

BELLAIRE 1ST STREET SIDEWALKS - TISD Survey showing 0.2403 Acre TEMPORARY CONSTRUCTION EASEMENT, situated in the Benjamin Stracener Survey, Abstract 746, and the Maximo Moreno Survey, Abstract 14, Bell County, Texas.

This sketch is to accompany a metes and bounds description
 of the hereon shown 0.2403 acre tract.

Remainder of a called 1531 acres
 Temple Independent School District
 Vol. 742, Pg. 227

LINE	BEARINGS	DISTANCE	RECORD
L1	N 71°50'10" W	110.81'	
L2	N 63°28'05" E	125.1'	
L3	S 72°48'45" E	1.00'	(Dead S 70°14' E 746.8)

C1
 (Dead Arc = 31.55)
 Vol. 5424, Pg. 321
 Arc: 5.01'
 Rad: 175.00'
 Delta: 1°38'20"
 Chord: N 74°36'10" W 5.01'

ACS
 ALL COUNTY SURVEYING, INC.
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 Temple, Texas 76502
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EAST SHELL AVENUE
 Vol. 5424, Pg. 321

WEST VIRGINIA AVENUE
 (60' ROW) (Asphalt Surface)
 C20. A. SL 145-D

NORTH 1ST STREET
 (Asphalt Surface)

Point of
 Commencement
 Point of
 Beginning



Horizontal datum based upon the Texas
 State Plane Coordinate System, Central
 Zone, NAD83, as per GPS observations. All
 distances are surface distances and all
 bearings are grid bearings. Scale
 factor=1.000195214, scaled about T84-501
 (N 10°28'00.6" E 3,234,445.756)

- 3/8" Iron Rod w/cap
 stamped "RPLS 5335 Found"
 (unless otherwise Stated)
- ▲ - Calculated Point
 (unless otherwise Stated)



8.14.2023
 Copyright 2023 All County Surveying, Inc.

This survey was prepared without the
 benefit of title commitment. No further
 search for easements or restrictions has
 been made by this company. Easements that
 this company is aware of have been shown.

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.

BELLAIRE 1ST STREET SIDEWALKS - TISD
 Survey showing 0.2403 Acre TEMPORARY
 CONSTRUCTION EASEMENT, situated in the Benjamin
 Stracener Survey, Abstract 746, and the Maximo
 Moreno Survey, Abstract 14, Bell County, Texas.
 This sketch is to accompany a metes and bounds description
 of the hereon shown 0.2403 acre tract.

Plot Date: 08-11-2023
 Survey
 completed: 01-10-2022
 Scale: 1" = 80'
 Job No.: 2200012
 Dwg No.: 220001-TISD
 Drawn by: JSM
 Surveyor: CCL # 4636



