

Survey showing 67.51 ACRES OF LAND, situated in the F. CERVANTES SURVEY, ABSTRACT 170, Bell County, Texas.

This sketch to accompany a metes and bounds description of the hereon shown 67.51 Acre tract.

Surveyor's Field Notes for:

67.51 ACRES OF LAND, situated in the F. CERVANTES SURVEY, ABSTRACT 170, Bell County, Texas, embracing the remainder of a called 79.48 Acre tract conveyed as Tract 1 and all of a called 3.06 Acre tract conveyed as Tract 2 to Luke deLange, Trustee in Document No. 2007-00040136, Official Public Records of Real Property, Bell County, Texas, which said 79.48 Acre tract embraces all of Lot 1, a part of Lot 2 and a part of Lot 3, Block 2, LELY INDUSTRIAL PARK, 1st UNIT, in addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 236-B, Plat Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found at the northwest corner of said 79.48 Acre tract, same being the northwest corner of said Lot 1, and being at the northeast corner of a called 100' Access Easement recorded in Volume 2619, Page 224, Official Public Records of Real Property, Bell County, Texas, also shown as 100' Service Road on plat of said LELY INDUSTRIAL PARK, 1st UNIT, and being on the south line of Lely Drive, for the northwest corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said Lely Drive, S 73° 45' 52" E - 691.12' (Rec. S 71° 41' 15" E - 641.26'), a 1" Iron pipe found, and S 73° 41' 11" E - 423.20' (Rec. S 71° 36' 18" E - 423.03'), to a 1/2" Iron rod found at the northwest corner of a called 1 Acre tract conveyed to the City of Troy in Volume 2585, Page 221, Official Public Records of Real Property, Bell County, Texas;

THENCE, in a southerly direction, with the west line of said 1 Acre tract, S 16° 15' 44" W - 208.67' (Rec. S 18° 23' 18" W - 208.64'), to a 1/2" Iron rod found for the southwest corner of said 1 Acre tract and an interior corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said 1 Acre tract, S 73° 41' 51" E - 208.56' (Rec. S 71° 36' 52" E - 208.74'), to a 1/2" Iron rod found at the southeast corner of said 1 Acre tract, again being an interior corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said 1 Acre tract, N 16° 17' 34" E - 208.70' (Rec. N 18° 21' 51" E - 208.73'), to a 1/2" Iron rod found at the northeast corner of said 1 Acre tract, and being on the south line of said Lely Drive;

THENCE, in an easterly direction, with the south line of said Lely Drive, S 73° 44' 52" E - 447.91' (Rec. S 71° 38' 16" E - 447.81'), to a 1" Iron pipe found at the northeast corner of said 79.48 Acre tract, being the northwest corner of a called 101.76 Acre tract conveyed as Tract 2 to Luke deLange, Trustee in Document No. 2007-00040136, Official Public Records of Real Property, Bell County, Texas, for the northeast corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said 101.76 Acre tract, S 16° 55' 40" W - 1981.20' (Rec. S 18° 50' 51" W - 1981.07') (Rec. S 18° 50' 51" W - 1981.00', Vol. 1355, Pg. 868), to a 1" Iron pipe found at the southeast corner of said 79.48 Acre tract, being on the north line of a called 110.85 Acre tract conveyed as Tract 3 to said 464 Troy, LP in said Document No. 2007-00040136, Official Public Records of Real Property, Bell County, Texas, which said Iron pipe found bears N 36° 09' 01" W - 4.55' from a 1/2" Iron rod with cap stamped "FORREST" found, for the southeast corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said 110.85 Acre tract and the north line of a called 53.50 Acre tract conveyed as Tract 1 in said 464 Troy, LP deed, N 73° 36' 21" W - 1002.40' (Rec. N 71° 22' 00" W), to a 1/2" Iron rod with cap stamped "2475" found at the southeast corner of a called 14.86 Acre tract conveyed to Troy Operating Company, LLC in Document No. 2014-00030421, Official Public Records of Real Property, Bell County, Texas;

