

This sketch is to accompany a metes and bounds description of the herein shown 13.629 acre tract.



Plot Date: 11-02-2021

Survey completed 11-01-2021

Scale: 1" = 100'

Job No. 211357.1

Dwg No. 211357.1

Drawn by RMS

Surveyor RMS #6748

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

November 2, 2021

Surveyor's Field Notes for:

13.629 ACRES OF LAND, situated in the H.B. BALCH SURVEY, ABSTRACT 976, BELL COUNTY, TEXAS, being a portion of the remainder of a called 34.1 Acre tract described as Tract #3 in Volume 514, Page 503, Deed Records of Bell County, Texas and being referenced as Bell County Tax Appraisal Property ID #130040, listed as a 15.747 Acre tract in the name of Richard L. Wofford,, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north margin of East Young Avenue, also known as F.M. 438, being the most easterly northeast corner of a called 11.253 Acre tract conveyed to the State of Texas in Volume 2155, Page 769, Deed Records of Bell County, Texas, same being the southwest corner of a called 0.985 Acre tract conveyed to Sonjia Kindred in Document Number 2009-00036701, Official Public Records of Real Property, Bell County, Texas, same being on the east line of said 34.1 Acre tract, for the southeast corner of the herein described tract;

THENCE in a northwesterly direction with the east line of said 11.253 Acre tract, same being the east right-of-way of N.E. HK Dodgen Loop 363, the following four (4) bearings and distances:

1. **N. 52° 01' 11" W., 23.95'** (*N. 52°06'00" W., 19.16'*), to a broken 4" concrete TXDOT monument found, for a corner of the herein described tract;
2. **N. 22° 02' 14" W., 949.86'** (*N. 22°03'00" W., 950.00'*), to a broken 4" concrete TXDOT monument found for a corner of the herein described tract;
3. **N. 38° 37' 16" W., 350.63'** (*N. 38°36'00" W., 350.99'*), to a broken 4" concrete TXDOT monument found for a corner of the herein described tract;
4. **N. 02° 52' 02" W., 102.16'** (*N. 02°44'00" W., 101.74'*), to a broken 4" concrete TXDOT monument found at the intersection of the east right-of-way of said N.E. HK Dodgen Loop 363, and the easterly margin of Gun Club Road, being the most northerly corner of said 11.253 Acre tract, for a corner of the herein described tract;

THENCE in a northeasterly direction with the easterly margin of Gun Club Road, **N. 30° 13' 04" E., 88.55'**, to a 5/8" iron rod with "ACS" cap set on the north line of said 34.1 Acre tract, same being the southwest corner of a called 5.58 Acre tract eDocument Number 2014-00018787, Official Public Records of Real Property, Bell County, Texas, for the northwest corner of the herein described tract;

THENCE in a southeasterly direction with the north line of said 34.1 Acre tract (Rec. S. 76°30'00" E., 935.00'), same being the south line of said 5.58 Acre tract (Rec. S. 77° 39' 51" E., 903.78'), **S. 79° 45' 08" E., 903.78'**, to a 1/2" iron rod found on the west line of a called 3.877 Acre tract conveyed to William H. Harper and wife, Vera A. Harper in Volume 3501, Page 530, Official Public Records of Real Property, Bell County, Texas, being the northeast corner of said 34.1 Acre tract, same being the southeast corner of said 5.58 Acre tract, for the northeast corner of the herein described tract;

THENCE in a southwesterly direction with the east line of said 34.1 Acre tract (S. 19° W., 1325'), same being the west line of said 3.877 Acre tract (Rec. S. 19°00'00" W., 408.31'), **S. 15° 27' 31" W., 407.44'**, to a 5/8" iron rod found, being the southwest corner of said 3.877 Acre tract, same being the northwest corner of a called 2.836 Acre tract conveyed to Manuel Castillo Romero in Document Number 2021048218, Official Public Records of Real Property, Bell County, Texas, for a corner of the herein described tract;

THENCE continuing in a southwesterly direction with the east line of said 34.1 Acre tract (S. 19° W., 1325'), same being the west line of said 2.836 Acre tract (S. 18°59'00" W., 396.90'), and continuing with the west line of said 0.985 Acre tract (Rec. S. 19°00'00" W., 429.07'), **S. 15° 53' 25" W., 825.77'**, to the **POINT OF BEGINNING** and containing 13.629 Acres of Land.

Bearing cited herein are based upon the Texas State Plane Coordinated 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.

This metes and bounds description to accompany a Surveyor's sketch of the herein described 13.629 Acre tract.

Surveyed November 01, 2021

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

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Roy Michael Smith
Registered Professional Land Surveyor
Registration No. 6748