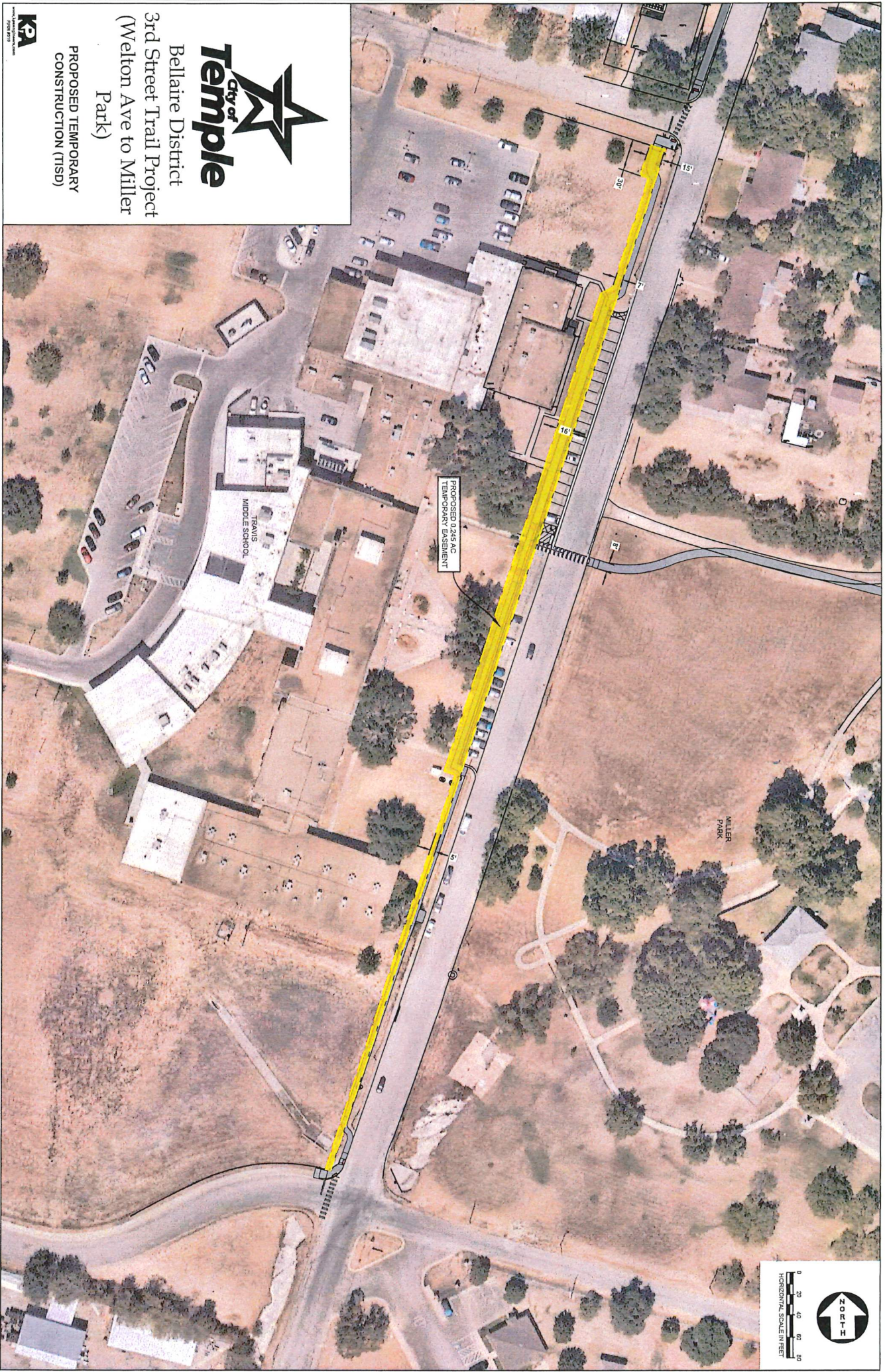
City of Temple

Bellaire District
3rd Street Trail Project
(Wellon Ave to Miller
Park)

PROPOSED TEMPORARY
CONSTRUCTION (TISD)



KA



FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

August 11, 2023

Surveyor's Field Notes for:

0.2403 Acre, situated in the **Benjamin Stracener Survey, Abstract 746**, and the **Maximo Moreno Survey, Abstract 14**, Bell County, Texas, being a portion of a called 15.31 acre tract conveyed to Temple Independent School District in Volume 742, Page 227, Deed Records of Bell County, Texas, and being more particularly described as follows:

Commencing at a 3/8" iron rod with cap stamped "RPLS 5335" found at the intersection the east line of North 1st Street and the north line of West Virginia Avenue;

Thence, in a southerly direction, with the west line of said North 1st Street, **S 21°23'01" W.**, **60.31 feet**, to a calculated point at the intersection of the south line of said West Virginia Avenue, according to Cabinet A, Slide 145-D, Plat Records of Bell County, Texas, and the west line of North 1st Street, being the northeast corner of said 15.31 acre tract, for the **Point of Beginning** and the northeast corner of the herein described tract;

Thence, in a southerly direction, with the west line of said North 1st Street, same being the east line of said 15.31 acre tract, **S 18°09'50" W.**, **1005.49 feet**, (*Deed S 20°26' W.*, 1365.2 feet), to a calculated point at the intersection of the west line of said North 1st Street and the north line of East Shell Avenue according to Volume 5429, Page 321, Official Public Records of Real Property, Bell County, Texas, for the southeast corner of the herein described tract;

Thence, in a westerly direction, with a curve to the left, being the north line of said East Shell Avenue, an arc distance of **5.01 feet**, (*Deed Arc = 131.55 feet – Vol. 5429, Pg. 321*), a radius of **175.00 feet**, a delta angle of **1°38'20"**, and a long chord which bears **N 74°36'10" W.**, **5.01 feet**, to a calculated point, for the southwest corner of the herein described tract;

Thence, in a northerly direction, over and across said 15.31 acre tract, **N 18°09'50" E.**, **388.36 feet**, to a calculated point, for an interior corner of the herein described tract;

Thence, in a westerly direction, **N 71°50'10" W.**, **10.81 feet**, to a calculated point, for an angle corner of the herein described tract;

Thence, in a northerly direction, **N 18°09'10" E.**, **470.74 feet**, to a calculated point, for an angle corner of the herein described tract;

Thence, continuing in said northerly direction, **N 63°28'05" E.**, **12.51 feet**, to a calculated point, for an angle corner of the herein described tract;

Thence, in said northerly direction, **N 18°09'50" E.**, **137.71 feet**, to a calculated point, on the south line of said West Virginia Avenue, same being the north line of said 15.31 acre tract, for the northwest corner of the herein described tract;

Thence, in an easterly direction, with the south line of said West Virginia Avenue, same being the north line of said 15.31 acre tract, **S 72°48'45" E.**, **7.00 feet**, (*Deed S 70°14' E.*, 746.6 feet), to the **Point of Beginning** and containing 0.2403 acre of land.

Surveyor's Field Notes for 0.2403 Acre cont.:

This metes and bounds description is to accompany a Surveyor's Sketch of the herein described 0.2403 acre tract.

Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. All distances are surface distances and all bearings are grid bearings. Scale factor=1.0001452114, scaled about TBM-501 (N:10,383,006.717 E:3,234,945.956).

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

Surveyed January 10, 2022

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

TX. Firm Lic. No. 10023600

server/projects /pro220000/220000/220001/220001-TISD



Charles C. Lucko
8.14.2023

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