

## **Easement Property Descriptions**

### **Metes and Bounds Description of Easement No. 1**

BEING A 0.008 OF AN ACRE VARIABLE WIDTH PERMANENT WATER METER EASEMENT SITUATED IN THE ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, CITY OF TEMPLE, BELL COUNTY, TEXAS, FURTHER BEING A PORTION OF LOT 1, BLOCK 1, ENTERPRISE PARK WEST, RECORDED IN INSTRUMENT NUMBER 2022049644, REAL PROPERTY RECORDS, BELL COUNTY TEXAS (R.P.R.B.C.T.) SAID WATER METER EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOR A SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF HOELSCHER INDUSTRIAL PHASE 1, AS RECORDED IN CABINET C, SLIDE 243-C, PLAT RECORDS, BELL COUNTY TEXAS, ON THE WESTERLY RIGHT-OF-WAY LINE OF EBERHARDT ROAD (80 FOOT WIDTH AT THIS POINT), THENCE NORTH 12 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 389.79 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT AND A POINT ON THE WEST LINE OF A 15 FOOT UTILITY EASEMENT TO THE CITY OF TEMPLE AS DESCRIBED IN A DEED RECORDED IN VOLUME 3950, PAGE 436, SAID REAL PROPERTY RECORDS, BEING THE POINT OF BEGINNING;

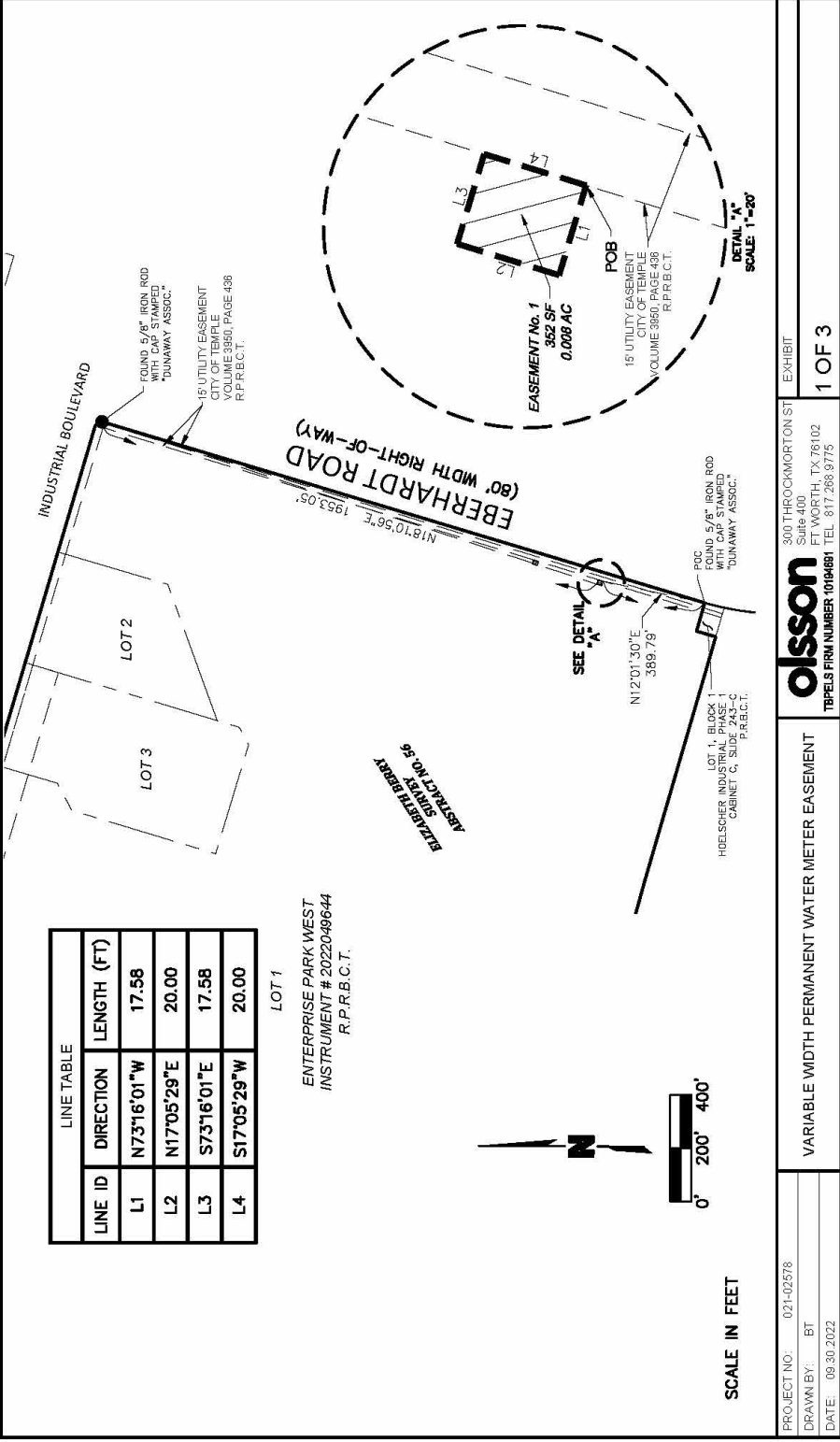
THENCE NORTH 73 DEGREES 16 MINUTES 01 SECONDS WEST, A DISTANCE OF 17.58 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 17 DEGREES 05 MINUTES 29 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR THE SOUTHERLY CORNER OF A CORNER CLIP, ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EBERHARDT ROAD BEARS NORTH 18 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 1953.05 FEET;

