

NORTH 31st STREET PROJECT
JACK WHITE STREET RIGHT OF WAY

Survey showing 0.6529 ACRE, situated in the C. S. MASTERS SURVEY, ABSTRACT 550, Bell County, Texas, embracing a portion JACK WHITE STREET RIGHT-OF-WAY as dedicated in WALKER SAULSBURY COMMERCIAL SUBDIVISION, PHASE III, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet B, Slide 240-A, Plat Records of Bell County, Texas,

This sketch to accompany a metes and bounds description of the hereon shown 0.6529 Acre tract.



● - 5/8" Iron Rod w/cap stamped "ACS" Set (unless otherwise noted)

0.0444 ACRE OF LAND
Doc.# 2020011374

N 16°33'56" E
70.14'

(Rec. S 70°55'45" E)

S 73°02'32" E 101.12'

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

0.0144 Acre Drainage Easement
Doc.# 2020011374

REMAINDER OF LOT 1, BLOCK 2
WALKER SAULSBURY COMMERCIAL SUBDIVISION, PHASE III
Cab. B, Sl. 240-A
JJA PROPERTIES, LP

0.1113 ACRE
15' Utility Easement
Doc.# 2020011374

0.5615 ACRE OF LAND
(24,460 sq. ft.)
Doc.# 2020011374

0.6529 ACRE
(28,438 Sq. Ft.)

(70' ROW) (Asphalt Surface)
JACK WHITE STREET
Cab. B, Sl. 240-A

REMAINDER OF LOT 1, BLOCK 1
WALKER SAULSBURY COMMERCIAL SUBDIVISION, PHASE II
Cab. A, Sl. 362-B
HOLLY PARK PARTNERS, LP

5/8" Iron Rod Found
POINT OF BEGINNING

N 72°54'11" W 100.87'
(Rec. N 70°55'45" W 100.76')

A=47.95' Δ=7°49'49" R=475.43'
CB=N 63°59'10" W T=74.58' CD=47.36'
(Rec. A=147.81')

LOT 2, BLOCK 1
WALKER SAULSBURY COMMERCIAL SUBDIVISION, PHASE III
Cab. B, Sl. 240-A
JJA PROPERTIES, LP

A=55.17' Δ=6°23'15" R=542.54'
CB=N 63°15'53" W T=78.12' CD=54.65'
(Rec. R=542.01')

0.0089 ACRE
Utility Easement
(Doc.# 2020011374)

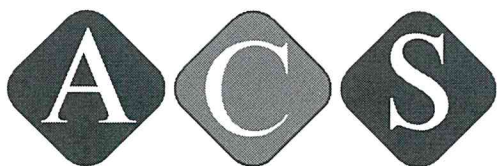
5/8" Iron Rod w/cap stamped "ACS" Found

S 17°17'00" W
70.02'

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

0.1529 ACRE OF LAND
(6661 sq. ft.)
Doc.# 2020011374

NORTH 31st STREET
(ROW Varies) (Asphalt Surface)
Unable to locate record information for this roadway



ALL COUNTY SURVEYING, INC.
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12.10.2020

Survey completed: 03-13-2019
Scale: 1" = 40'
Job No.: 192024.1
Dwg No.: 192024.1 - JJA 6
Drawn by: SLWMDH
Surveyor: CCL #4636
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Plot Date: 12-04-2020

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

December 9, 2020

Surveyor's Field Notes for:

0.6529 ACRE OF LAND, situated in the **C. S. MASTERS SURVEY, ABSTRACT 550**, Bell County, Texas, embracing a portion Jack White Street right-of-way, as dedicated in Walker Saulsbury Commercial Subdivision, Phase III, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet B, Slide 240-A, Plat Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the south line of Jack White Street, being the northwest corner of Lot 2, Block 1 of said Walker Saulsbury Commercial Subdivision, Phase III, for the southwest corner of the herein described tract;

THENCE in a northerly direction, over and across Jack White Street, **N. 16° 33' 56" E., 70.14 feet**, to a 5/8" iron rod with "ACS" cap set on the north line of Jack White Street, same being the south line of Lot 1, Block 2 of said Walker Saulsbury Commercial Subdivision, Phase III, for the northwest corner of the herein described tract of land;

THENCE in an easterly direction, with the north line of Jack White Street, same being the south line of said Lot 1, Block 2, the following three (3) courses and distances:

- 1) **S. 73° 02' 32" E., 101.12 feet** (Rec. S. 70° 55' 45" E.), to a 5/8" iron with "ACS" cap found at the beginning of a curve to the right, for a corner of the herein described tract of land;
- 2) **169.56 feet** (Rec. 169.60 feet), with said curve to the right, having a *radius* 544.97 feet, a *delta angle* of 17° 49' 38" and a *chord which bears* S. 64° 04' 01" E., 168.88 feet, to a 3/8" iron rod found at the end of said curve to the right same being the beginning of a curve to the left, for a corner of the herein described tract of land;
- 3) **134.26 feet**, with said curve to the left, having a *radius of* 472.01 feet (Rec. 472.01 feet), a *delta angle of* 16° 17' 49" and a *chord which bears* S. 62° 56' 15" E., 133.80 feet, to a 5/8" iron rod with "ACS" cap found at the end of said curve to the left on the new west line of North 31st Street, being the southwest corner of a called 0.5615 acre tract of land described in Document No. 2020011374, Official Public Records of Real Property, Bell County, Texas, for the northeast corner of the herein described tract of land;

THENCE in a southerly direction, over and across Jack White Street, **S. 17° 17' 00" W., 70.02 feet**, to a 5/8" iron rod with "ACS" cap found at the beginning of a curve to the right on the south line of Jack White Street, same being the north line of said Lot 2, Block 1, being the northwest corner of a called 0.1529 acre tract of land described in Document No. 2020011374, of said Official Public Records, for the southeast corner of the herein described tract of land;

THENCE in a westerly direction, with the south line of Jack White Street, same being the north line of said Lot 2, Block 1, the following three (3) courses and distances:

- 1) **155.17 feet**, with said curve to the right, having a *radius of 542.54 feet (Rec. 542.01 feet)*, a *delta angle of 16° 23' 15"* and a *chord which bears N. 63° 15' 53" W., 154.65 feet*, to a 5/8" iron rod with "ACS" cap set at the end of said curve to the right, same being the beginning of a curve to the left, for a corner of the herein described tract of land;
- 2) **147.95 feet (Rec. 147.81 feet)**, having a *radius of 475.43 feet*, a *delta angle of 17° 49' 49"* and a *chord which bears N. 63° 59' 10" W., 147.36 feet*, to a 5/8" iron rod with "ACS" cap set at the end of said curve to the left, for a corner of the herein described tract of land;
- 3) **N. 72° 54' 11" W., 100.87 feet (Rec. N. 70° 55' 45" W., 100.76 feet)**, to the **POINT OF BEGINNING** and containing 0.6529 Acre of Land.

Bearings cited herein are 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.

This metes and bounds description to accompany a Surveyor's sketch of the herein described 0.6529 Acre tract.

Surveyed March 13, 2019

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

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192024 - ROW-ESMTS/192024.1 - JJA 6 ROW.doc



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

Charles C. Lucko
12.10.2020