



*109 West 2nd Street, Suite 201
Georgetown, TX 78626
Office: 254-953-5353 Fax: 254-953-0032*

City of Killeen
ATTN: Laura Calcote, City Secretary
101 N College Street
Killeen, TX 76541

Petition for release from the Extraterritorial Jurisdiction of the
City of Killeen, Bell County, TX

The attached petition serves as the official request to release 161.33 acres from the Extraterritorial Jurisdiction (ETJ) of the City of Killeen, being portions of the following two tracts:

Tract 1 - A 93.94 acre parcel, described in Document Number 2025022989 (ORBC)

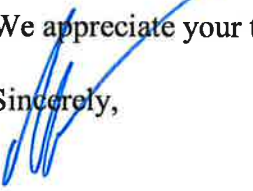
Tract 2 - A 163.60 acre parcel, described in Document Number 2025022989 (ORBC)

The following documents are included with this petition.

1. Petition for release from the ETJ of the City of Killeen, Bell County, TX
2. Metes & Bounds Description of the Subject Properties
3. WBW Single Land Investment, LLC – Series 132 Corporate Resolution
4. Property Deed demonstrating ownership

We appreciate your timely review and attention to this request.

Sincerely,


Bruce Whitis
President
WBW Single Land Investment, LLC – Series 132

CONSENT TO ACTION

Bruce Whitis, being the President and sole manager of WBW Single Land Investment, LLC and each series thereof (the "**Company**") organized under the Texas Business Organizations Code, do by this writing give unanimous consent to take the following action and adopt the following resolutions :

RESOLVED, the Company is manager ruled.

RESOLVED, that Bruce Whitis, in his capacity as President of the Company, and Jane Seals, as Agent, on behalf of the Company, be and are each hereby authorized to act alone and without the joinder of each other, and with respect to each and every Series of the Company, to do the following upon such terms and conditions as they in the exercise of their judgment may deem necessary, advisable and appropriate:

DEVELOPMENT ACTIVITIES: Execute and deliver all documents necessary and appropriate for real estate development, including public dedications, easements, covenants, conditions and restrictions (CCRs), agreements to acquire or furnish bonds or letters of credit, surveys, plats, applications for annexation, zoning, platting, subdivisions or re-subdivisions, vacations, variances, conditional use permits, planned developments, concept plans, land disturbance permits, development agreements, POD/GDP applications, stormwater documents (including drainage agreements, liability waivers, Notices of Intent (NOI), Notices of Change (NOC), and Notices of Termination (NOT)), TCEQ Core Data forms, TDLR owner agent designations, TxDOT permits, FEMA documents and floodplain development approvals, general development plans (GDP) and applications, Municipal Utility District (MUD) documents, other governmental permits or approvals, and other relative papers pertaining to the development of real estate and construction of projects. In addition, each of them is hereby authorized and directed to obtain all bids and permits, and perform such other actions as they may deem necessary in connection with such matters.

RESOLVED, that all actions taken or performed by any person authorized herein to act, and taken or performed prior to the date hereof in respect to the matters referred to in these resolutions, be and hereby are approved, ratified and confirmed in all respects.

FURTHER RESOLVED that any person, corporation, partnership, limited partnership, association, joint venture or other business entity may presume upon the validity of the acts of any person authorized herein to act, without further recourse to the Certificate of Formation or the Company Agreement, or other proceedings of this Company, and without joinder of any other member, manager, officer, partner or employee of the Company.

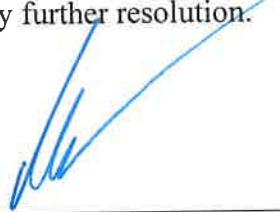
RESOLVED FURTHER, that the Company consents to the foregoing resolutions.

The undersigned direct that this consent be filed with the minutes of the proceedings of the Managers of the Company.

This consent is executed pursuant to the Texas Business Organizations Code, which authorizes the taking of action by the Managers by unanimous written consent without a meeting. This unanimous written consent may be executed in one or more counterparts, all of which together shall be one and the same instrument.

This consent is supplementary to and does not supersede any prior resolutions or consents that may bear on the same or a similar matter. This consent becomes effective upon execution and remains valid in perpetuity until revoked by further resolution.

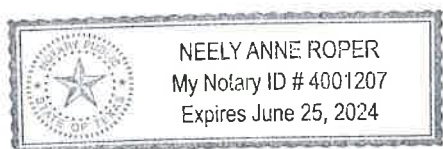
Effective July 30, 2020



Bruce Whitis, President
WBW Single Land Investment, LLC
a Texas series limited liability company

STATE OF TEXAS §
 §
BELL COUNTY §

This instrument was acknowledged before me on July 30, 2020, by Bruce Whitis, President of WBW Single Land Investment, LLC on behalf of said company and each series thereof.





