

NORTH 31st STREET PROJECT
JACK WHITE STREET PUBLIC UTILITY EASEMENT

Survey showing 0.2146 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 0.2146 Acre tract.



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

0.0444 ACRE OF LAND
Doc.# 2020011374

(Rec. S 70°55'45" E)

S 73°02'32" E 101.12'

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

N 16°33'56" E 70.14'

N 16°33'56" E 50.16'

10.0'

5/8" Iron Rod Found POINT OF BEGINNING

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

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

This sketch represents a survey made on the ground. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

0.0331 ACRE Drainage Easement
Doc.# 2020011374

0.0144 Acre Drainage Easement
Doc.# 2020011374

REMAINDER OF LOT I, 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

CB=S 64°04'01" E T=85.47' CD=68.88' A=69.56' R=544.97' Δ=7°49'38" (Rec. A=169.60')

0.2146 ACRE (9,350 sq. ft.)

A=63.26' R=524.97' Δ=7°49'05" CB=N 64°04'09" W CD=62.60' T=82.29'

(70' ROW) (Asphalt Surface)

JACK WHITE STREET
Cab. B, Sl. 240-A

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

3/8" Iron Rod Found

CB=S 62°56'15" E CD=33.80' T=67.58' A=34.26' R=472.01' Δ=6°17'49" (Rec. R=472.01')

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

A=25.42' R=492.01' Δ=4°36'20" CB=N 62°05'58" W CD=25.08' T=63.05'

S 17°17'00" W 70.02'

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

0.0089 ACRE Utility Easement
(Doc.# 2020011374)

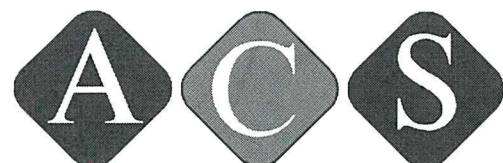
0.1529 ACRE OF LAND (6661 sq. ft.)
Doc.# 2020011374

LINE	BEARING	DISTANCE
L1	N 17°18'39" E	50.11'
L2	N 72°54'11" W	10.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	542.54'	15.05'	1°35'22"	N 70°39'50" W	15.05'



Charles C. Lucko 12.10.2020



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

Survey completed: 03-13-2019
Scale: 1" = 40'
Job No.: 192024.1
Dwg No.: 192024.1 - JJA 6 ROW-ESMT
Drawn by: SLWMDH
Surveyor: CCL #4636
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Plot Date: 12-09-2020

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

December 10, 2020

Surveyor's Field Notes for:

0.2146 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, **15.05 feet**, with said curve to the right, having a *radius of 542.54 feet*

(Rec. 542.01 feet), a delta angle of $1^{\circ} 35' 22''$ and a chord which bears N. $70^{\circ} 39' 50''$ W., 15.05 feet, to a calculated point, for a corner of the herein described tract of land;

THENCE in a northerly direction, over and across Jack White Street, **N. $17^{\circ} 18' 39''$ E., 50.11 feet**, to a calculated point, for an interior corner of the herein described tract;

THENCE in a westerly direction, over and across Jack White Street, the following three (3) courses and distances:

- 1) **125.42 feet**, with a curve to the right, having a radius of 492.01 feet, a delta angle of $14^{\circ} 36' 20''$ and a chord which bears N. $62^{\circ} 05' 58''$ W., 125.08 feet, to a calculated point 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) **163.26 feet**, with said curve to the left, having a radius of 524.97 feet, a delta angle of $17^{\circ} 49' 05''$ and a chord which bears N. $64^{\circ} 04' 09''$ W., 162.60 feet, to a calculated point at the end of said curve to the left, for a corner of the herein described tract of land;
- 3) **N. $73^{\circ} 02' 32''$ W., 90.98 feet**, to a calculated point, for an interior corner of the herein described tract of land;

THENCE in a southerly direction, continuing over and across Jack White Street, **S. $16^{\circ} 33' 56''$ W., 50.16 feet**, to a calculated point on the south line of Jack White Street, same being the north line of said Lot 2, Block 1, for a corner of the herein described tract of land;

THENCE in a westerly direction, with the north line of said Lot 2, Block 1 (Rec. N. $70^{\circ} 55' 45''$ W.), same being the south line of Jack White Street, **N. $72^{\circ} 54' 11''$ W., 10.00 feet**, to the **POINT OF BEGINNING** and containing 0.2146 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 0.2146 Acre tract.

Surveyed March 13, 2019

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
Tx. Firm Lic. No. 10023600

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