

Bearings, distance, acreages & coordinates are based on NAD 83,  
Grid, Central Zone, Texas State Plane Coordinate System.  
Grid to surface scale factor = 1.00014098

Original Scale : 1" = 200'  
0 100' 200' 400'  
Graphic Scale in Feet

EXHIBIT B  
0.2791 ACRE  
TRANSMISSION LINE EASEMENT AREA

being a portion of  
CITY OF TEMPLE, TEXAS  
being located in  
M. MORENO SURVEY, A-14  
Bell County, Texas

— **LEGEND** —  
P PROPERTY LINE

Oncor Electric Delivery Company LLC  
Instrument No. 2019-00004168  
R.P.R., B. Co., Tx.  
100' Wide Easement Area (E-294792)

City of Temple, Texas  
Doc. No. 2013-49807  
R.P.R., B. Co., Tx.  
110.591 Acres

Area = 0.2791 Acre

M. MORENO SURVEY  
A - 14

Brazos River Transmission  
Electric Cooperative, Inc.  
Book 573, Page 285  
D.R., B. Co., Tx.  
Easement (E-231882)

Bob White Road

1/2" Iron Pin Found

614.98'  
S 72°30'42" E  
Tower Road

T-1

T-2

418.50'  
N 72°30'42" W

1/2" Iron Pin Found

P.O.B.

N 10,363,844.90  
E 3,246,985.37

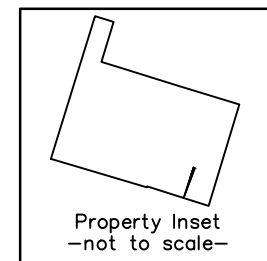
TANGENT TABLE		
No.	Bearing	Dist.
T-1	N 72°30'42" W	10.21'
T-2	N 17°42'46" E	522.44'
T-3	S 63°42'15" E	36.85'
T-4	S 20°37'05" W	517.57'



PREPARED FROM RECORDS FURNISHED AND A SURVEY  
MADE ON THE GROUND IN JULY - OCTOBER, 2024.

ISAAC P. GRIER

R.P.L.S NO. 5838



Property Inset  
—not to scale—

Sempco Surveying, Inc.  
3208 S. Main St.  
Ft. Worth, TX 76110  
(817) 926-7876

Firm Registration Number: 10094500

Proj. No. 12156-T3—City of Temple—Transmission

SCALE 1"=200'

DWN: CRR CK: IPG

BELL COUNTY, TEXAS

(see attached field notes)

DATE: 11/18/24

**ONCOR  
ELECTRIC  
DELIVERY**

SHEET NO.

1 OF 1

12156-T3-City of Temple-Transmission-FN

EXHIBIT A  
FIELD NOTES  
CITY OF TEMPLE, TEXAS  
0.2791 ACRE TRANSMISSION LINE EASEMENT AREA

Being all of that certain lot, tract, or parcel of land being located in the M. MORENO SURVEY, ABSTRACT 14, Bell County, Texas, being a portion of that certain 110.591 acre tract conveyed to City of Temple, Texas by deed recorded as Document No. 2013-49807, Real Property Records, Bell County, Texas (R.P.R.,B.Co.,Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a point (N 10,363,844.90 E 3,246,985.37) in North Right of Way (R.O.W.) line of Tower Road, said point being located at intersection of said North line and West R.O.W. line of that certain easement conveyed to Brazos River Transmission Electric Cooperative, Inc. (B.R.T.E.C.) by document recorded in Book 573, Page 285, Deed Records, Bell County, Texas, and bearing North 72 degrees 30 minutes 42 seconds West a distance of 418.50 feet from a 1/2 inch iron pin found for Southeast corner of said 110.591 acre tract, being intersection of called North R.O.W. line of Tower Road and West R.O.W. line of Bob White Road;

THENCE with said North R.O.W. line of Tower Road, North 72 degrees 30 minutes 42 seconds West a distance of 10.21 feet to a point for corner bearing South 72 degrees 30 minutes 42 seconds East a distance of 614.98 feet from a 1/2 inch iron pin found for ell corner in said North R.O.W. line of Tower Road;

THENCE departing said North R.O.W. line of Tower Road, North 17 degrees 42 minutes 46 seconds East a distance of 522.44 feet to a point being located in Southerly line of that certain 100 foot wide R.O.W. and easement conveyed to Oncor Electric Delivery Company LLC by document recorded as Instrument No. 2019-00004168, R.P.R.,B.Co.,Tx.;

THENCE with said Southerly R.O.W. line, South 63 degrees 42 minutes 15 seconds East a distance of 36.85 feet to a point being located at intersection of said Southerly R.O.W. line of 100 foot wide easement and said West R.O.W. line of said B.R.T.E.C. easement;

THENCE departing said Southerly R.O.W. line of 100 foot wide easement and with said West R.O.W. line of said B.R.T.E.C. easement, South 20 degrees 37 minutes 05 seconds West a distance of 517.57 feet to the point of BEGINNING, containing 0.2791 of an acre of land.

(See attached "EXHIBIT B")



PREPARED FROM DEED RECORDS FURNISHED AND A  
SURVEY MADE ON THE GROUND IN JULY - OCTOBER, 2024.



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ISAAC P. GRIER      R.P.L.S. 5838

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