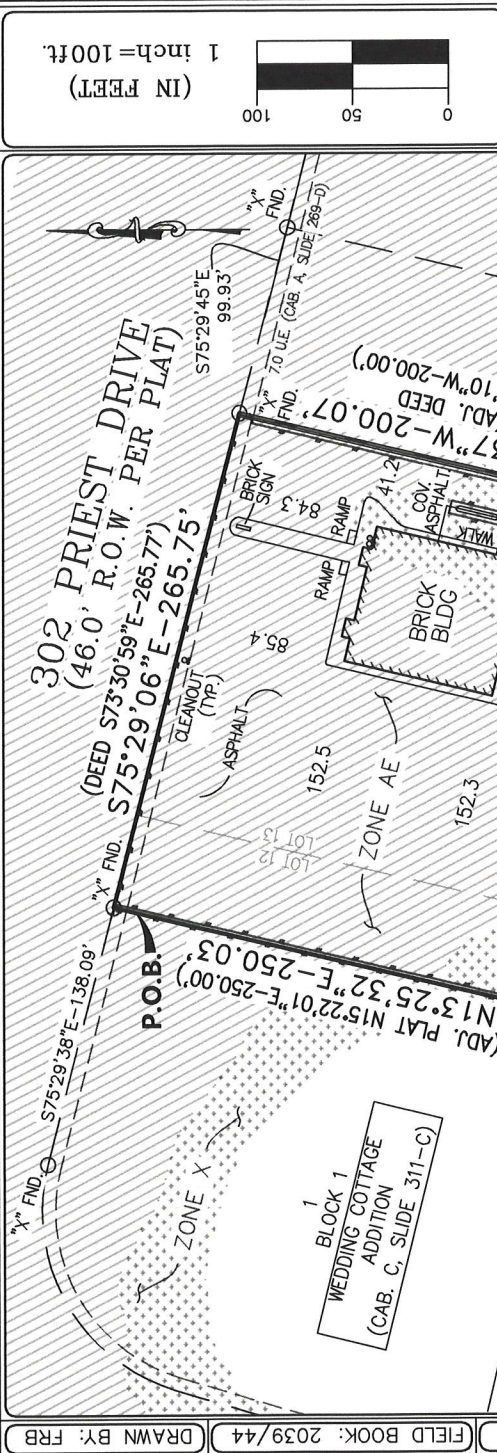


**TRACT 3**

**2.134 Acre** tract of land in Bell County Texas, out of the Alex Thompson Survey, Abstract No. 813, and being part of Lots 12 and 13, Purser-Robinson Commercial Tract, recorded in Cabinet A, Slide 269-D, Plat Records of Bell County, (P.R.B.C.), being all of a called 2.134 Acre tract of land described in Correction Affidavit as to General Warranty Deed with Vendors Lien to Bell County recorded in Instrument No. 2016-36960, Real Property Records of Bell County, (R.P.R.B.C).



DRAWN BY: FRB  
FIELD BOOK: 2039/44

FIELD CREW: WC

10/21/2024 4:28 PM

S:\Certs\302 Priest\dwg\302 Priest - 5 Tracts.dwg

TAX I.D. NO: 95665

REQUESTED BY: SONJA SHIRLEY

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



**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.

**FIELD NOTES** for a **2.134 Acre** tract of land in Bell County Texas, out of the Alex Thompson Survey, Abstract No. 813, and being part of Lots 12 and 13, Purser-Robinson Commercial Tract, recorded in Cabinet A, Slide 269-D, Plat Records of Bell County, (P.R.B.C.), being all of a called 2.134 Acre tract of land described in Correction Affidavit as to General Warranty Deed with Vendors Lien to Bell County recorded in Instrument No. 2016-36960, Real Property Records of Bell County, (R.P.R.B.C), being more particularly described as follows:

**BEGINNING** at an **"X" found scribed in concrete** for the Northwest corner of said 2.134 Acre tract, at the Northeast corner of Lot 1, Block 1, Wedding Cottage Addition, recorded in Cabinet C, Slide 311-C, P.R.B.C., on the South line of Priest Drive, (46-Foot Right of Way);

**THENCE, S 75° 29' 06" E, 265.75 Feet**, (Deed calls S 73° 30' 59" E, 265.77 Feet), along the South line of Priest Drive to an **"X" found scribed in concrete** for the Northeast corner of said 2.134 Acre tract, at the common North corner of Lots 13 and 14, Purser-Commercial Tract, at the Northwest corner of a called 0.459 Acre tract of land described in Deed to Bell County recorded in Instrument No. 2017-00007849, R.P.R.B.C.;

**THENCE, S 13° 26' 37" W, 200.07 Feet**, (Adjoining Deed calls S 15° 23' 10" W, 200.00 Feet), along the West line of said 0.459 Acre tract to a **3/8" Inch Iron Rod Found** for the Southwest corner of said 0.459 Acre tract, being the Northwest corner of the remainder of Lot 14, Purser-Commercial Tract;

**THENCE, S 13° 21' 39" W, 149.67 Feet**, (Adjoining Plat calls S 15° 18' 10" W), along the common line of said Lots 13 and 14 to a **3/8" Inch Iron Rod Found** for the Northeast corner of a called 1.221 Acre tract of land described Exhibit "B" in Deed to Bell County, recorded in Instrument No. 2017-44701, R.P.R.B.C.;

**THENCE, N 75° 32' 23" W, 265.52 Feet**, (Deed calls N 73° 31' 38" W, 265.57 Feet), along the North line of said 1.221 Acre Tract to a **3/8" Inch Iron Rod Found** for the Northwest corner of said 1.221 Acre tract, on the East line of a called 1.686 Acre Tract of land described in Exhibit "A" in Deed to Bell County, recorded in Instrument No. 2017-44701, R.P.R.B.C.;

**THENCE, N 13° 14' 08" E, 99.96 Feet**, (Adjoining Deed calls N 15° 21' 56" E), along the East line of said 1.686 Acre Tract to a **3/8" Inch Iron Rod Found** with **"KES"** cap for the Northeast corner of said 1.686 Acre Tract, at the Southeast corner of said Lot 1, Block 1, Wedding Cottage Addition;

**THENCE, N 13° 25' 32" E, 250.03 Feet**, (Adjoining Plat calls N 15° 22' 01" E-250.00'), along the East line of said Lot 1, Block 1, to the **POINT OF BEGINNING**, containing **2.134 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 15, 2024

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