

BEING a 0.479 acre tract of land situated in the HENRY MILLARD SURVEY, ABSTRACT No. 552, Bell County, Texas and being a part or portion of the right-of-way of Old Howard Road and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap stamped "ACS" found being the easterly corner of that certain 0.163 acre tract of land described as a right-of-way parcel in a General Warranty Deed dated September 15, 2016 from Marcia Ann Judd to City of Temple, Texas and being of record in Document No. 2016037340, Official Public Records of Bell County, Texas and being in the northwest right-of-way line of Old Howard Road and being in the southeast boundary line of a certain remainder of 18.677 acre tract of land described in a Warranty Deed dated April 15, 2023 from Marcia Ann Judd and husband, Jeffery Neal Cox to BWH Holdings, LLC Series 6 and being of record in Document No. 2023016844, Official Public Records of Bell County, Texas and a 2" iron pipe found being the southwest corner of the said BWH Holdings, LLC Series 6 tract bears S. 77° 52' 52" W., 534.30 feet for corner:

THENCE departing the said City of Temple 0.163 acre tract and with the southeast boundary line of the said BWH Holdings, LLC Series 6 tract and with the said northwest right-of-way line of Old Howard Road the following four ( 4 ) calls:

- 1) N. 52° 35' 53" E., 136.74 feet ( calls S. 54° 40' 16" W., 251.06 feet ) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 54° 20' 57" E., 152.85 feet ( calls S. 56° 34' 28" W., 152.85 feet ) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 56° 45' 33" E., 125.70 feet ( calls S. 58° 59' 04" W., 125.70 feet ) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) N. 61° 12' 34" E., 213.59 feet ( calls S. 63° 26' 05" W., 213.59 feet ) to a 1/2" iron rod with cap stamped "RPLS 2475" found being the southeast corner of the said BWH Holdings, LLC Series 6 tract and being the southwest corner of a certain 18.677 acre tract of land described in a Special Warranty Deed dated December 15, 2022 from Donna Marie Nowak and husband, John Nowak to Temple Economic Development Corporation and being of record in Document No. 2022073833, Official Public Records of Bell County, Texas for corner;

THENCE S. 23° 39' 02" E., 44.70 feet departing the said BWH Holdings, LLC Series 6 tract and the said Temple Economic Development Corporation tract and the said northwest right-of-way line of Old Howard Road and over and across the said right-of-way of Old Howard Road to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the south right-of-way line of the said Old Howard Road and being in the north boundary line of that certain 1.285 acre tract of land called Tract 1 described in a General Warranty Deed dated October 10, 2018 from The Billie G. Byrne Trust dated December 12, 2017, Billie G Byrne and John Kevin Byrne, Co-Trustees to City of Temple, Texas and being of record in Document No. 2018043381, Official Public Records of Bell County, Texas for corner;

THENCE with the south right-of-way line of the said Old Howard Road and with the north boundary line of the said 1.285 acre tract the following three ( 3 ) calls:



- 1) S. 61° 15' 56" W., 207.53 feet ( calls N. 61° 15' 56" E., 583.76 feet ) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) S. 56° 53' 44" W., 124.56 feet ( calls N. 56° 43' 23" E., 124.87 feet ) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) S. 52° 24' 01" W., 5.69 feet ( calls N. 52° 24' 01" E., 5.69 feet ) to a point being the west corner of the said 1.285 acre tract and being an angle corner in the northwest boundary line of a certain 15.858 acre tract of land described as a right-of-way parcel in Cause No. 85872 in County Court at Law No. 1 of Bell County, Texas Notice of Filing of Condemnation Judgment dated November 27, 2018 from the Byrne Family Revocable Living Trust, John L. Byrne and Billie G. Byrne, Co-Trustees and Tax Appraisal District of Bell County to City of Temple, Texas and being of record in Document No. 2018049047, Official Public Records of Bell County, Texas for corner;

THENCE departing the said 1.285 acre tract and the said 15.858 acre tract and over and across the said right-of-way of Old Howard Road the following three ( 3 ) calls:

- 1) S. 67° 26' 31" W., 9.18 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set at the beginning of a curve to the left having a radius equals 1100.00 feet, chord bearing equals S. 64° 03' 17" W., 129.97 feet for corner;
- 2) 130.05 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) S. 60° 40' 04" W., 145.57 feet to the Point of BEGINNING and containing 0.479 acres of land.

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I, Victor D. Turley, 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.

