

INGRESS-EGRESS EASEMENT

Survey showing 3.216 Acres,
situated in the O.T. Tyler Survey,
Abstract 20, Bell County, Texas.

This sketch is to accompany a metes and bounds
description of the herein shown 3.216 acre tract.

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

Called 8.00 acres
Hollingshead Materials, LLC
Doc. No. 2022022765

Georgetown Railroad
Company, a Texas
corporation
to the City of Temple,
a home rule city
Doc. No.
2011-00009397

Bell County Colored Cemetery
Association
As per Bell County Tax Appraisal
District I.D. #8016

Called 13.76 Acres
Perro Grande Commercial, LLC, a Texas limited liability
company
Doc. No. 20200007661

Called 36.326 Acres
Belton Economic Development Corporation
Doc. No. 2016-00034242

SMA Family Partnership
Doc. No. 2007-00052122
(Described in Vol. 123, Pg. 188)

This survey was prepared without the benefit of title commitment. No further search
for easements or restrictions has been made by this company. Easements that this
company is aware of have been shown.



ALL COUNTY SURVEYING, INC.

Tx. Firm No. 10023600
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Temple, Texas 76502
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Survey
completed: 02-27-2025
Scale: 1" = 60'
Job No.: 250760
Dwg No.: 250760
Drawn by: JSM
Surveyor: CCL # 4636
Copyright 2025 All County Surveying, Inc.

Plot Date: 02-27-2025



- ▲ - 5/8" Iron Rod w/cap
stamped "ALL COUNTY" Set
(Unless otherwise Stated)
- - 1/2" Iron Rod Found
(Unless otherwise Stated)

- - 5/8" Iron Rod Found
(Unless otherwise Stated)
- - 5/8" Iron Rod w/cap
stamped "ACS" Set
(Unless otherwise Stated)

LINE	BEARING	DISTANCE
LI	S 19°07'27" W	6.35'

Vol. 123, Pg. 188
(Deed S 21°30' E 6.25')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	1186.30'	43.90'	43.90'	S 67°11'00" E	2°07'14"

Vol. 685, Pg. 567
(Deed Arc = 179.4')

SHEET 1 of 2

MATCHLINE SHEET 2

MATCHLINE SHEET 1

60d
Nail
Found

N 53°12'
(Deed S 21°30' E 6.25')

3.216 ACRES OF LAND

TAYLORS VALLEY ROAD
(80' ROW) (Asphalt Surface)
Vol. 685, Pg. 567

GEORGETOWN RAILROAD
Vol. 2729, Pg. 515

Assignment, Bill of Sale, & Assumption Agreement by and between
Georgetown Railroad Company, a Texas corporation
and the City of Temple, a home rule city (Assignee)
Doc. No. 2011-00009397

N 65°13'47" W 855.50'
(Deed N 65°14'10" W 856.34')
Doc. No. 2016-00034242

S 64°40'52" E
90.90'
Vol. 685, Pg. 567
(Deed S 62°15' E 605.8')

N 26°18'12" E
77.53'

Point of
Beginning

Remainder of a called 2.55 acres
Bell MM Enterprises, LLC, a Texas limited liability company
Vol. 5033, Pg. 670

tnership
0052122
123, Pg. 188)

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restrictions has been made by this company. Easements
that this company is aware of have been shown.

INGRESS-EGRESS EASEMENT

Survey showing 3.216 Acres,
situated in the O.T. Tyler Survey,
Abstract 20, Bell County, Texas.

This sketch is to accompany a metes and bounds
description of the herein shown 3.216 acre tract.

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

Called 17.737 Acres
APAC-Texas, Inc., a Delaware corporation
Doc. No. 2009-00047510

SMA Family Partnership
Doc. No. 2007-00052122
(Described in Vol. 123, Pg. 188)

Od
all
bound

N 53°12'34" W 158.45'
(Deed N 53°07'43" W 158.74')
Doc. No. 2016-00034242

5/8" Iron
Rod w/cap
stamped
"ACS" Found

GEORGETOWN RAILROAD
Vol. 2129, Pg. 515

N 65°14'51" W 441.03'
(Deed N 65°16'34" W 440.87')
Doc. No. 2016-00034242

Called 36.326 Acres
Belton Economic Development Corporation
Doc. No. 2016-00034242

Assignment, Bill of Sale, & Assumption Agreement by and between
Georgetown Railroad Company, a Texas corporation
and the City of Temple, a home rule city (Assignee)
Doc. No. 2011-00009397

Called 8.57 Acres
Belco Manufacturing Company, Inc.
Doc. No. 2007-00048216

Calculated
Point in
Building

N 62°23'48" W 182.68'
(Deed N 62°22'52" W 182.65')
Doc. No. 2016-00034242

Called 18.952 Acres
SMA Family, Ltd.
Vol. 5316, Pg. 548

Survey
completed: 02-27-2025
Scale: 1" = 60'
Job No.: 250760
Dwg No.: 250760
Drawn by: JSM
Surveyor: CCL # 4636
Copyright 2025 All County Surveying, Inc.

