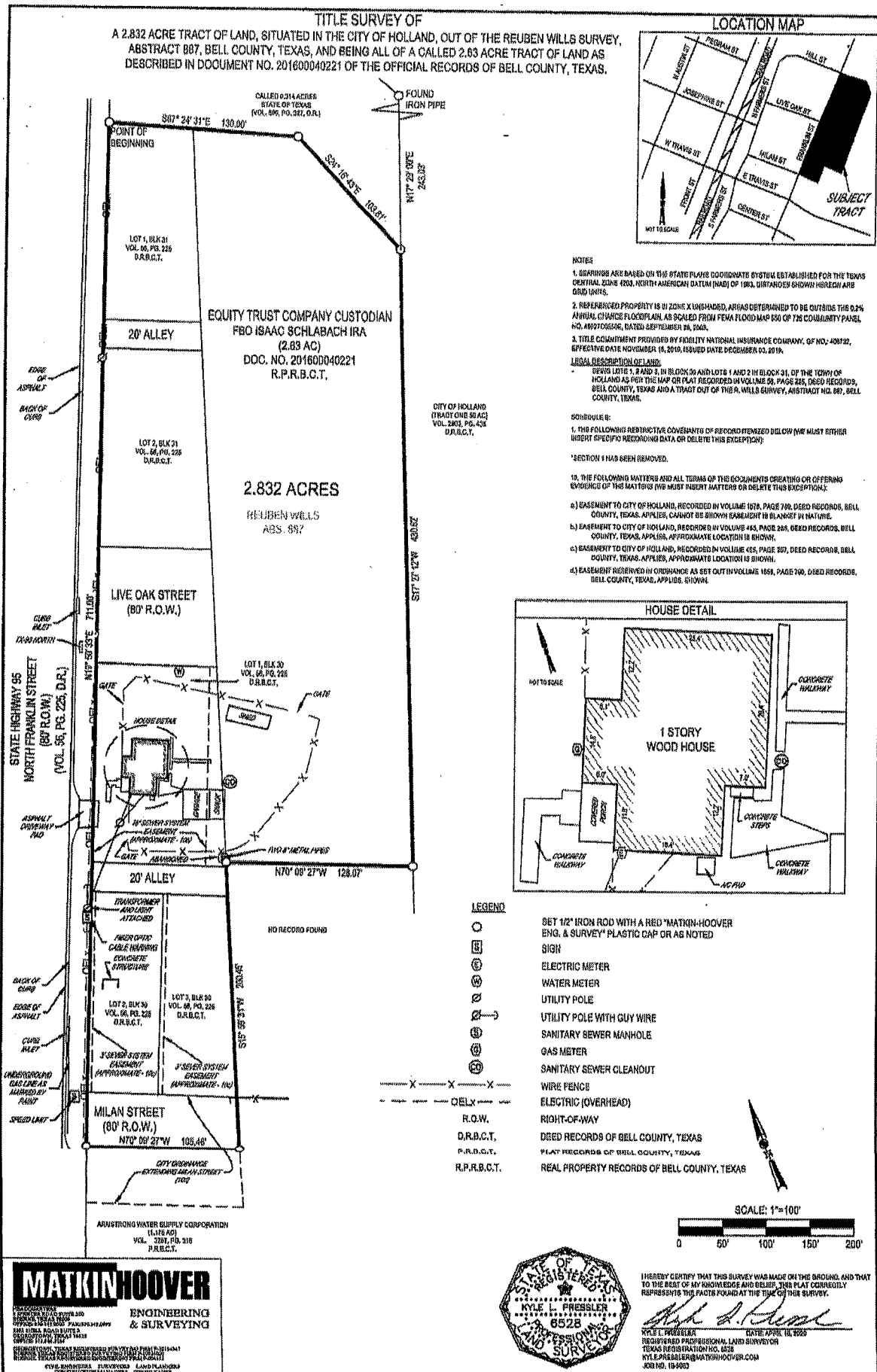


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FIELD NOTES FOR A 2.832 ACRE TRACT OF LAND

A **2.832 acre** tract of land, situated in the City of Holland, out of the Reuben Wills Survey, Abstract 887, Bell County, Texas and being all of a called 2.63 acre tract of land as described in Document No. 2016-00040221 of the Official Records of Bell County, Texas. Said **2.832 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east right-of-way of State Highway 95, also known as Franklin Street, a called 80' right-of-way as shown on the Town of Holland Subdivision Plat of record in Volume 56, Page 225 of the Deed Records of Bell County, Texas, at the southwest corner of a called 0.314 acre tract of land as described in Volume 596, Page 327 of the Deed Records of Bell County, Texas, for the northwest corner of said 2.63 acre tract and the tract described herein;

THENCE: Departing the east right-of-way line of Franklin Street, and with the common line between said 0.314 acre tract and said 2.63 acre tract, the following two (2) courses:

1. **S 67° 24' 31" E**, a distance of **130.00 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a corner, and
2. **S 24° 16' 43" E**, a distance of **103.81 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the west line of a called 50 acre tract of land as described in Volume 2803, Page 435 of the Deed Records of Bell County, Texas, for the southeast corner of said 0.314 acre tract, the northeast corner of said 2.63 acre tract and the tract described herein, from which a found iron pipe for an interior corner of said 50 acre tract bears, **N 17° 29' 00" E**, a distance of **243.03 feet**;

THENCE: **S 17° 27' 12" W**, with the common line between said 50 acre tract and said 2.63 acre tract, a distance of **430.62 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southeast corner of said 2.63 acre tract and the tract described herein;

THENCE: With the southerly lines of said 2.63 acre tract, the following three (3) courses:

1. **N 70° 09' 27" W**, a distance of **128.07 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner,
2. **S 15° 59' 31" W**, a distance of **200.45 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most southerly southeast corner of said 2.63 acre tract and the tract described herein, and
3. **N 70° 09' 27" W**, a distance of **105.46 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east right-of-way line of Franklin Street, for the southwest corner of said 2.63 acre tract and the tract described herein;

THENCE: **N 19° 50' 33" E**, with the east right-of-way line of Franklin Street and the west line of said 2.63 acre tract, a distance of **711.00 feet** to the **POINT OF BEGINNING** and containing **2.832 acres** of land situated in the City of Holland, Bell County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Feet, Grid. A survey plat was prepared by a separate document.



Job # 19-5083 2.832 Acres

Date: April 17, 2020