

Survey showing 0.1257 ACRE, situated in the E. PENNINGTON SURVEY, ABSTRACT 658, Bell County, Texas, embracing a portion of the remainder of Lots 2, 3, 4, 5, and 6, Block 46, FREEMAN HEIGHTS ADDITION, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Volume 98, Page 501, Deed Records of Bell County, Texas.

EXHIBIT A

Oncor Electric Delivery Company, LLC
Easements

ONCOR ELECTRIC DELIVERY
COMPANY, LLC EASEMENT.

Owner: City of Temple
Attn: City of Temple
Finance Department
P. O. Box 987
Temple, Texas 76501

LINE	BEARING	DISTANCE
L1	N 73°35'12" W	23.03'
L2	S 70°26'12" E	23.00'
L3	N 73°35'12" W	25.93'
L4	S 19°33'48" W	60.02'

▲ - Calculated Point



601 MOMMA DOG CIRCLE
(South 31st Street)
(This line established by maps provided by TxDOT)
PUBLIC MAINTAINED ROADWAY

N 19°33'48" E 238.61'
0.1257 ACRE OF LAND
S 19°33'48" W 237.34'

Mag Nail
w/shiner Set
POINT OF
BEGINNING

Mag Nail
w/shiner Set

BURLINGTON NORTHERN RAILROAD
(formerly A. T. & S. F. Railroad)

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

0.0344 ACRE
Easement and
Right-of-Way
Oncor Electric Delivery
Company
Doc. No. 2024026006

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

LOT 1,
BLOCK 46
(remainder)

LOT 2,
BLOCK 46
(remainder)

LOT 7,
BLOCK 46
(remainder)

LOT 8,
BLOCK 46

LOT 9,
BLOCK 46

LOT 10,
BLOCK 46

LOT 11,
BLOCK 46

LOT 12,
BLOCK 46

LOT 5,
BLOCK 46
(remainder)

LOT 4,
BLOCK 46
(remainder)

LOT 3,
BLOCK 46
(remainder)

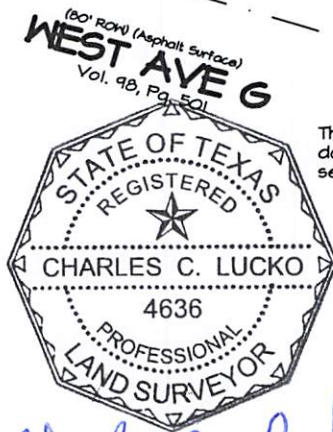
20' Alley
(Not Improved)
Vol. 98, Pg. 501

SOUTH 29th STREET
(100' ROW) (Asphalt Surface)
Vol. 98, Pg. 501

Horizontal Control based upon the Texas State Plane
Coordinate System, Central Zone, NAD83, as per GPS
observations. Scale Factor=1.0001472821, scaled about
CP-100 (N:10,373,649.739 E:3,227,102.284).



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



Charles C Lucko

This sketch represents a survey made on the ground. This
document is not valid for any purpose unless signed and
sealed by a Registered Professional Land Surveyor.

Survey
completed: 10-18-2024
Scale: 1" = 20'
Job No.: 240953
Dwg No.: 240953
Drawn by: SLW
Surveyor: CCL # 4636
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Plot Date: 10-25-2024

EXHIBIT A

**Oncor Electric Delivery Company, LLC
Easements**

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FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

October 25, 2024

Surveyor's Field Notes for:

0.1257 ACRE, situated in the **E. PENNINGTON SURVEY. ABSTRACT 658**, Bell County, Texas, embracing a portion of Lots 2, 3, 4, 5, and 6, Block 46, FREEMAN HEIGHTS ADDITION, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Volume 98, Page 501, Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail with shiner set in asphalt, being the southwest corner of the remainder of said Lot 6, being on the east line of Momma Dog Circle as determined by maps provided by Texas Department of Transportation and the north line of West Avenue G for the southwest corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said Momma Dog Circle, **N 19° 33' 48" E – 238.61'**, to a 5/8" iron rod with cap stamped "ACS" found at the southwest corner of a called 0.0344 Acre Easement and Right-of-Way granted to Oncor Electric Delivery Company in Document No. 2024026006, Official Public Records of Real Property, Bell County, Texas, for the northwest corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said 0.0344 Acre easement, **S 70° 26' 12" E – 23.00'**, to a calculated point, for the northeast corner of the herein described tract;

THENCE, in a southerly direction, **S 19° 33' 48" W – 237.34'**, to a calculated point on the north line of said West Avenue G, for the southeast corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said West Avenue G, **N 73° 35' 12" W – 23.03'**, to the **POINT OF BEGINNING** and containing 0.1257 Acre of Land.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.0001472821, scaled about CP-100 (N:10,373,699.739 E:3,227,102.284).

This metes and bounds description to accompany a Surveyor's Sketch of the herein described 0.1257 Acre tract.

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

Surveyed October 18, 2024

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

server/projects/pro240000/240900/240953/240953.doc



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