THENCE, in a northerly direction, with the east line of said 14.86 Acre tract, N 16° 55' 30" E - 849.77' (Rec. N 18° 54' 34" E - 850.00', Doc. No. 2014-00030421), to a 1/2" Iron rod with cap stamped "2475" found, for an interior corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said 14.86 Acre tract, N 73° 27' 27" W - 768.32' (Rec. N 71° 22' 54" W - 768.00', Doc. No. 2014-00030421), to a 1/2" Iron rod with cap stamped "2475" found on the east line of said 3.06 Acre tract, same being the east line of an access easement recorded in Document No. 2007-00040136, Official Public Records of Real Property, Bell County, Texas, for an interior corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said 14.86 Acre tract, same being the east line of said 3.06 Acre Access Easement, S 16° 53' 34" W - 849.82' (Rec. S 18° 28' 37" W), to a 1" Iron pipe found, being the southwest corner of said 79.48 Acre tract, the southwest corner of said 14.86 Acre tract, and the southeast corner of said 3.06 Acre tract, on the north line of said 53.50 Acre tract;

THENCE, in a westerly direction, with the north line of said 53.50 Acre tract, N 74° 31' 15" W - 98.67' (Rec. N 73° 03' 54" W - 98.74'), to a 1/2" Iron rod found at the southwest corner of said 3.06 Acre tract, same being the northwest corner of said 53.50 Acre tract, and being on the east line of the M. K. & T. Railroad, for the southwest corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said railroad, N 16° 52' 51" E - 1347.65' (Rec. N 18° 26' 48" E - 1346.97'), to a 1/2" Iron rod with cap stamped "FORREST" found at the northwest corner of said 3.06 Acre tract;

THENCE, in an easterly direction, with the north line of said 3.06 Acre tract, same being the south line of a tract shown as a 100' Service Road as per said LELY INDUSTRIAL PARK, 1st UNIT, and being a 100' Access Easement recorded in Volume 2619, Page 224, Official Public Records of Real Property, Bell County, Texas, S 73° 42' 42" E - 99.54' (Rec. S 72° 08' 35" E - 99.48'), to a 1" Iron pipe found, for an interior corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said "service road", N 16° 53' 20" E - 629.01' (Rec. N 18° 58' 22" E - 629.15'), to the POINT OF BEGINNING and containing 67.51 Acres of Land.

Notes from the Surveyor:

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

The following instruments listed on the title commitment supplied by Centraland Title Company, G.F. No. C184271, effective date NOVEMBER 18, 2019, have been reviewed by this surveyor and based upon what is visible on the ground and what can be plotted from their descriptions, do not affect this property.

Vol. 619, Pg. 545, Vol. 1110, Pg. 469, Doc. No. 2007-00040136

This surveyor and All County Surveying, Inc. do not warrant any statement with reference to floodplain.

This sketch represents a survey made on the ground. During the performance of this survey, persons working under my supervision observed conditions within and along the boundaries and to the best of my knowledge they are as shown. The location of visual structural improvements with respect to the boundary lines are as shown. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

