

Survey showing 0.5506 acre, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas.

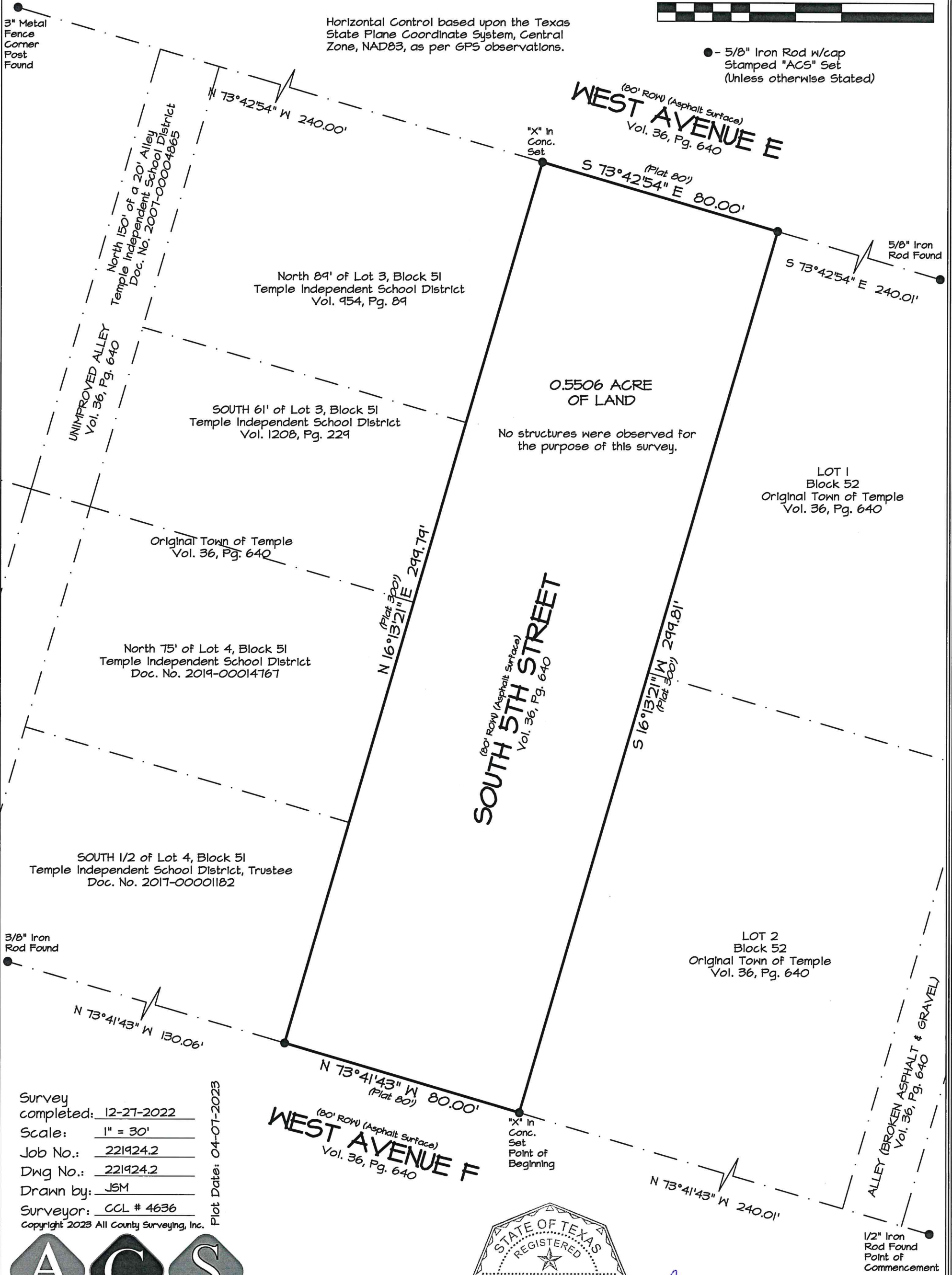
This sketch is to accompany a metes and bounds description of the hereon shown 0.5506 acre tract.



