

BEING 17.644 acres of land situated in the G. C. FRAILEY SURVEY, ABSTRACT No. 327, Bell County, Texas and being all of that certain 10.154 acre tract of land and that certain 7.490 acre tract of land described in a Special Warranty Deed with Vendor's Lien dated November 29, 2022 from Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc. to Kachina Development LLC, a Texas limited liability company and being of record in Document No. 2022072265, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being the southwest corner of the said 10.154 acre tract and being the northwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and being an interior point of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas for corner;

THENCE N. 17° 01' 45" E., 191.61 feet departing the said right-of-way and over and across the said 114.85 acre tract and with the west boundary line of the said 10.154 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" found at the westerly northwest corner of the said 10.154 acre tract and being in the evidenced north boundary line of the said 114.85 acre tract and being in the south boundary line of the Belton Reservoir according to maps provided by the Corps of Engineers for corner;

THENCE with the north boundary line of the said 10.154 acre tract and the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Belton Reservoir the following three (3) calls:

- 1) S. 72° 59' 59" E., 1033.74 feet to a Corps of Engineers brass cap monument No. F-527-1 found for corner;
- 2) N. 19° 38' 31" E., 349.08 feet to a Corps of Engineers brass cap monument No. F-527-2 found at the northerly northwest corner of the said 10.154 acre tract for corner;
- 3) S. 69° 56' 55" E., 407.87 feet to a Corps of Engineers brass cap monument No. F-527-3 found being the southwest corner of that certain tract of land described in a Gift Deed dated August 9, 2001 from Lyle Julius Fredrick to Harold E. Fredrick, II and being of record in Volume 4503, Page 575, Official Public Records of Bell County, Texas for corner;

THENCE S. 72° 51' 59" E., 13.73 feet departing the said Belton Reservoir continuing with the north boundary line of the said 10.154 acre tract and the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Fredrick tract to a 1/2" iron rod with cap stamped "RPLS 2475" found at the northeast corner of the said 10.154 acre tract and being the northeast corner of the said 114.85 acre tract and being the northwest corner of that certain Lot 8, Villas Del Sol Subdivision according to the map or plat of record in Cabinet D, Slides 282-D and 283-A, Plat Records of Bell County, Texas (plat references S. 67° 28' 08" E., 13.75 feet from Corps of Engineers monument No. F-527-3) for corner;

THENCE S. 17° 09' 59" W., 553.72 feet departing the said Fredrick tract and with the east boundary line of the said 10.154 acre tract and the east boundary line of the said 114.85 acre tract and with the west boundary line of the said Lot 8, Villas Del Sol Subdivision to a cotton spindle found at the southeast corner of the said 10.154 acre tract and at the southwest corner of the said Lot 8 and being the northeast corner of the aforementioned right-of-way of Camp Kachina Road and being at the beginning of a curve to the left having a radius equals 647.05 feet, chord bearing equals N. 63° 37' 40" W., 10.08 feet for corner;



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THENCE departing the said Lot 8 and with the south boundary line of the said 10.154 acre tract and the north right-of-way line of the said Camp Kachina Road and over and across the said 114.85 acre tract the following fourteen (14) calls:

- 1) 10.08 feet along the arc of said curve to the left to a cotton spindle found for corner;
- 2) N. 63° 36' 58" W., 113.79 feet to a cotton spindle found being at the beginning of a curve to the left having radius equals 1540.00 feet, chord bearing equals N. 65° 30' 14" W., 93.13 feet for corner;
- 3) 93.15 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 4) S. 17° 10' 43" W., 15.07 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the left having a radius equals 1525.00 feet, chord bearing equals N. 70° 00' 59" W., 156.30 feet for corner;
- 5) 156.37 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 6) N. 72° 57' 13" W., 101.28 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 275.00 feet, chord bearing equals N. 66° 08' 23" W., 65.26 feet for corner;
- 7) 65.41 feet along the arc of said curve to the right to a cotton spindle found for corner;
- 8) N. 59° 14' 49" W., 101.49 feet to a cotton spindle found being at the beginning of a curve to the left having a radius equals 225.00 feet, chord bearing equals N. 77° 59' 31" W., 143.02 feet for corner;
- 9) 145.54 feet along the arc of said curve to the left to a 5/8" iron rod found for corner;
- 10) S. 83° 39' 03" W., 97.45 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 175.00 feet, chord bearing equals N. 81° 16' 01" W., 91.98 feet for corner;
- 11) 93.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 12) N. 66° 02' 40" W., 180.15 feet to a 5/8" iron rod found being at the beginning of a curve to the left having a radius equals 1525.00 feet, chord bearing equals N. 69° 09' 51" W., 166.52 feet for corner;
- 13) 166.60 feet along the arc of said curve to the left to a 1/2" iron rod found with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1975.00 feet, chord bearing equals N. 69° 52' 27" W., 166.32 feet for corner;
- 14) 166.37 feet along the arc of said curve to the right to the Point of BEGINNING and containing 10.154 acres of land.



