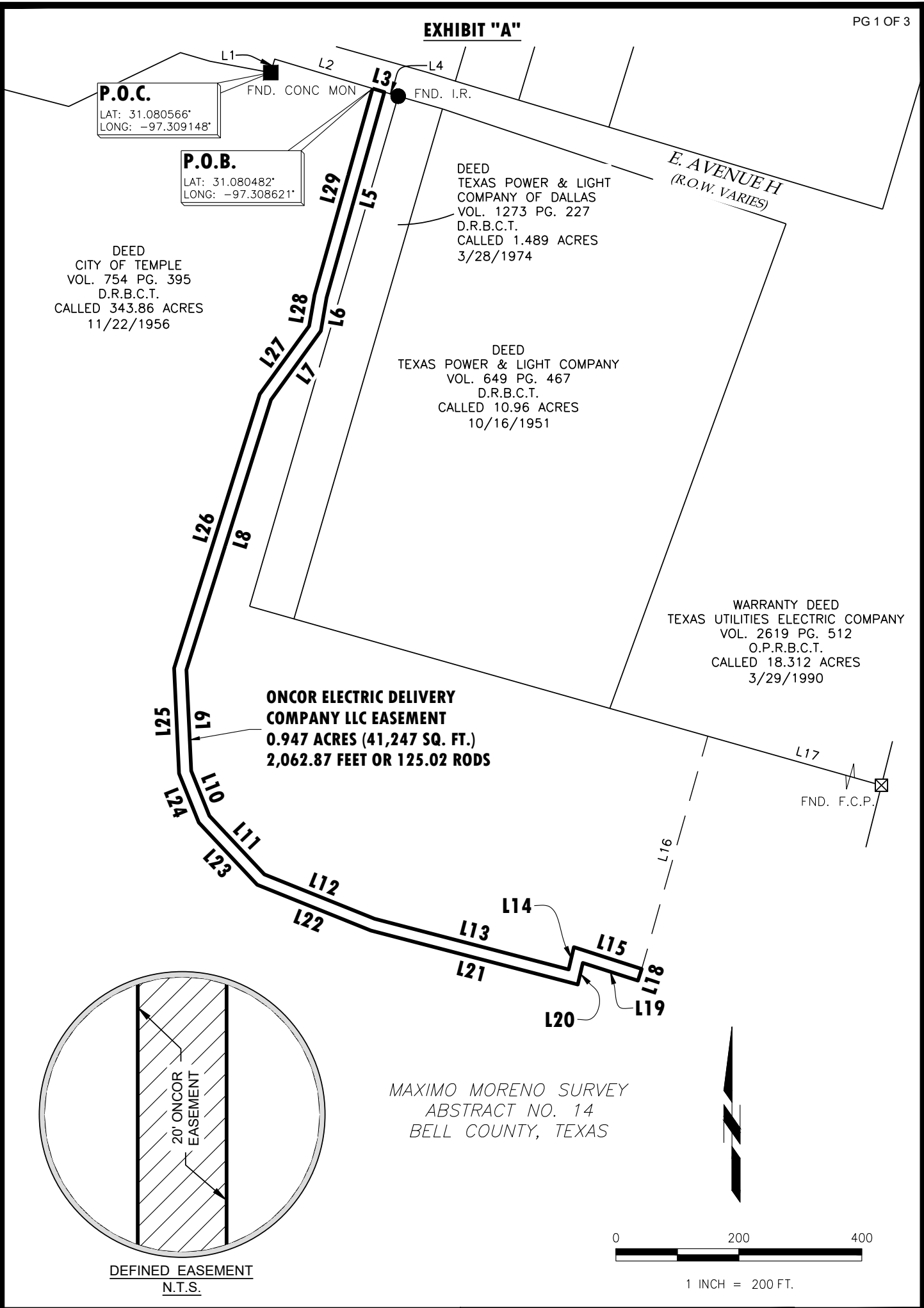



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CITY TEMPLE EASEMENT  
WO22170812  
ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT

0.947 ACRES (41,247 SQ. FT.) IN  
MAXIMO MORENO SURVEY, A-14  
BELL COUNTY, TEXAS

**LEGEND**

|           |                      |                                                                                     |                                                 |
|-----------|----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------|
| — — — — — | ADJACENT LINE        | D.R.B.C.T.                                                                          | DEED RECORDS,<br>BELL COUNTY, TEXAS             |
| — — — — — | SURVEY/ABSTRACT LINE | O.P.R.B.C.T.                                                                        | OFFICIAL PUBLIC RECORDS,<br>BELL COUNTY, TEXAS  |
| ■         | CONC MON FOUND       |  | ONCOR ELECTRIC DELIVERY<br>COMPANY LLC EASEMENT |
| ⊠         | FENCE CORNER POST    |                                                                                     |                                                 |
| ●         | IRON ROD FOUND       |                                                                                     |                                                 |