*Victor D. Turley*  
 Victor D. Turley, RPLS#2475  
 October 24, 2024



THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE GRID DISTANCES UNLESS NOTED.  
 ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 111  
 THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 32' 04"  
 THE COMBINED CORRECTION FACTOR (CCF) IS 0.999849  
 PUBLISHED CITY COORDINATES ARE X = 3,228,216.66 Y = 10,397,962.52  
 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS  
 N. 86° 55' 22" W., 3112.72 FEET.  
 GRID DISTANCE = SURFACE DISTANCE X CCF, GEODETIC NORTH = GRID NORTH + THETA ANGLE

Line Table		
Line #	Direction	Length
L1	N52°35'53"E	136.74'
L2	N54°20'57"E	152.85'
L3	N56°45'33"E	125.70'
L4	S23°39'02"E	44.70'
L5	S56°53'44"W	124.56'
L6	S52°24'01"W	5.69'
L7	S67°26'31"W	9.18'
L8	S60°40'04"W	145.57'

Curve Table			
Curve #	Length	Radius	Chord
C1	130.05'	1100.00'	S64°03'17"W 129.97'

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

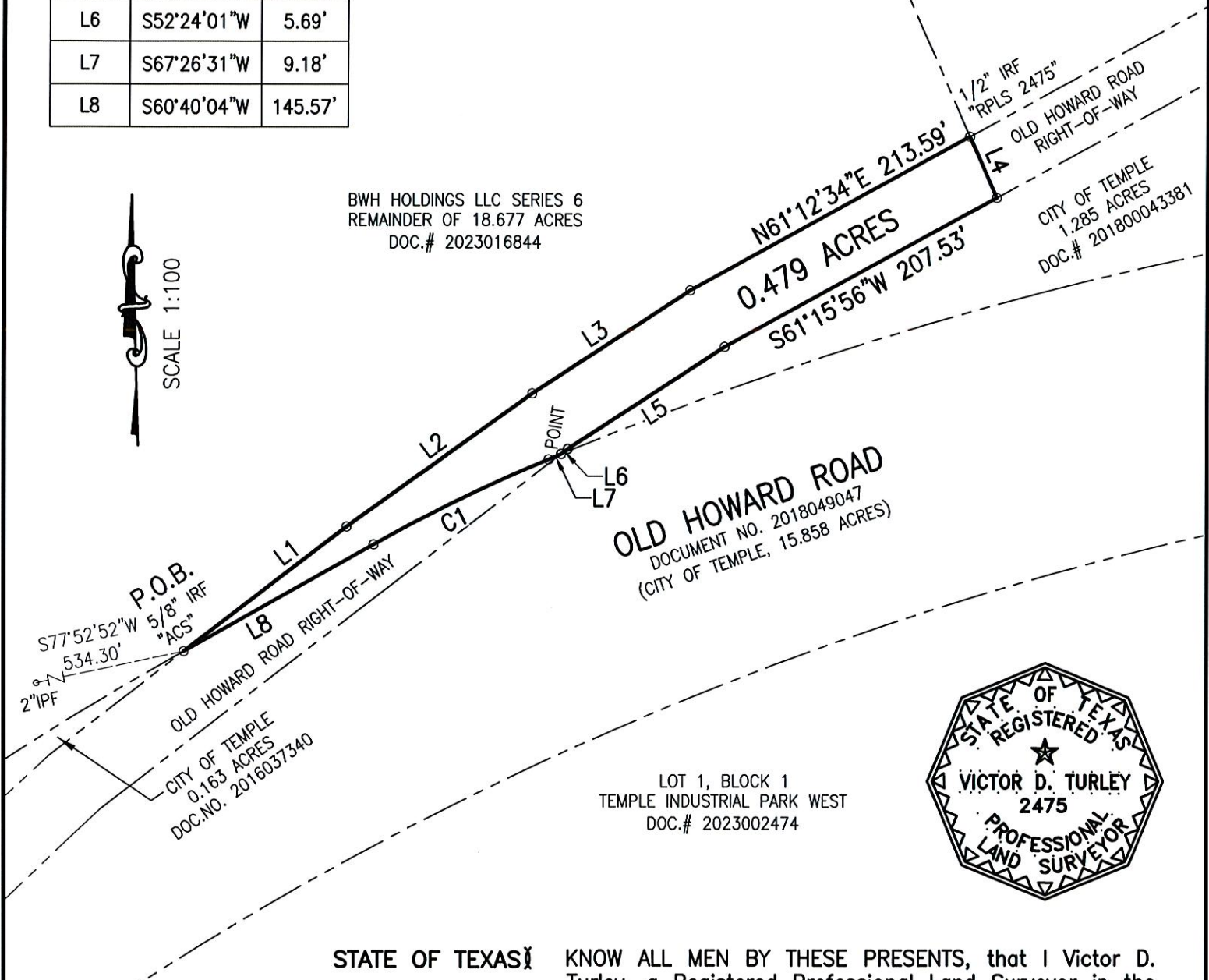
ALL CORNERS ARE 1/2" IRON ROD  
WITH CAP STAMPED "RPLS 2475"  
SET UNLESS NOTED.

TEMPLE ECONOMIC DEVELOPMENT  
CORPORATION  
18.677 ACRES  
DOC.# 2022073833

BWH HOLDINGS LLC SERIES 6  
REMAINDER OF 18.677 ACRES  
DOC.# 2023016844



SCALE 1:100



STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct.

IN WITNESS THEREOF, my hand and seal, this the 22nd day of October 2024.

*Victor D. Turley*

Victor D. Turley, R.P.L.S., No. 2475



TURLEY ASSOCIATES, INC.

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ENGINEERING FIRM NO. 1658  
SURVEY FIRM NO. 10194869