Plot Date: 02-27-2025



- ▲ - 5/8" Iron Rod w/cap stamped "ALL COUNTY" Set (Unless otherwise Stated)
- - 5/8" Iron Rod Found (Unless otherwise Stated)
- - 1/2" Iron Rod Found (Unless otherwise Stated)
- - 5/8" Iron Rod w/cap stamped "ACS" Set (Unless otherwise Stated)



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

This document is not valid for any purpose unless signed and
sealed by a Registered Professional Land Surveyor.

Charles C. Lucko
2.27.2025



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FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

February 27, 2025

Surveyor's Field Notes for:

3.216 Acres, situated in **O.T. Tyler Survey, Abstract 20**, Bell County, Texas, being a portion of a tract of land described in that certain "Assignment, Bill of Sale, & Assumption Agreement by and between Georgetown Railroad Company, a Texas corporation and the City of Temple, a home rule city (Assignee), in Document No. 2011-00009397, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the south line of said City of Temple tract, being the northwest corner of a called 36.326 acre tract conveyed to Belton Economic Development Corporation in Document No. 2016-00034242, of said official public records, same being the northeast corner of a called 2.55 acre tract conveyed to Bell MM Enterprises, LLC, a Texas limited liability company in Volume 5033, Page 670, of said official public records, for the southwest corner of this tract of land;

THENCE, in a northerly direction, over and across said City of Temple tract, **N 26°18'12" E., 77.53 feet**, to a 5/8" iron rod with cap stamped "ACS" set on the south line of Taylors Valley Road, according to Volume 685, Page 567, Deed Records of Bell County, Texas, same being the north line of said City of Temple tract, for the northwest corner of this tract of land;

THENCE, in an easterly direction, with the south line of said Taylors Valley Road, same being the north line of said City of Temple tract, the following courses and distances follow:

1. **S 64°40'52" E., 90.90 feet**, (*Deed S 62°15' E., 605.8 feet – Vol. 685, Pg. 567*), to a 5/8" iron rod with cap stamped "ACS" set;
2. **S 66°08'52" E., 268.60 feet**, (*Deed S 63°43' E., 268.6 feet – Vol. 685, Pg. 567*), to a 5/8" iron rod with cap stamped "ACS" set at the beginning of a curve to the left;
3. With said curve to the left, an arc distance of **43.90 feet**, a radius of **1186.30 feet**, a delta angle of **2°07'14"**, and a long chord which bears **S 67°11'00" E., 43.90 feet**, to a 5/8" iron rod with cap stamped "ACS" set at the northwest corner of a tract of land conveyed to SMA Family Partnership in Document No. 2007-00052722, of said official public records, and described in Volume 723, Page 188, of said deed records, for a corner of this tract of land;

THENCE, in a southerly direction, with the west line of said SMA tract, same being an east line of said City of Temple tract, **S 19°07'27" W., 6.35 feet**, (*Deed S 21°30' E., 6.25 feet – Vol. 723, Pg. 188*), to a 5/8" iron rod with cap stamped "ACS" set at the southwest corner of said SMA tract, same being an interior corner of said City of Temple tract, for an interior corner of this tract of land;

THENCE, in an easterly direction, with the south line of said SMA tract, same being the north line of said City of Temple tract, **S 64°31'57" E., 1229.11 feet**, (*Deed S 62°30' E., 1235 feet – Vol. 723, Pg. 188*), to a calculated point in a building on the south line of a called 8.57 acre tract conveyed to Belco Manufacturing Company, Inc., in Document No. 2007-00048216, of said official public records, for the northeast corner of this tract of land;

THENCE, in a southerly direction, over and across said City of Temple tract, **S 25°22'44" W., 103.05 feet**, to a 5/8" iron rod found at the northeast corner of said 36.326 acre tract, same being the northwest corner of a called 18.952 acre tract conveyed to SMA Family, Ltd., in Volume 5316, Page 598, of said official public records, for the southeast corner of this tract of land;

THENCE, in a westerly direction, with the north line of said 36.326 acre tract, same being the south line of said City of Temple tract, the following courses and distances follow:

1. **N 62°23'48" W., 182.68 feet**, (*Deed N 62°22'32" W., 182.65 feet – Doc. No. 2016-00034242*), to a 5/8" iron rod found;
2. **N 65°14'51" W., 441.03 feet**, (*Deed N 65°16'34" W., 440.87 feet – Doc. No. 2016-00034242*), to a 5/8" iron rod with cap stamped "ACS" found;
3. **N 53°12'34" W., 158.45 feet**, (*Deed N 53°07'43" W., 158.74 feet – Doc. No. 2016-00034242*), to a 60d nail found;
4. **N 65°13'47" W., 855.50 feet**, (*Deed N 65°14'10" W., 856.34 feet – Doc. No. 2016-00034242*), to the **Point of Beginning** and containing 3.216 acres of land.

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

This metes and bounds description is to accompany a Surveyor's Sketch of the herein described 3.216 acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed February 27, 2025

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

TX. Firm Lic. No. 10023600

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Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Charles C. Lucko
2.27.2025