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| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | DIRECTION   | LENGTH  |
| L1         | N16°22'51"E | 22.87'  |
| L2         | S73°17'17"E | 166.30' |
| L3         | S73°17'17"E | 20.00'  |
| L4         | S73°17'17"E | 23.37'  |
| L5         | S15°41'53"W | 347.45' |
| L6         | S09°51'38"W | 54.94'  |
| L7         | S35°54'23"W | 138.36' |
| L8         | S17°22'16"W | 460.25' |
| L9         | S02°43'16"E | 164.59' |
| L10        | S21°51'43"E | 78.85'  |
| L11        | S43°14'24"E | 130.77' |
| L12        | S68°03'20"E | 193.17' |
| L13        | S75°22'09"E | 326.43' |
| L14        | N13°13'43"E | 37.22'  |
| L15        | S72°10'00"E | 115.94' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | DIRECTION   | LENGTH  |
| L16        | N15°49'32"E | 393.77' |
| L17        | S74°10'28"E | 780.53' |
| L18        | S18°21'21"W | 20.00'  |
| L19        | N72°10'00"W | 94.08'  |
| L20        | S13°13'43"W | 36.04'  |
| L21        | N75°22'09"W | 347.95' |
| L22        | N68°02'34"W | 199.27' |
| L23        | N43°14'24"W | 138.76' |
| L24        | N21°51'43"W | 86.00'  |
| L25        | N02°43'16"W | 171.51' |
| L26        | N17°22'16"E | 467.05' |
| L27        | N35°54'23"E | 137.00' |
| L28        | N09°51'38"E | 51.34'  |
| L29        | N15°41'53"E | 348.83' |



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LEGEND

- ADJACENT LINE
- SURVEY/ABSTRACT LINE
- CONC MON FOUND
- FENCE CORNER POST
- IRON ROD FOUND
- D.R.B.C.T. DEED RECORDS,  
BELL COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS,  
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EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.947 acre tract of land out of a called 343.86 acre parcel conveyed by a Deed dated November 22, 1956 to the City of Temple as recorded under Volume 754, Page 395 of the Deed Records of Bell County, Texas and being situated in the Maximo Moreno Survey, Abstract Number 14, Bell County, Texas, and being more particularly described by metes and bounds as follows: (all courses herein are based on GPS observations referenced to the Texas State Plane Coordinate System (NAD83), Central Zone):

COMMENCING at a concrete monument found at an angle point in the north line of said 343.86 acre parcel, same being in the south right-of-way line of E. Avenue H, based on a variable width;

THENCE North 16°22'51" East, with the north line of said 343.86 acre parcel, same being said south right-of-way line, a distance of 22.87 feet;

THENCE South 73°17'17" East, with the north line of said 343.86 acre parcel, same being said south right-of-way line, a distance of 166.30 feet to the POINT OF BEGINNING;

THENCE South 73°17'17" East, with the north line of said 343.86 acre parcel, same being said south right-of-way line, a distance of 20.00 feet to a point for corner, from which a iron rod was found bearing South 73°17'17" East, 23.37 feet at the northern most northeast corner of said 343.86 acre parcel, same being the northwest corner of a called 1.489 acre parcel conveyed by a Deed dated March 28, 1974 to Texas Power & Light Company of Dallas as recorded under Volume 1273 Page 227 of the Deed Records of Bell County, Texas;

THENCE South 15°41'53" West, a distance of 347.45 feet to a point for corner;

THENCE South 09°51'38" West, a distance of 54.94 feet to a point for corner;

THENCE South 35°54'23" West, a distance of 138.36 feet to a point for corner;

THENCE South 17°22'16" West, a distance of 460.25 feet to a point for corner;

THENCE South 02°43'16" East, a distance of 164.59 feet to a point for corner;

THENCE South 21°51'43" East, a distance of 78.85 feet to a point for corner;

THENCE South 43°14'24" East, a distance of 130.77 feet to a point for corner;

THENCE South 68°03'20" East, a distance of 193.17 feet to a point for corner;

THENCE South 75°22'09" East, a distance of 326.43 feet to a point for corner;

THENCE North 13°13'43" East, a distance of 37.22 feet to a point for corner;

THENCE South 72°10'00" East, a distance of 115.94 feet to a point for corner, from which a fence corner post was found at the easternmost northeast corner of said 343.86 acre parcel, same being the southeast corner of a called 18.312 acre parcel conveyed by a Warranty Deed dated March 29, 1990 to Texas Utilities Electric Company bearing North 15°49'32" East a distance of 393.77 feet and South 74°10'28" East, a distance of 780.53 feet;

THENCE South 18°21'21" West, a distance of 20.00 feet to a point for corner;

THENCE North 72°10'10" West, a distance of 94.08 feet to a point for corner;

THENCE South 13°13'43" West, a distance of 36.04 feet to a point for corner;

THENCE North 75°22'09" West, a distance of 347.95 feet to a point for corner;

THENCE North 68°02'34" West, a distance of 199.27 feet to a point for corner;

THENCE North 43°14'24" West, a distance of 138.76 feet to a point for corner;

THENCE North 21°51'43" West, a distance of 86.00 feet to a point for corner;

THENCE North 02°43'16" West, a distance of 171.51 feet to a point for corner;

THENCE North 17°22'16" East, a distance of 467.05 feet to a point for corner;

THENCE North 35°54'23" East, a distance of 137.00 feet to a point for corner;

THENCE North 09°51'38" East, a distance of 51.34 feet to a point for corner;

THENCE North 15°41'53" East, a distance of 348.83 feet to the POINT OF BEGINNING and containing within these calls 0.947 acres or 41,247 square feet of land.

Oncor Electric Delivery Company, LLC electric line having a length of 2,062.87 feet or 125.02 rods.



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BELL COUNTY, TEXAS

I, Ronald G. Harrison, certify that this exhibit was prepared under my direct supervision from a survey made on the ground on 07/16/2024, that this plat correctly represents the facts found at the time of said survey.

*[Signature]*

Ronald G. Harrison State of Texas R.P.L.S. No. 5342  
08/29/2024



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