Neely A. Roper
Notary Public for the State of Texas
My Commission Expires 06-25-2024



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City of Killeen
ATTN: Laura Calcote, City Secretary
101 N College Street
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Petition for release from the Extraterritorial Jurisdiction of the
City of Killeen, Bell County, TX

The attached petition serves as the official request to release 161.33 acres from the Extraterritorial Jurisdiction (ETJ) of the City of Killeen, being portions of the following two tracts:

Tract 1 - A 93.94 acre parcel, described in Document Number 2025022989 (ORBC)

Tract 2 - A 163.60 acre parcel, described in Document Number 2025022989 (ORBC)

The following documents are included with this petition.

1. Petition for release from the ETJ of the City of Killeen, Bell County, TX
2. Metes & Bounds Description of the Subject Properties
3. WBW Single Land Investment, LLC – Series 132 Corporate Resolution
4. Property Deed demonstrating ownership

We appreciate your timely review and attention to this request.

Sincerely,

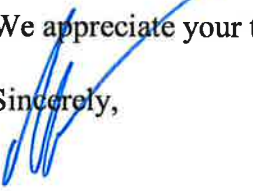

Bruce Whitis
President
WBW Single Land Investment, LLC – Series 132

Exhibit "A"

Perimeter description of a 161.3 acre tract of land, out of the James H. Evitts Survey, Abstract No. 287 in Bell County, Texas, and being portions of those certain tracts of land described as Tract 1 (93.94 acres) and Tract 2 (163.6 acres) in a Special Warranty Deed to WBW Single Land Investment – Series 132 recorded in Document Number 2025022989 of the Official Public Records of Bell County, Texas (OPRBC), and being more particularly described by metes and bound as follows:

BEGINNING at a 1/2 inch iron rod with cap inscribed "Yalgo LLC" found in the west line of that certain tract described as 10.26 acres in a Warranty Deed to WBW Land Investments, LP recorded in Document Number 2013007082 (OPRBC), for the northeast corner of said 93.94 acre tract;

THENCE: with the west line of said 10.26 acre tract and the east line of said 93.94 acre tract the following four (4) courses:

1. S 36°15'55" E 165.60 feet to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" found,
2. S 32°56'50" E 345.51 feet to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" found,
3. S 36°15'55" E 396.53 feet to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" found,
4. S 74°25'58" E 293.77 feet to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" found for the south corner of said 10.26 acre tract, and being in the west line of that certain tract described as 43.70 acres in a Warranty Deed to WBW Land Investments, L.P., recorded in Document Number 2012027082 (OPRBC);

THENCE: with the common line of said 43.70 acre tract and said 93.94 acre tract the following two (2) courses:

1. S 36°10'48" E 183.20 feet to a 1 inch pipe found,
2. N 75°48'30" E 230.27 feet to a 1 inch iron pipe found for the called northwest corner of that certain tract described as 10.75 acres in a Warranty Deed to Olive J. Chenowith, recorded in Volume 6189, Page 418 (OPRBC)

THENCE: continuing with the east line of said 93.94 acre tract the following two (2) courses:

1. S 06°27'31" E 711.33 feet with the west line of said 10.75 acre tract to a 3/8 inch iron rod found for the called northwest corner of that certain tract described as 6.704 acres in a Warranty Deed with Vendor's Lien to Scott A. Gillman recorded in Document Number 2015013971 (OPRBC), and for an angle point in said 93.94 acre tract,
2. S 06°16'30" E 196.68 feet with the west line of said 6.704 acre tract to a 1/2 inch iron rod with cap inscribed "M & Assoc. Killeen" found for the northeast corner of that certain tract described as 10.535 acres in a General Warranty Deed with Vendor's Lien to Easter O. Timo and Cora Timo recorded in Document Number 2016017984 (OPRBC);

THENCE: with the north and west lines, in succession, of said 10.535 acre tract the following two (2) courses:

1. S 68°47'43" W 1108.67 feet to a 1/2 inch iron rod with cap inscribed "M & Assoc. Killeen" found for the northwest corner of said 10.535 acre tract and for an inter angle point of this tract,
2. S 06°18'06" E 427.00 feet to a 1/2 inch iron rod with cap inscribed "M & Assoc. Killeen" found in the north line of said 163.6 acre tract for the southwest corner of said 10.535 acre tract and an interior angle point in this tract;

THENCE: N 68°48'05" E 1109.71 feet with the common south line of said 10.535 acre tract and north line of said 163.6 acre tract to a 1/2 inch iron rod with illegible cap found in the west line of that certain tract described as 15.048 acres in a General Warranty Deed with Vendor's Lien to Barry Jay Birchard and Pamela Jean Birchard recorded in Volume 2955, Page 396 (OPRBC), for the northeast corner of said 163.6 acre tract;