THENCE SOUTH 73 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 17.58 FEET TO A PONT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT AND BEING A POINT ON THE WEST LINE OF SAID 15 FOOT WIDE UTILITY EASEMENT;

THENCE SOUTH 17 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING CONTAINING 352 SQUARE FEET OR 0.008 OF AN ACRE OF LAND.

Depiction of Easement No. 1



Metes and Bounds Description of Easement No. 2

BEING A 0.007 OF AN ACRE VARIABLE WIDTH PERMANENT WATER METER EASEMENT SITUATED IN THE ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, CITY OF TEMPLE, BELL COUNTY, TEXAS, FURTHER BEING A PORTION OF LOT 1, BLOCK 1, ENTERPRISE PARK WEST, RECORDED IN INSTRUMENT NUMBER 2022049644, REAL PROPERTY RECORDS, BELL COUNTY TEXAS (R.P.R.B.C.T.) SAID WATER METER EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOR A SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF HOELSCHER INDUSTRIAL PHASE 1, AS RECORDED IN CABINET C, SLIDE 243-C, PLAT RECORDS, BELL COUNTY TEXAS, ON THE WESTERLY RIGHT-OF-WAY LINE OF EBERHARDT ROAD (80 FOOT WIDTH AT THIS POINT), THENCE NORTH 14 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 642.37 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT AND A POINT ON THE WEST LINE OF A 15 FOOT UTILITY EASEMENT TO THE CITY OF TEMPLE AS DESCRIBED IN A DEED RECORDED IN VOLUME 3950, PAGE 436, SAID REAL PROPERTY RECORDS, BEING THE POINT OF BEGINNING;

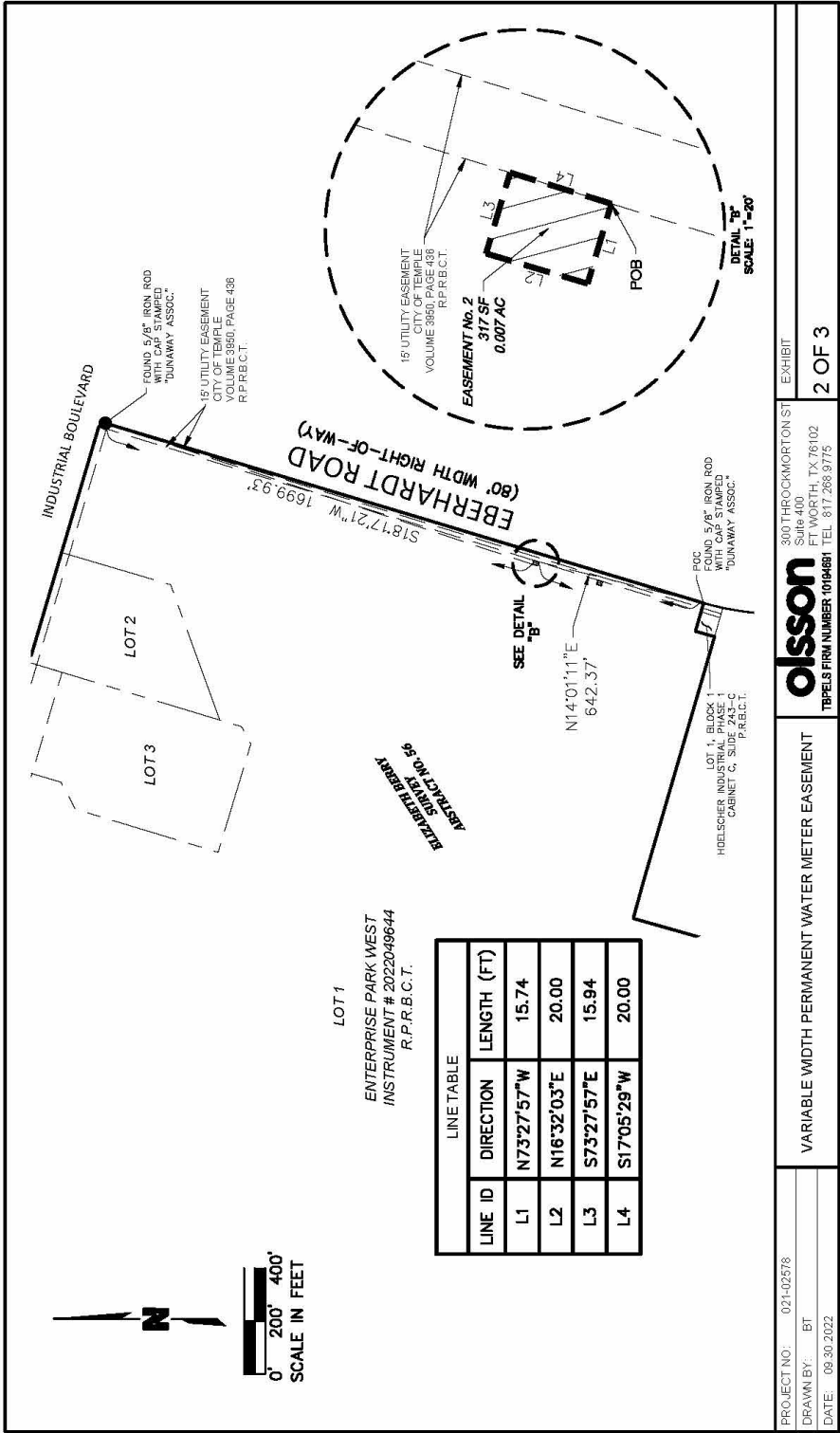
THENCE NORTH 73 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 15.74 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 16 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR THE SOUTHERLY CORNER OF A CORNER CLIP ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EBERHARDT ROAD BEARS NORTH 18 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 1,699.93 FEET;