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Together with the following tract of land:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said 7.490 acre tract and being the southwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and being an interior point of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas and which bears S. 21° 44' 43" W., 50.06 feet from the southwest corner of the above described 10.154 acre tract and being at the beginning of a curve to the left having a radius equals 2025.00 feet, chord bearing equals S. 69° 54' 15" E., 169.85 feet for corner;

THENCE over and across the said 114.85 acre tract and with the north boundary line of the said 7.490 acre tract and with the south right-of-way line of the said Camp Kachina Road the following four (4) calls:

- 1) 169.90 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1475.00 feet, chord bearing equals S. 69° 10' 11" E., 161.50 feet for corner;
- 2) 161.58 feet along the arc of said curve to the right to a 5/8" iron rod found for corner;
- 3) S. 66° 01' 53" E., 179.69 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the left having a radius equals 225.00 feet, chord bearing equals S. 73° 02' 45" E., 54.95 feet for corner;
- 4) 55.09 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found at the northeast corner of the said 7.490 acre tract and being the northwest corner of Lot 7, Block 2, said Cliffs at Lake Belton Phase I, Amended for corner;

THENCE departing the said south right-of-way line and with the east boundary line of the said 7.490 acre tract and with the west boundary line of the said Block 2 and continuing over and across the said 114.85 acre tract the following four (4) calls:

- 1) S. 23° 10' 29" W., 152.49 feet to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 7, Block 2 and being the northwest corner of Lot 8, said Block 2 for corner;
- 2) S. 12° 34' 01" W., 81.70 feet to a 5/8" iron rod with cap stamped "ACS" found being an angle point in the west boundary line of the said Lot 8, Block 2 and being at the beginning of a curve to the left having a radius equals 725.00 feet, chord bearing equals S. 10° 02' 52" W., 67.17 feet for corner;
- 3) 67.20 feet along the arc of said curve to the left to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 8, Block 2 and being the northwest corner of Lot 9, said Block 2 for corner;
- 4) S. 04° 06' 09" W., 164.68 feet to a 5/8" iron rod with cap stamped "ACS" found at the southeast corner of the said 7.490 acre tract and being the southwest corner of the said Lot 9, Block 2 and being in the north boundary line of Lot 10, said Block 2 for corner;



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THENCE with the south boundary line of the said 7.490 acre tract and a northerly boundary line of the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following five (5) calls;

- 1) N. 68° 10' 17" W., 238.91 feet to a cotton spindle found being the northwest corner of the said Lot 10, Block 2 for corner;
- 2) S. 16° 30' 40" W., 16.24 feet with the west boundary line of the said Lot 10, Block 2 to a "MAG" brand nail found being the northeast corner of Lot 16, said Block 2 for corner;
- 3) N. 68° 12' 29" W., 326.41 feet departing the said Lot 10, Block 2 to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said Lot 16, Block 2 and being in the right-of-way line of Lakeview Estates Drive as described in said plat of Cliffs at Lake Belton Phase I, Amended and being at the beginning of a curve to the left having a radius equals 50.02 feet, chord bearing equals N. 59° 33' 37" W., 98.88 feet for corner;
- 4) 141.90 feet along the arc of said curve to the left and with the right-of-way line of the said Lakeview Estates Drive to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northeast corner of Lot 21, Block 1, said Cliffs at Lake Belton Phase I, Amended for corner;
- 5) N. 65° 22' 34" W., 165.05 feet departing the right-of-way line of the said Lakeview Estates Drive to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said 7.490 acre tract and at the northwest corner of the said Lot 21, Block 1 and being at the beginning of a curve to the right having a radius equals 602.58 feet, chord bearing equals N. 35° 36' 54" E., 286.31 feet for corner;

THENCE departing the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following three (3) calls:

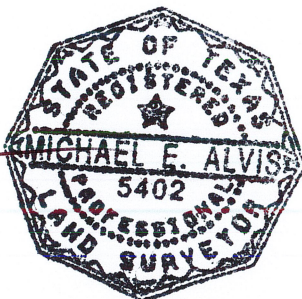
- 1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing 7.490 acres of land.

The two above-described tracts yield a net total acreage of 17.644 acres of land.

I, Michael E. Alvis, 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.

Michael E. Alvis

Michael E. Alvis, RPLS#5402
December 15, 2022



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



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