THENCE: S 06°35'06" E 1464.54 feet with the east line of said 163.6 acre tract, and with the west line of said 15.048 acre tract, the west line of that certain tract described as 5.231 acres in a General Warranty Deed with Vendor's Lien to Michael Christ, et ux., recorded in Document number 2022051650 (OPRBC), and with the west line of that certain tract described as 19.783 acres in a Warranty Deed with Vendor's Lien to Robert Lewis, et ux., recorded in Document Number 2007052936 (OPRBC), said west lines in succession, to an 8 inch wood fence post found in the occupied north line of that certain tract described as 106.250 acres in an Affidavit of Heirship to Joyce S. Mayer, et al., recorded in Document Number 2016041590 (OPRBC);

THENCE: S 68°44'04" W 1011.40 feet with a fence and with the occupied common south line of said 163.6 acre tract and the north line of said 106.250 acre tract to a 1/2 inch iron rod found next to a 6 inch fence corner post in the north line of a 6.271 acre passage easement described in Document Number 2016041590 (OPRBC);

THENCE: with the south line of said 163.6 acre tract and the north line of said 6.271 acre passage easement the following six (6) courses:

1. N 75°18'59" W 13.05 feet to a fence corner post found with a 1/2 inch iron rod with cap inscribed "RPLS 2475" found affixed to said post,
2. S 69°25'48" W 332.08 feet to a 3/8 inch iron rod found,
3. S 42°15'11" W 18.97 feet to a 3/8 inch iron rod found,
4. S 68°58'10" W 441.44 feet to a fence corner post found with a 1/2 inch iron rod with cap inscribed "RPLS 2475" found affixed to said post,
5. S 67°03'19" W 131.29 feet to a 3/8 inch iron rod found,

6. S 68°43'34" W 420.71 feet to a calculated point, for reference, a 3/8 inch iron rod with cap inscribed "M & Assoc. Killeen" found for the southwest corner of that certain tract described as 174.05 acres in a Deed Without Warranty to the Veterans Land Board, recorded in Volume 4927, Page 864 (OPRBC), same being the most southerly southeast corner of the remainder of that certain tract described as Tract A-93 (214-1/2 acres) in a Judgment on Declaration of Taking No 3. to the United States of America, recorded in Volume 509, Page 164, Deed Records of Bell County, bears N 87°41'14" W 26400 feet;

THENCE: 1333.33 feet into and across said 163.6 acre tract, five miles distant from said United States of America remainder tract (Tract A-93) with a curve to the left having a radius of 26400 feet and a chord that bears N 00°51'57" E 1333.19 feet to a calculated point in the north line of said 163.6 acre tract, same being the south line of that certain remainder tract described in a Warranty Deed to J&R Reaves Home Place, LLC recorded in Document Number 2007052859 (OPRBC);

THENCE: with the common line of said 163.6 acre tract and said J&R Reaves remainder tract the following two (2) courses:

1. N 68°47'36" E 48.29 feet to a 1/2 inch iron rod with cap inscribed "RPLS 2475" found for the east corner of said J&R Reaves remainder tract, and for an interior corner of said 163.6 acre tract,
2. N 21°14'11" W 129.15 feet to a calculated point, from which said 3/8 inch iron rod with cap inscribed "M & Assoc. Killeen" found at said most southerly southeast corner of said United States of America remainder tract (Tract A-93) bears S 89°07'11" W 26400 feet;

THENCE: into said 163.6 acre tract, five miles distant from said United States of America tract (Tract A-93) with a curve to the left, at 57.65 feet crossing into said 93.94 acre tract and continuing along said curve for a total distance of 492.45 feet, said curve having a radius of 26400 feet and an overall chord that bears N 01°24'53" W 492.44 feet to a calculated point in a northerly line of said 93.94 acre tract and in a southerly line of that certain tract described as 163.75 acres in a Special Warranty Deed to Billy L. Curb, recorded in Volume 5982, Page 740 (OPRBC), from which an 8 inch wood fence corner post found leaning at a corner in the south line of said 163.75 acre tract bears S 68°34'46" W 168.24 feet;

THENCE: with the common line of said 163.75 acre tract and said 93.94 acre tract the following two (2) courses:

1. N 68°34'46" E 308.21 feet to a 1/2 inch iron rod with cap inscribed "CTS 4029" found for the east corner of said 163.75 acre tract and for an interior corner of said 93.94 acre tract;
2. N 21°20'35" W 929.86 feet to a calculated point, for reference said 3/8 inch iron rod with cap inscribed "M & Assoc. Killeen" found at said most southerly southeast corner of said United States of America remainder tract (Tract A-93) bears S 85°55'26" W 26400 feet;

THENCE: into and across said 93.94 acre tract the following two (2) courses:

1. 1126.91 feet, five miles distant from said United States of America remainder tract (Tract A-93) with a curve to the left having a radius of 26400 feet and a chord that bears N 05°17'56" W

1126.83 feet to a calculated point of compound curvature; for reference, another 3/8 inch iron rod with cap inscribed "M & Assoc. Killeen" found for the north corner of said 174.05 acre tract, same being the most easterly corner of the remainder of that certain tract described as Tract A-91 (Second Parcel - 200 acres) in said Judgment on Declaration of Taking No 3. to the United States of America, recorded in Volume 509, Page 164, Deed Records of Bell County, bears N 85°02'45" W 26400 feet,