THENCE SOUTH 73 DEGREES 27 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.94 FEET TO A PONT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING A POINT ON THE WEST LINE OF SAID 15 FOOT WIDE UTILITY EASEMENT;

THENCE SOUTH 17 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING CONTAINING 317 SQUARE FEET OR 0.007 OF AN ACRE OF LAND.

Depiction of Easement No. 2



Metes and Bounds Description of Easement No. 3

BEING A 10 FEET WIDE PERMANENT WATER METER EASEMENT SITUATED IN THE ELIZABETH BERRY SURVEY, ABSTRACT NO. 56, CITY OF TEMPLE, BELL COUNTY, TEXAS, FURTHER BEING A PORTION OF LOT 1, BLOCK 1, ENTERPRISE PARK WEST, RECORDED IN INSTRUMENT NUMBER 2022049644, REAL PROPERTY RECORDS, BELL COUNTY TEXAS (R.P.R.B.C.T.) SAID WATER METER EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 1, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (100 FEET RIGHT-OF-WAY), THENCE SOUTH 74 DEGREES 13 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF INDUSTRIAL BOULEVARD, A DISTANCE OF 313.83 FEET TO THE POINT OF BEGINNING FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

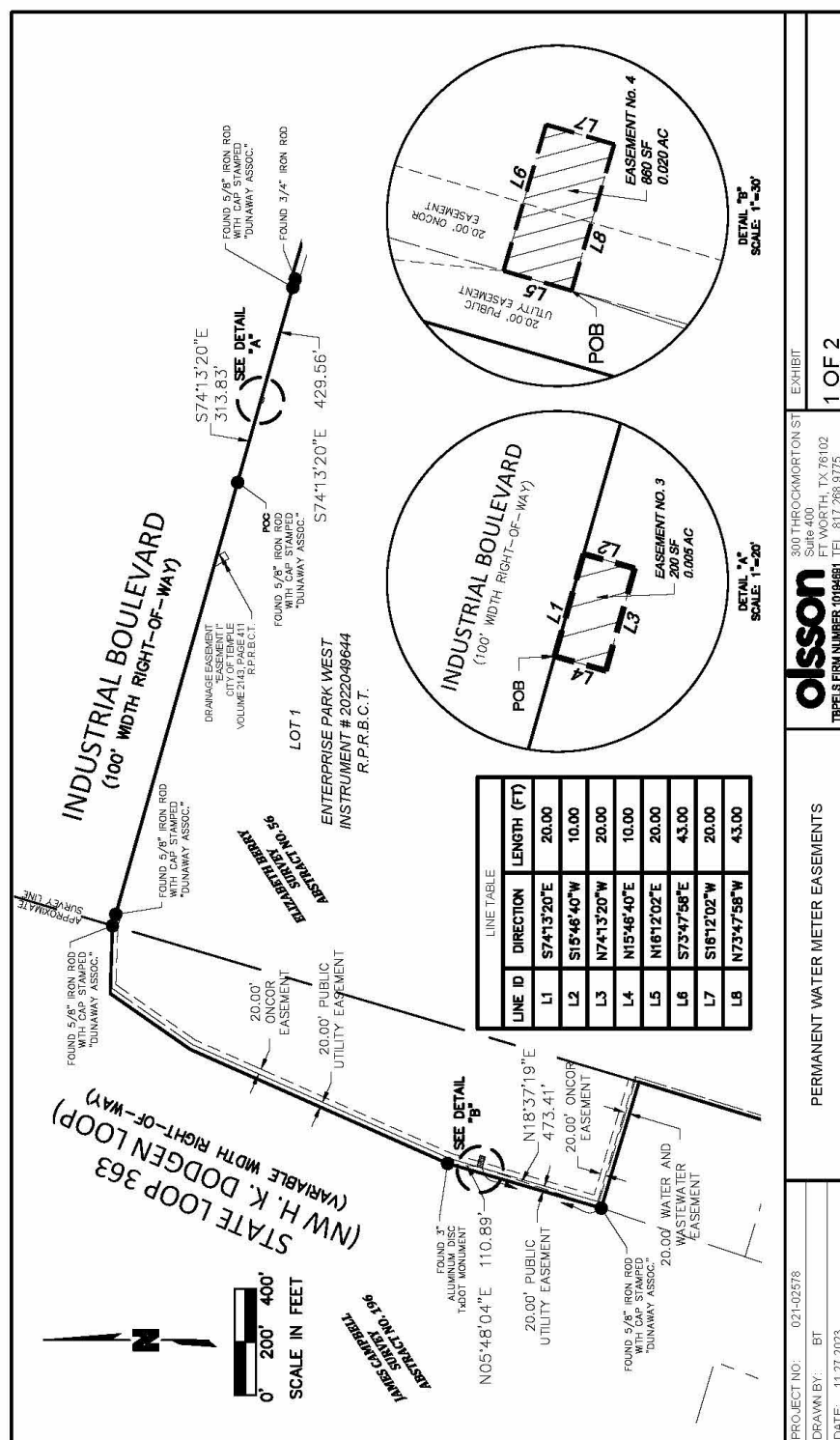
THENCE SOUTH 74 DEGREES 13 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID INDUSTRIAL BOULEVARD AND THE NORTH LINE OF THE HEREIN DESCRIBED EASEMENT, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR A NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, BEARS SOUTH 74 DEGREES 13 MINUTES 20 SECONDS EAST, A DISTANCE OF 429.56 FEET;

THENCE SOUTH 15 DEGREES 46 MINUTES 40 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 74 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 15 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 200 SQUARE FEET OR 0.005 OF AN ACRE OF LAND.