3" Metal Fence Corner Post Found

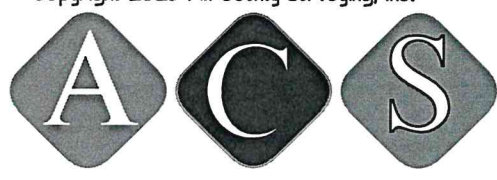
Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations.

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



Survey completed: 12-27-2022  
Scale: 1" = 30'  
Job No.: 221924.2  
Dwg No.: 221924.2  
Drawn by: JSM  
Surveyor: CCL # 4636  
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Plot Date: 04-07-2023



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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*  
4.7.2023

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:

**0.5506 ACRE**, situated in the **Maximo Moreno Survey, Abstract 14**, Bell County, Texas, being a portion of South 5<sup>th</sup> Street, as per Volume 36, Page 640, Deed Records of Bell County, Texas, and being more particularly described as follows:

*COMMENCING*, at a ½" iron rod found on the north line of West Avenue F, being the southeast corner of Lot 4, Block 52, Original Town of Temple, of record in Volume 36, Page 640, of said deed records, same being the intersection of the north line of West Avenue F and the west line of South 3<sup>rd</sup> Street;

*THENCE*, in a westerly direction, with the north line of said West Avenue F, same being the south line of said Block 52, **N 73°41'43" W., 240.01'**, to an "X" in concrete set at the southwest corner of Lot 2, of said Block 52, being the intersection of the north line of said West Avenue F and the east line of said South 5<sup>th</sup> Street, for the **POINT OF BEGINNING** and the southeast corner of the herein described tract;

*THENCE*, in a westerly direction, with the north line of said West Avenue F, same being the south line of said South 5<sup>th</sup> Street, **N 73°41'43" W., 80.00'**, (*Plat 80'*), to a 5/8" iron rod with cap stamped "ACS" set at the intersection of the west line of said South 5<sup>th</sup> Street and the north line of said West Avenue F, being the southeast corner of a tract of land described as the South ½ of Lot 4, Block 51, of said Original Town of Temple, and conveyed to the Temple Independent School District, Trustee in Document No. 2017-00001182, Official Public Records of Real Property, Bell County, Texas, for the southwest corner of the herein described tract, from which a 3/8" iron rod found bears **N 73°41'43" W., 130.06'**;

*THENCE*, in a northerly direction, with the west line of said South 5<sup>th</sup> Street, same being the east line of said Block 51, **N 16°13'21" E., 299.79'**, (*Plat 300'*), to an "X" in concrete set at the intersection of the west line of said South 5<sup>th</sup> Street and the south line of West Avenue E, being the northeast corner of a tract of land described as the North 89' of Lot 3, of said Block 51, and conveyed to the Temple Independent School District in Volume 954, Page 89, of said deed records, for the northwest corner of the herein described tract, from which a 3" metal fence corner post found bears **N 73°42'54" W., 240.00'**;

*THENCE*, in an easterly direction, with the south line of said West Avenue E, same being the north line of said South 5<sup>th</sup> Street, **S 73°42'54" E., 80.00'**, (*Plat 80'*), to a 5/8" iron rod with cap stamped "ACS" set at the intersection of the south line of said West Avenue E and the east line of said South 5<sup>th</sup> Street, being the northwest corner of Lot 1, of said Block 52, for the north east corner of the herein described tract, from which a 5/8" iron rod found bears **S 73°42'54" E., 240.01'**;

*THENCE*, in a southerly direction, with the east line of said South 5<sup>th</sup> Street, same being the west line of said Block 52, **S 16°13'21" W., 299.81'**, (*Plat 300'*), to the **POINT OF BEGINNING** and containing 0.5506 acre of land.

This metes and bounds description is to accompany a Surveyors Sketch of the herein described 0.5506 acre of land.

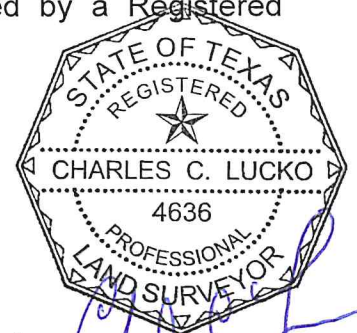
Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations.

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**  
**TX. Firm Lic. No. 10023600**

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

4.7.2023