

# 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. 797)

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.

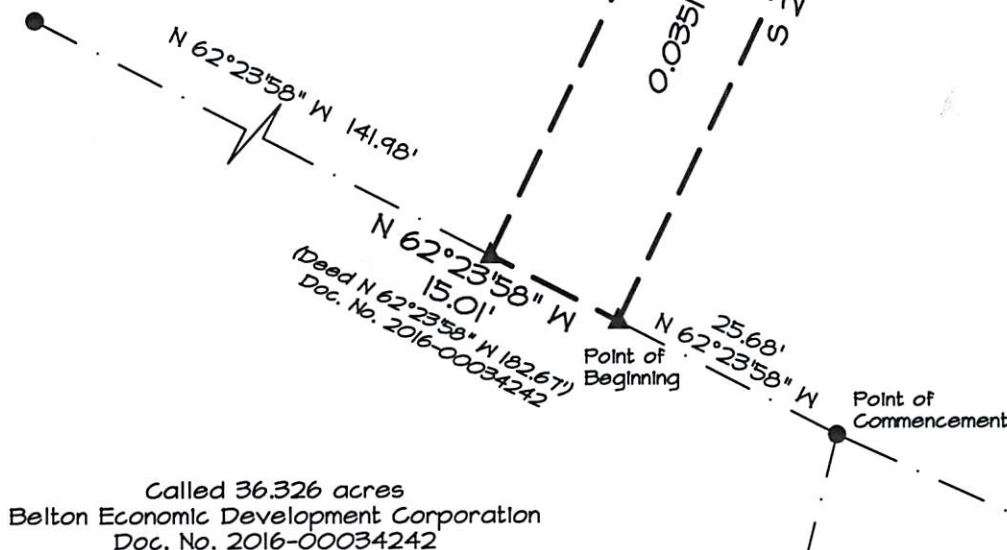
- ▲ - Calculated Point  
(Unless otherwise Stated)
- - 5/8" Iron Rod Found  
(Unless otherwise Stated)

(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



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.

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

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.



*Charles C. Lucko*  
9.18.2024



## 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**

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

9.18.2024