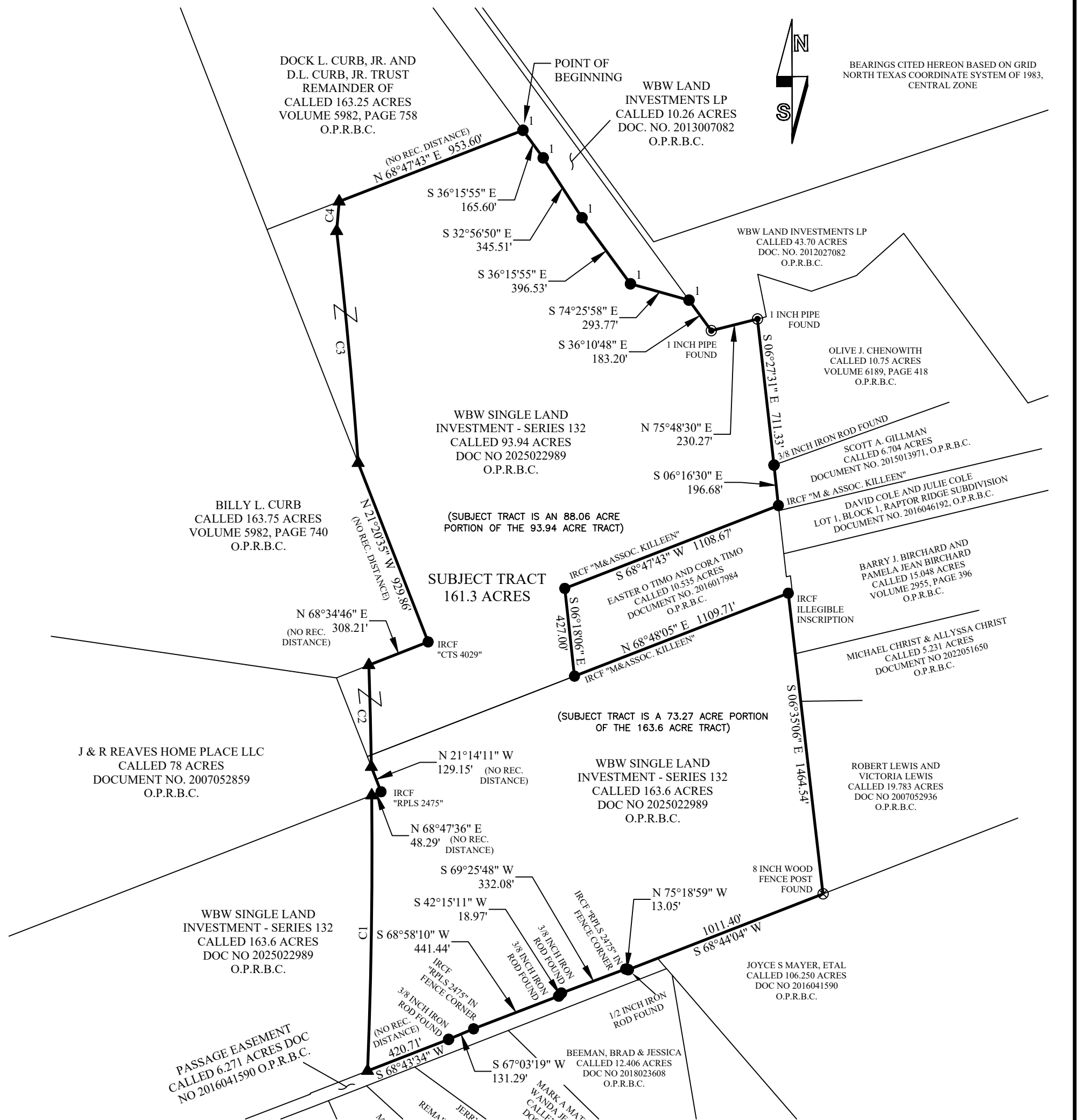
2. 143.03 feet, five miles distant from said United States of America remainder tract (Tract A-91) with a curve to the left having a radius of 26400 feet and a chord that bears N 04°47'57" E 143.03 feet to a calculated point in the north line of said 93.94 acre tract;

THENCE: N 68°47'43" E 953.60 feet with the north line of said 93.94 acre tract to the POINT OF BEGINNING, and containing 161.3 acres of land, more or less, in Bell County, Texas.

Note: This document was prepared under 22 Texas Administrative Code §138.95 and does not reflect the results of an on the ground survey. It is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the political subdivision for which it was prepared.

Bearings cited hereon are based on Grid North of the Texas Coordinate System of 1983, Central Zone (4203) as computed from GPS vectors. Distances cited hereon are expressed in U.S. Survey Feet as measured along the Grid for the Texas Coordinate System of 1983, Central Zone, (4203). Using a project combined scale factor CSF=0.99985104. Surface distance = grid distance/0.99985104. This perimeter description is a part of and accompanies a sketch of this survey.