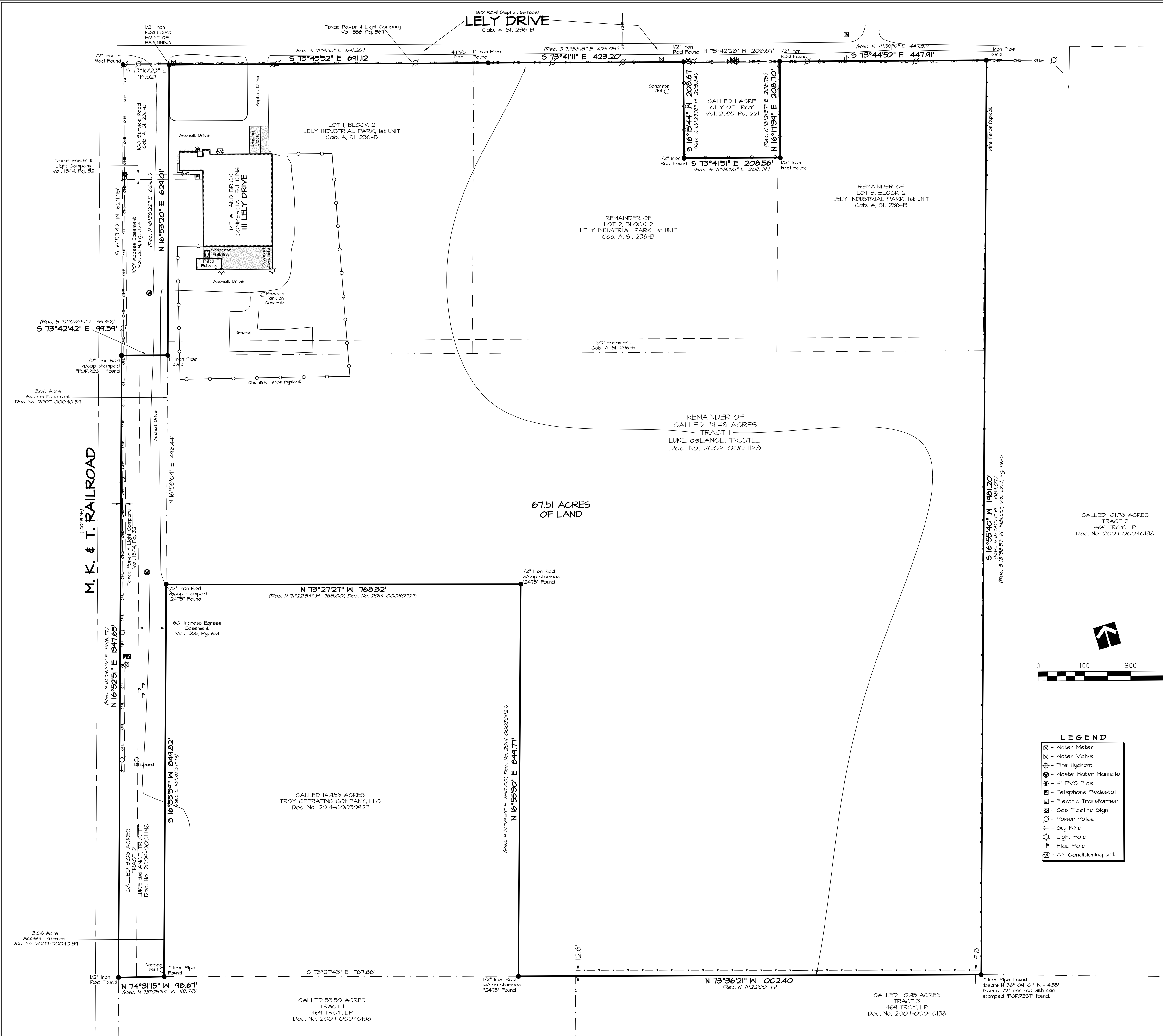
Revised: 12-13-2019

ACS
ALL COUNTY SURVEYING, INC.
Texas Firm No. 10023600
PRELIMINARY

This document shall not
Be recorded for any purpose.
Date of Release December 17, 2019
Surveyor Charles C. Lucko
Lic. No. 4636

Plot Date: 12-10-2019
Survey completed: 12-09-2019
Scale: 1" = 100'
Job No. 191254
Dwg No. 191254
Drawn by: SLX
Surveyor: CCL #4636
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ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76702
254-718-2212 Killeen 254-634-4636
Fax 254-714-7608
www.allcountysurveying.com



LEGEND

- ☒ - Water Meter
- ⊕ - Water Valve
- ⊕ - Fire Hydrant
- ⊕ - Waste Water Manhole
- ⊕ - 4" PVC Pipe
- ⊕ - Telephone Pedestal
- ⊕ - Electric Transformer
- ⊕ - Gas Pipeline Sign
- ⊕ - Power Pole
- ⊕ - Guy Wire
- ⊕ - Light Pole
- ⊕ - Flag Pole
- ⊕ - Air Conditioning Unit