

ROCKWOOL WATER & WASTEWATER IMPROVEMENTS - CITY OF TEMPLE

Survey showing 0.0351 Acre Public Utility Easement, situated in the
O.T. Tyler Survey, Abstract 20, Bell County, Texas.

This sketch is to accompany a metes and bounds description
of the hereon shown 0.0351 acre tract.

SMA Family Limited Partnership
Doc. No. 2007-00052122
(Described as 100.02 acres in Vol. 1728, Pg. 747)

Called 8.57 acres
Belco Manufacturing Company, Inc.
Doc. No. 2007-00048216



Bearings cited hereon are based upon the
Texas State Plane Coordinate System, Central
Zone, NAD 83, as per GPS observations.

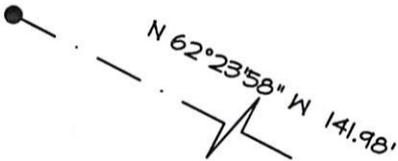
- ▲ - Calculated Point
(Unless otherwise Stated)
- - 5/8" Iron Rod Found
(Unless otherwise Stated)

(Abandoned Georgetown
Railroad)
Vol. 2729, Pg. 515

The City of Temple
Doc. No. 2011-00009397

(Abandoned Georgetown
Railroad)
Vol. 2729, Pg. 515

The City of Temple
Doc. No. 2011-00009397



(Deed N 62°23'58" W 182.67')
Doc. No. 2016-00034242

Point of Beginning

Point of Commencement

Called 36.326 acres
Belton Economic Development Corporation
Doc. No. 2016-00034242

Called 18.952 acres
SMA Family, LTD.
Vol. 5316, Pg. 598

Survey completed: 09-09-2024
Scale: 1" = 20'
Job No.: 230497.7
Dwg No.: 230497.7
Drawn by: JSM
Surveyor: CCL #4636
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Plot Date: 09-16-2024



ALL COUNTY SURVEYING, INC.

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Charles C. Lucko
9.18.2024

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.

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

September 16, 2024

Surveyor's Field Notes for:

0.0351 Acre, situated in the **O.T. Tyler Survey, Abstract 20**, Bell County, Texas, being a portion of a tract of land (Abandoned Georgetown Railroad tract) conveyed to the City of Temple in Document No. 2011-00009397, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found on the south line of said City of Temple tract, being the northwest corner of a called 18.952 acre tract conveyed to SMA Family, LTD., in Volume 5316, Page 598, of said official public records, same being the northeast corner of a called 36.326 acre tract conveyed to Belton Economic Development Corporation in Document No. 2016-00034242, of said official public records;

THENCE, in a westerly direction, with the north line of said 36.326 acre tract, same being the south line of said City of Temple tract, **N 62°23'58" W., 25.68 feet**, to a calculated point, for the **Point of Beginning** and the southeast corner of this tract of land;

THENCE, in a westerly direction, with the south line of said City of Temple tract, same being the north line of said 36.326 acre tract, **N 62°23'58" W., 15.01 feet**, (*Deed N 62°23'58" W., 182.67 feet – Doc. No. 2016-00034242*), to a calculated point, for the southwest corner of this tract of land, from which a 5/8" iron rod found at an angle corner of said 36.326 acre tract bears **N 62°23'58" W., 141.98 feet**;

THENCE, in a northerly direction, over and across said City of Temple tract, **N 25°36'55" E., 101.48 feet**, to a calculated point on the occupied south line of a tract of land conveyed to SMA Family Limited Partnership in Document No. 2007-00052722, of said official public records, and described as 100.02 acres in Volume 1728, Page 797, Deed Records of Bell County, Texas, for the northwest corner of this tract of land;

THENCE, in an easterly direction, with the occupied south line of said 100.02 acre SMA tract, same being the north line of said City of Temple tract, **S 65°14'41" E., 7.50 feet**, to a calculated point at the southwest corner of a called 8.57 acre tract conveyed to Belco Manufacturing Company, Inc., in Document No. 2007-00048216, of said official public records, for an angle corner of this tract of land;

THENCE, in an easterly direction, with the south line of said 8.57 acre tract, same being the north line of said City of Temple tract, **S 64°36'45" E., 7.50 feet**, (*Deed S 64°36'45" E., 49.62 feet – Doc. No. 2007-00048216*), to a calculated point, for the northeast corner of this tract of land;

THENCE, in a southerly direction, over and across said City of Temple tract, **S 25°36'55" W., 102.14 feet**, to the **Point of Beginning** and containing 0.0351 acre of land.

This metes and bounds description is to accompany a Surveyors Sketch of the herein described 0.0351 acre of land.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

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

Surveyed September 9, 2024

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
TX. Firm Lic. No. 10023600
server/projects /pro230000/230400/230497/230497.7



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

9.18.2024