EXHIBIT "A"



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1333.33'	26400'	N 00°51'57" E	1333.19'	002°53'37"
C2	492.45'	26400'	N 01°24'53" W	492.44'	001°04'08"
C3	1126.91'	26400'	N 05°17'56" W	1126.83'	002°26'45"
C4	143.03'	26400'	N 04°47'57" E	143.03'	000°18'37"

▲	CALCULATED POINT
1	IRON ROD WITH CAP FOUND "YALGO LLC"
IRCF	IRON ROD WITH CAP FOUND (INSCRIPTION IN QUOTATIONS)
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BELL COUNTY
D.R.B.C.	DEED RECORDS BELL COUNTY

BEARINGS AND DISTANCES ARE RECORD
ALONG THE COMMON BOUNDARY WITH
THE 93.94 ACRE TRACT AND 163.6 ACRE
TRACT UNLESS OTHERWISE NOTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95 AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY. IT IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

(PERIMETER DESCRIPTION ATTACHED)

SKETCH TO ACCOMPANY FIELD NOTES FOR
161.3 ACRES
OUT OF THE
JAMES H. EVITTS SURVEY, ABSTRACT NO. 287
BELL COUNTY, TEXAS

Yalgo
Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering
Firm # F-24040

Texas Registered
Surveying Firm # 10194797

SHEET
5
OF
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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 §
COUNTY OF BELL §

SPECIAL WARRANTY DEED

Date: April 28, 2025

Grantor(s): NMW Investments, LLC, a Texas limited liability company

Grantor's Mailing Address: 109 W. 2nd Street, Suite 201
 Georgetown, Texas 78626

Grantee(s): WBW Single Land Investment – Series 132, a separate series of a Texas series limited liability company

Grantee's Mailing Address: 109 W. 2nd Street, Suite 201
 Georgetown, Texas 78626

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Tract 1: A 93.94 acre tract of land, out of the James H. Evitts Survey, Abstract No. 287 in Bell County, Texas, and being a portion of that certain tract described as 163.25 acres in a Special Warranty Deed to Dock L. Curb, Jr., et al., recorded in Volume 5982, Page 758 of the Official Public Records of Bell County, Texas (OPRBC) and being more particularly described by metes and bound in Exhibit "A-1."

Tract 2: A 163.6 acre tract of land, out of the James H. Evitts Survey, Abstract No. 287 in Bell County, Texas, and being that same tract described as 163.75 acres in a Special Warranty Deed to Winfred L. Curb recorded in Volume 5982, Page 750 of the Official Public Records of Bell County, Texas (OPRBC), and being more particularly described by metes and bound in Exhibit "A-2."

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: See Exhibit "B-1" for Tract 1. And See Exhibit "B-2" for Tract 2.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and

singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OTHER THAN THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS DEED, GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE "AS IS, WHERE IS, AND WITH ALL FAULTS" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF GRANTOR.

When the context requires, singular nouns and pronouns include the plural.

[the remainder of this page is intentionally blank, signature page to follow]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, this Special Warranty Deed is executed to be effective as of the date first above written.

GRANTOR:

NMW Investments, LLC, a Texas limited liability company

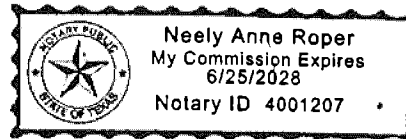
N.M.W Investments, LLC
By: Nancy White

State of Texas §
County of Bell §

SUBSCRIBED AND SWORN TO before me on April 28, 2025 by Nancy White,
Manager of NMW Investments, LLC in the capacity stated herein.

[Signature]
Notary Public, State of Texas

NMW Investments, LLC
109 W. 2nd Street, Suite 201
Georgetown, Texas 78626
(254) 953-5353
tparks@wbdevelopment.com



Dock L. Curb Property
93.94 Acres
Perimeter Description

James H. Evitts Survey
Abstract No. 287

Exhibit "A-1"

Perimeter description of a 93.94 acre tract of land, out of the James H. Evitts Survey, Abstract No. 287 in Bell County, Texas, and being a portion of that certain tract described as 163.25 acres in a Special Warranty Deed to Dock L. Curb, Jr., et al., recorded in Volume 5982, Page 758 of the Official Public Records of Bell County, Texas (OPRBC) and being more particularly described by metes and bound as follows:

BEGINNING at a 1 inch iron pipe found at a cedar fence corner post for the most westerly southwest corner of that certain tract described as 43.70 acres in a Warranty Deed to WBW Land Investments, L.P., recorded as Document Number 2012027082 (OPRBC), and for an interior angle point of said 163.25 acre tract and this tract;

