



Survey showing 0.0689 acre, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas.

This sketch is to accompany a metes and bounds description of the hereon shown 0.0689 acre tract.

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

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations.

Lot 1, Block 51
Temple Independent School District
Vol. 954, Pg. 89

Original Town of Temple
Vol. 36, Pg. 640

North 60' of Lot 2, Block 51
Willie Ruth Anderson
Vol. 2868, Pg. 331

SOUTH 90' of Lot 2, Block 51
Temple Independent School District
Doc. No. 2021078418

0.0689 ACRE OF LAND
UNIMPROVED ALLEY
No structures were observed
for the purpose of this survey.
N 16°13'21" E 150.05' (Plat 150')
S 16°13'21" W 150.05' (Plat 150')

North 150' of a 20' Alley
Temple Independent School District
Doc. No. 2007-00004865

North 89' of Lot 3, Block 51
Temple Independent School District
Vol. 954, Pg. 89

SOUTH 61' of Lot 3, Block 51
Temple Independent School District
Vol. 1208, Pg. 229

North 75' of Lot 4, Block 51
Temple Independent School District
Doc. No. 2019-00014767

SOUTH 1/2 of Lot 4, Block 51
Temple Independent School District, Trustee
Doc. No. 2017-00001182

S 73°41'43" E 430.07'

3/8" Iron Rod Found
Point of Beginning

N 73°41'43" W 20.00' (Plat 20')

WEST AVENUE F
(80' ROW) (Asphalt Surface)
Vol. 36, Pg. 640



4.7.2023

Survey completed: 12-27-2022
Scale: 1" = 20'
Job No.: 221924.2
Dwg No.: 221924.2-1
Drawn by: JSM.
Surveyor: CCL # 4636
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Plot Date: 04-07-2023



ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
254-778-2272 Killeen 254-634-4636
Fax 254-774-7608
www.allcountysurveying.com

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.

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.

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 7, 2023

Surveyor's Field Notes for:

0.0689 ACRE, situated in the **Maximo Moreno Survey, Abstract 14**, Bell County, Texas, being a portion of a 20' alley, as per Volume 36, Page 640, Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the intersection of the north line of West Avenue F and the west line of said 20' alley, being the southeast corner of a tract of land described as the South 90' of Lot 2, Block 51, Original Town of Temple, of record in Volume 36, Page 640, of said deed records, and conveyed to the Temple Independent School District in Document No. 2021078418, Official Public Records of Real Property, Bell County, Texas, for the southwest corner of the herein described tract, from which a 1/2" iron rod found at the intersection of the north line of said West Avenue F and the east line of South 7th Street bears *N 73°41'43" W., 109.94'*;

THENCE, in a northerly direction, with the east line of said Lot 2, same being the west line of said 20' alley, *N 16°13'21" E., 150.05'*, (Plat 150'), to a calculated point at the northeast corner of a tract of land described as the North 60' of said Lot 2, and conveyed to Willie Ruth Anderson in Volume 2868, Page 331, of said official public records, the southeast corner of Lot 1, of said Block 51, and the southwest corner of a tract of land described as the North 150' of said 20' alley and conveyed to the Temple Independent School District in Document No. 2007-00004865, of said official public records, for the northwest corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said North 150' of said 20' alley Temple Independent School District tract, *S 73°41'43" E., 20.00'*, (Deed 20' – Doc. No. 2007-00004865), to an "X" in concrete set on the east line of said 20' alley, being the southeast corner of said North 150' of said 20' alley Temple Independent School District tract, the southwest corner of a tract of land described as the South 61' of Lot 3, of said Block 51, and conveyed to the Temple Independent School District in Volume 1208, Page 229, of said deed records, and the northwest corner of a tract of land described as the North 75' of Lot 4, of said Block 51, and conveyed to the Temple Independent School District in Document No. 2019-00014767, of said official public records, for the northeast corner of the herein described tract;

THENCE, in a southerly direction, with the east line of said 20' alley, same being the west line of said Lot 4, *S 16°13'21" W., 150.05'*, (Plat 150'), to a 5/8" iron rod with cap stamped "ACS" set at the intersection of the north line of said West Avenue F and the east line of said 20' alley, being the southwest corner of a tract of land described as the South 1/2 of said Lot 4, and conveyed to the Temple Independent School District in Document No. 2017-00001182, of said official public records, for the southeast corner of the herein described tract, from which a 1/2" iron rod found bears *S 73°41'43" E., 430.07'*;

THENCE, in a westerly direction, with the north line of said West Avenue F, same being the south line of said 20' alley, *N 73°41'43" W., 20.00'*, (Plat 20'), to the **POINT OF BEGINNING** and containing 0.0689 acre of land.

This metes and bounds description is to accompany a Surveyors Sketch of the herein described 0.0689 acre of land.

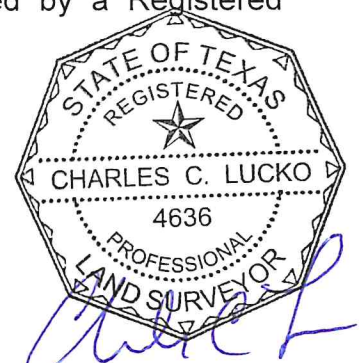
Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations.

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

Surveyed December 27, 2022

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
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server/projects/pro220000/221900/221924/221924.2.doc



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

4.7.2023