

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)

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

"X" In
Conc.
Set

S 73°42'54" E 80.00'

5/8" Iron Rod Found

S 73°42'54" E 240.01'

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

0.5506 ACRE
OF LAND

No structures were observed for the purpose of this survey.

LOT 1
Block 52
Original Town of Temple
Vol. 36, Pg. 640

Original Town of Temple
Vol. 36, Pg. 64Q

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

LOT 2
Block 52
Original Town of Temple
Vol. 36, Pg. 640

BROKEN ASPHALT & GRAVEL
Vol. 36, Pg. 640

1/2" Iron
Rod Found
Point of
Commencement

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



ALL COUNTY SURVEYING, INC.

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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.



ES C. LUCKO
4636
PROFESSIONAL
SURVEYOR

cf
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 5th 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 3rd 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 5th 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 5th 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 5th 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 5th 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 5th 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 5th 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 5th 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 5th 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.

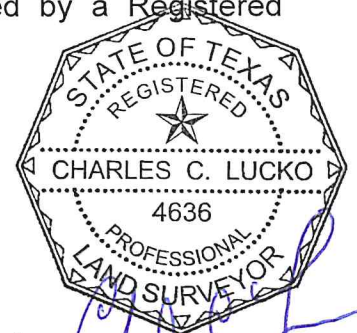
Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations.

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