THENCE: N 75°48'30" E 230.27 feet (Record: N 75°49'02" E 230.21' – R1) with the common line of said 163.25 acre tract and said 43.70 acre tract to a 1 inch iron pipe found for the called northwest corner of that certain tract described as 10.75 acres in a Warranty Deed to Olive J. Chenowith, recorded in Volume 6189, Page 418 (OPRBC), and for an angle point in said 163.25 acre tract and this tract;

THENCE: S 06°27'31" E 711.33 feet (Record: N 06°27'30" E 711.44' – R1) with the common east line of said 163.25 acre tract and the west line of said 10.75 acre tract to a 3/8 inch rebar found for the called northwest corner of that certain tract described as 6.704 acres in a Warranty Deed with Vendor's Lien to Scott A. Gillman recorded as Document Number 2015013971 (OPRBC), for an angle point in said 163.25 acre tract and this tract;

THENCE: S 06°16'30" E 196.68 feet (Record: N 06°17'51" E 430.91' Overall – R1) with the common east line of said 163.25 acre tract and the west line of said 6.704 acre tract to a 1/2 inch rebar with cap inscribed "M & Assoc. Killeen" found for the northeast corner of that certain tract described as 10.535 acres in a General Warranty Deed with Vendor's Lien to Easter O. Timo and Cora Timo recorded as Document Number 2016017984 (OPRBC), and for the southeast corner of this tract;

THENCE: with the north and west lines, in succession, of said 10.535 acre tract the following two (2) courses:

1. S 68°47'43" W 1108.67 feet (Record: N 68°45'33" E 1108.57' – R2) to an 1/2 inch rebar with cap inscribed "M & Assoc. Killeen" found for the northwest corner of said 10.535 acre tract,
2. S 06°18'06" E 427.00 feet (Record: N 05°16'09" W 426.42' -R2) to an 1/2 inch rebar with cap inscribed "M & Assoc. Killeen" found in the north line of that certain tract described as 163.75 acres in a Special Warranty Deed to Winfred L. Curb recorded in Volume 5982, Page 750 (OPRBC), for the southwest corner of said 10.535 acre tract, and an angle point in this tract;

THENCE: S 68°48'05" W 1075.20 feet (Record: S 68°48'48" W 2185.86' Overall -R1) with the common line of said 163.75 acre tract and said 163.25 acre tract to a 1/2 inch rebar with illegible cap found in the east line of the remainder tract as described in a Warranty Deed to J&R Reaves Home Place, LLC recorded in Document Number 2007052859 (OPRBC), for the southwest corner of said 163.25 acre tract and this tract;

Dock L. Curb Property
93.94 Acres
Perimeter Description

James H. Evitts Survey
Abstract No. 287

THENCE: N 21°24'45" W 408.64 feet (Record: N 21°20'51" W 410.35' - R1) with the east line of said J&R Reaves Home Place remainder tract and a west line of said 163.25 acre tract to the base of a leaning 8 inch wood fence post found in the south line of that certain tract described as 163.75 acres in a Special Warranty Deed to Billy L. Curb recorded in Volume 5982, Page 740 (OPRBC), for an angle point in said 163.25 acre tract and this tract;

THENCE: with the common line of said 163.75 acre tract (5982/740) and said 163.25 acre tract the following two (2) courses:

1. N 68°34'46" E 476.45 feet (Record: N 68°47'48" W 476.94' - R1) to a 1/2 inch rebar with cap inscribed "CTS 4029" found buried next to a fence corner post for an interior angle of this tract,
2. N 21°20'35" W 2142.10 feet (Record: N 21°20'51" W 3910.21' Overall -R1) to a 1/2 inch iron rod with cap inscribed "Yalگو LLC" set for the northwest corner of this tract, for reference, a mag nail found in the center of Chaparral road for the northwest corner of said 163.75 acre tract (5982/740) bears N 21°20'35" W 1767.32 feet and S 69°16'37" W 1920.96 feet;

THENCE: N 68°47'43" E 1328.05 feet into and across said 163.25 acre tract to a 1/2 inch iron rod with cap inscribed "Yalگو LLC" set in the west line of that certain tract described as 10.26 acres in a Warranty Deed to WBW Land Investments, LP recorded as Document Number 2013007082 (OPRBC), for reference a 1 inch pipe found in the east line of said 10.26 acre tract bears N 25°39'25" W 893.79 feet;

THENCE: with the west of said 10.26 acre tract the following four (4) courses:

1. S 36°15'55" E 165.60 feet (Record: N 36°15'55" W 1011.56' Overall - R3) to a 1/2 inch iron rod with cap inscribed "Yalگو LLC" set,
2. S 32°56'50" E 345.51 feet (Record: N 32°56'50" W 345.56' - R3) to a 1/2 inch iron rod with cap inscribed "Yalگو LLC" set,
3. S 36°15'55" E 396.53 feet (Record: N 36°15'55" W 396.59' - R3) to a 1/2 inch iron rod with cap inscribed "Yalگو LLC" set,
4. S 74°25'58" E 293.77 feet (Record: N 74°25'58" W 293.81' - R3) to a 1/2 inch iron rod with cap inscribed "Yalگو LLC" set for the south corner of said 10.26 acre tract and being in the west line of said 43.70 acre tract and in the east line of said 163.25 acre tract; for reference a 1 inch iron pipe found in the east line of said 10.26 acre tract bears N 36°10'48" W 2016.54 feet;

