

QUICK INC.

LAND SURVEYING

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FIELD NOTES FOR A 6.985 ACRE TRACT OF LAND:

BEING A 6.985 ACRE TRACT OF LAND, LOCATED IN THE BALDWIN ROBERTSON SURVEY, ABSTRACT NO. 17, BELL COUNTY, TEXAS; SAID 6.985 ACRE TRACT, BEING ALL OF THAT CALLED 6.987 ACRE TRACT OF LAND KNOWN AS "TRACT 5", RECORDED IN VOLUME 6256, PAGE 286, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 6.985 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a faded orange plastic cap located at the southeast corner of said 6.987 acre tract of land known as "Tract 5", said point being an interior corner of a called 7.282 acre tract of land, recorded in Volume 5156, Page 726, Official Public Records, Bell County, Texas, and being the southeast corner of the herein described tract of land;

1. **Thence**, with s southwest line of said 6.987 acre tract of land known as "Tract 5", a northeast line of said 7.282 acre tract, **N 36° 00' 06" W**, a distance of **113.27'** (Record: N 36° 01' 28" W, a distance of 113.27'), to a mag nail set in concrete in the southeast right-of-way line of S. Pea Ridge Road, said point being in a southeast line of a called 1.409 acre tract of land deeded to the City of Temple, recorded in Volume 3973, Page 540, Official Public Records, Bell County, Texas, the southwest corner of said 6.987 acre tract of land known as "Tract 5", an exterior corner of said 7.282 acre tract, and being the southwest corner of the herein described tract of land;

Thence, with the southeast right-of-way lines of S. Pea Ridge Road, the northwest lines of said 6.987 acre tract of land known as "Tract 5", the following three (3) courses and distances:

2. **N 17° 06' 26" E**, a distance of **637.01'** (Record: N 17° 06' 26" E, a distance of 637.26'), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set at the beginning of a curve to the right of the herein described tract of land;
3. with said curve to the right, containing a radius of 959.62', a central angle of 000°46'01", whose chord bears **N 17° 29' 26" E**, a chord length of 12.84', and a total **curve length of 12.85'**, to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set at the point of tangency of the herein described tract of land;

4. **N 17° 52' 26" E**, a distance of **248.20'** (Record: N 17° 50' 24" E, a distance of 248.30'), to a calculated point located within a power pole at the intersection of the southeast right-of-way line of S. Pea Ridge Road, the southwest right-of-way line of Tarver Drive, said point being the northwest corner of said 6.987 acre tract of land known as "Tract 5", and being the northwest corner of the herein described tract of land;

Thence, with the southwest right-of-way lines of Tarver Road, the northeast lines of said 6.987 acre tract of land known as "Tract 5", the following three (3) courses and distances:

5. **S 72° 18' 04" E**, a distance of **440.12'** (Record: S 72° 15' 00" E, a distance of 440.12'), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
6. **S 84° 23' 45" E**, a distance of **71.59'** (Record: S 84° 20' 40" E, a distance of 71.59'), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
7. **S 72° 18' 02" E**, a distance of **29.64'** (Record: S 72° 15' 00" E, a distance of 29.64'), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the southwest right-of-way line of Tarver Road, said point being the northeast corner of said 6.987 acre tract of land known as "Tract 5", the northwest corner of said 7.282 acre tract, and being the northeast corner of the herein described tract of land;

Thence, with the southeast lines of said 6.987 acre tract of land known as "Tract 5", the northwest lines of said 7.282 acre tract, the following five (5), courses and distances:

8. **S 17° 46' 22" W**, a distance of **69.83'** (Record: S 17° 45' 00" W, a distance of 69.81'), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" set for the beginning of a curve to the right of the herein described tract of land;
9. with said curve to the right, containing a radius of 315.00', a central angle of 036°53'18", whose chord bears S 36° 12' 38" W, a chord length of 199.32', and a total **curve length** of **202.80'**, to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set at the point of tangency;
10. **S 54° 38' 53" W**, a distance of **316.17'** (Record: S 54° 37' 31" W, a distance of 316.06'), to a 1/2" iron rod set for the beginning of a curve to the left of the herein described tract of land;
11. with said curve to the left containing a radius of 585.00', a central angle of 018°20'24", a chord which bears S 45° 28' 53" W, a chord distance of 186.46', a total **curve length** of

187.25', to a 1/2" iron rod located for a point of tangency of the herein described tract of land;

12. S 36° 18' 53" W, a distance of 320.36' (Record: S 36° 17' 31" W, a distance of 320.25'), to the **POINT OF BEGINNING** containing **6.985 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Travis L. Quicksall Date: 09/30/2019
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Job #19-2227.3