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Metes and Bounds Description of Easement No. 4

BEING A 20 FEET WIDE PERMANENT WATER METER EASEMENT SITUATED IN THE JAMES CAMPBELL SURVEY, ABSTRACT NO. 196, CITY OF TEMPLE, BELL COUNTY, TEXAS, FURTHER BEING A PORTION OF LOT 1, BLOCK 1, ENTERPRISE PARK WEST, RECORDED IN INSTRUMENT NUMBER 2022049644, REAL PROPERTY RECORDS, BELL COUNTY TEXAS (R.P.R.B.C.T.) SAID WATER METER EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK 1, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE LOOP No. 363 (NW H.K. DODGEN LOOP) (VARIABLE WIDTH RIGHT-OF-WAY), THENCE NORTH 18 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 473.41 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT AND A POINT ON A SOUTHEASTERLY LINE OF A 20.00 FEET WIDE PUBLIC UTILITY EASEMENT RECORDED IN SAID INSTRUMENT NUMBER 2022049644, BEING THE POINT OF BEGINNING;

THENCE NORTH 16 DEGREES 12 MINUTES 02 SECONDS EAST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED EASEMENT AND SAID SOUTHEASTERLY LINE OF SAID 20.00 FEET WIDE PUBLIC UTILITY EASEMENT, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT FROM WHICH A 3 INCH ALUMINUM DISC TxDOT MONUMENT FOUND FOR AN ANGLE POINT OF SAID LOOP AND SAID LOT 1, BEARS NORTH 05 DEGREES 48 MINUTES 04 SECONDS EAST, A DISTANCE OF 110.89 FEET;

THENCE SOUTH 73 DEGREES 47 MINUTES 58 SECONDS EAST, A DISTANCE OF 43.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 16 DEGREES 12 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A PONT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 73 DEGREES 47 MINUTES 58 SECONDS WEST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING CONTAINING 860 SQUARE FEET OR 0.020 OF AN ACRE OF LAND.

Depiction of Easement No. 4