Dock L. Curb Property
93.94 Acres
Perimeter Description

James H. Evitts Survey
Abstract No. 287

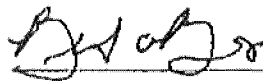
THENCE: S 36°10'48" E 183.20 feet (Record: S 36°10'49" E 2200.16' Overall – R3) with the common line of said 43.70 acre tract and said 163.25 acre tract to the **POINT OF BEGINNING**, and containing 93.94 acres of land, more or less, in Bell County, Texas. Bearings cited hereon are based on Grid North of the Texas Coordinate System of 1983, Central Zone (4203) as computed from GPS vectors. Surveyed distances cited hereon are expressed in U.S. Survey Feet as measured along the Grid for the Texas Coordinate System of 1983, Central Zone, (4203). Record distances are expressed in US Survey Feet as measured horizontally along the surface of the earth.

R1 - Denotes record Information per Volume 5982, Page 758, OPRBC

R2 - Denotes record information per Document Number 2016017984, OPRBC

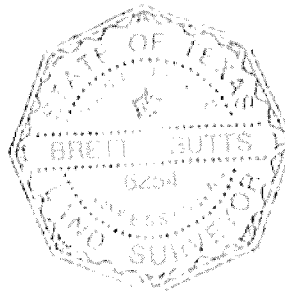
R3 - Denotes record information per Document Number 2013007082, OPRBC

Project combined scale factor $CSF=0.99985104$. Surface distance = grid distance/ 0.99985104 . Surveyed under the direction and supervision of the undersigned:

 **OCTOBER 16, 2023**

Brett A. Butts

Registered Professional Land Surveyor No. 6254



Yalco Engineering, LLC
109 W 2nd St., Suite 201
Georgetown, Texas 78626TBPELS Firm No. 10194797

WINFRED CURB PROPERTY
163.6 Acres
Perimeter Description

James H. Evitts Survey
Abstract No. 287

Exhibit "A-2"

Perimeter description of a 163.6 acre tract of land, out of the James H. Evitts Survey, Abstract No. 287 in Bell County, Texas, and being that same tract described as 163.75 acres in a Special Warranty Deed to Winfred L. Curb recorded in Volume 5982, Page 750 of the Official Public Records of Bell County, Texas (OPRBC), and being more particularly described by metes and bound as follows:

BEGINNING at a 1/2 inch iron rod with cap inscribed "CTS 4209" found in the east margin of E. Trimmier Road for the northwest corner of a 6.271 acre passage easement described in Document Number 2016041590 (OPRBC), and for the southwest corner of said 163.75 acre tract and this tract;

THENCE: with the common east margin of E. Trimmier Road and west line of said 163.75 acre tract the following two (2) courses:

1. N 25°58'50" W 703.53 feet to a 1-1/2 inch pipe found,
2. N 20°49'54" W 528.82 feet to an 8 inch fence corner post found at the southwest corner of the remainder tract as described in a Warranty Deed to J&R Reaves Home Place, LLC recorded in Document Number 2007052859 (OPRBC), and for the northwest corner of said 163.75 acre tract and this tract;

THENCE: with the north line of said 163.75 acre tract the following three (3) courses:

1. N 68°47'36" E 3492.48 feet to a 1/2 inch iron rod with cap inscribed "RPLS 2475" found,
2. N 21°14'11" W 183.23 feet to a 1/2 inch iron rod with illegible cap found at the southwest corner of that certain tract described as 163.25 acres in a Special Warranty Deed to Dock L. Curb, Jr, et al., recorded in Volume 5982, page 758 (OPRBC),
3. N 68°48'05" E with the south line of said 163.25 acre tract, at 1075.22 feet passing a 1/2 inch iron rod with cap inscribed "M&ASSOC. Killeen" found for the southwest corner of that certain tract described as 10.535 acres in a General Warranty with Vendor's Lien to Easter O. Timo and Cora Timo recorded in Document Number 2016017984 (OPRBC), and continuing with said 10.535 acre tract south line, for an overall distance of 2184.91 feet to a 1/2 inch iron rod with illegible cap found in the west line of that certain tract described as 15.048 acres in a General Warranty Deed with Vendor's Lien to Barry Jay Birchard and Pamela Jean Birchard recorded in Volume 2955, Page 396 (OPRBC), for the called northeast corner of said 163.75 acre tract and the northeast corner of this tract;

THENCE: S 06°35'06" E 1464.54 feet with the east line of said 163.75 acre tract to an 8 inch wood fence post found in the occupied north line of that certain tract described as 106.250 acres in an Affidavit of Heirship to Joyce S. Mayer, et al., recorded in Document Number 2016041590 (OPRBC);

THENCE: S 68°44'04" W 1011.40 feet with a fence and with the occupied common south line of said 163.75 acre tract and the north line of said 106.250 acre tract to a 1/2 inch iron rod found next to a 6 inch fence corner post, and being in the north line of said 6.271 acre passage easement;

WINFRED CURB PROPERTY
163.6 Acres
Perimeter Description

James H. Evitts Survey
Abstract No. 287

THENCE: with the south line of said 163.75 acre tract and the north line of said 6.271 acre passage easement the following nine (9) courses:

1. N 75°18'59" W 13.05 feet to a fence corner post found with a 1/2 inch iron rod with cap inscribed "RPLS 2475" found affixed to said post,
2. S 69°25'48" W 332.08 feet to a 3/8 inch iron rod found,
3. S 42°15'11" W 18.97 feet to a 3/8 inch iron rod found,
4. S 68°58'10" W 441.44 feet to a fence corner post found with a 1/2 inch iron rod with cap inscribed "RPLS 2475" found affixed to said post,
5. S 67°03'19" W 131.29 feet to a 3/8 inch iron rod found,
6. S 68°43'34" W 718.44 feet to a 2 inch iron pipe fence corner post found,
7. S 14°55'44" E 4.28 feet to a 2 inch iron pipe fence corner post found,
8. S 68°58'58" W 1966.45 feet to a 1/2 inch iron rod found,
9. S 69°07'53" W 623.48 feet to the **POINT OF BEGINNING**, and containing 163.6 acres of land in Bell County, Texas.

Bearings cited hereon are based on Grid North of the Texas Coordinate System of 1983 (Central Zone) as computed from GPS vectors. Distances cited hereon are expressed in U.S. Survey Feet as measured along the Grid for the Texas Coordinate System of 1983 (Central Zone). Project combined scale factor CSF=0.99985104. Surface distance = grid distance/0.99985104. This perimeter description is a part of and accompanies a sketch of this survey. Surveyed under the direction and supervision of the undersigned:

 OCTOBER 13, 2023
Brett A. Butts

Registered Professional Land Surveyor No. 6254

Yalco Engineering, LLC
109 W 2nd St., Suite 201
Georgetown, Texas 78626
TBPELS Firm No. 10194797

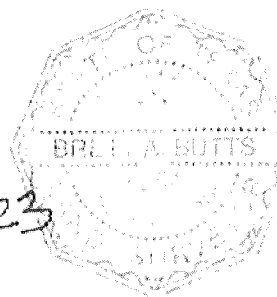


Exhibit B-1**Permitted Exceptions [Tract 1]**

Standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area; and, to the extent that they validly exist, the following matters of public record:

1. An easement granted to West Bell County Water Supply Corporation, by instrument recorded under Volume 1167, Page 363 of the Deed Records of Bell County, Texas.
2. An easement granted to Kirk Walters and Patricia Walters, by instrument recorded under Volume 7621, Page 756 of the Official Public Records of Bell County, Texas.
3. An easement granted to WBW Land Investments, LP, by instrument recorded under Volume 8462, Page 421 of the Official Public Records of Bell County, Texas.

Exhibit B-2**Permitted Exceptions [Tract 2]**

Standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area; and, to the extent that they validly exist, the following matters of public record:

1. An electric utility easement granted Bartlett Electric Cooperative, Inc., as set forth and defined by instrument recorded in Volume 2319, Page 400, of the Deed Records of Bell County, Texas, and as reflected by instrument recorded under Clerk's File No. 1994-00027265 (Volume 3192, Page 125), of the Official Public Records of Bell County, Texas.
2. An electric utility easement granted Bartlett Electric Cooperative, Inc., as set forth and defined by instrument recorded under Clerk's File No. 1997-00018716 (Volume 3641, Page 173), of the Official Public Records of Bell County, Texas.
3. An electric utility easement granted Bartlett Electric Cooperative, Inc., as set forth and defined by instrument recorded under Clerk's File No. 2008-00008493 (Volume 6746, Page 482), of the Official Public Records of Bell County, Texas



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2025022989

**As
DEED**

Recorded On: May 13, 2025

Parties: NMW INVESTMENTS LLC

To WBW SINGLE LAND INVESTMENT - SERIES 132

Comment:

Billable Pages: 10

Number of Pages: 11

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$41.00
Total Fees:	\$46.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

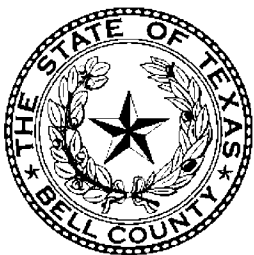
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025022989
Receipt Number: 463851
Recorded Date/Time: 05/13/2025 3:54:10 PM
User / Station: fosterk - BCCCD0735

Record and Return To:

WBW Development Group
109 W 2ND ST STE 201
GEORGETOWN, TX 78626-2927



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk