

Survey showing 11.52 ACRES OF LAND, situated in the A. MENCHACA SURVEY, ABSTRACT 13, in Bell County, Texas.

This sketch is to accompany a metes and bounds description of the herein shown 11.52 acre tract.



Called 122.25 Acre
Kretschmar Farms, LLC.
Doc. No. 2009-00000222

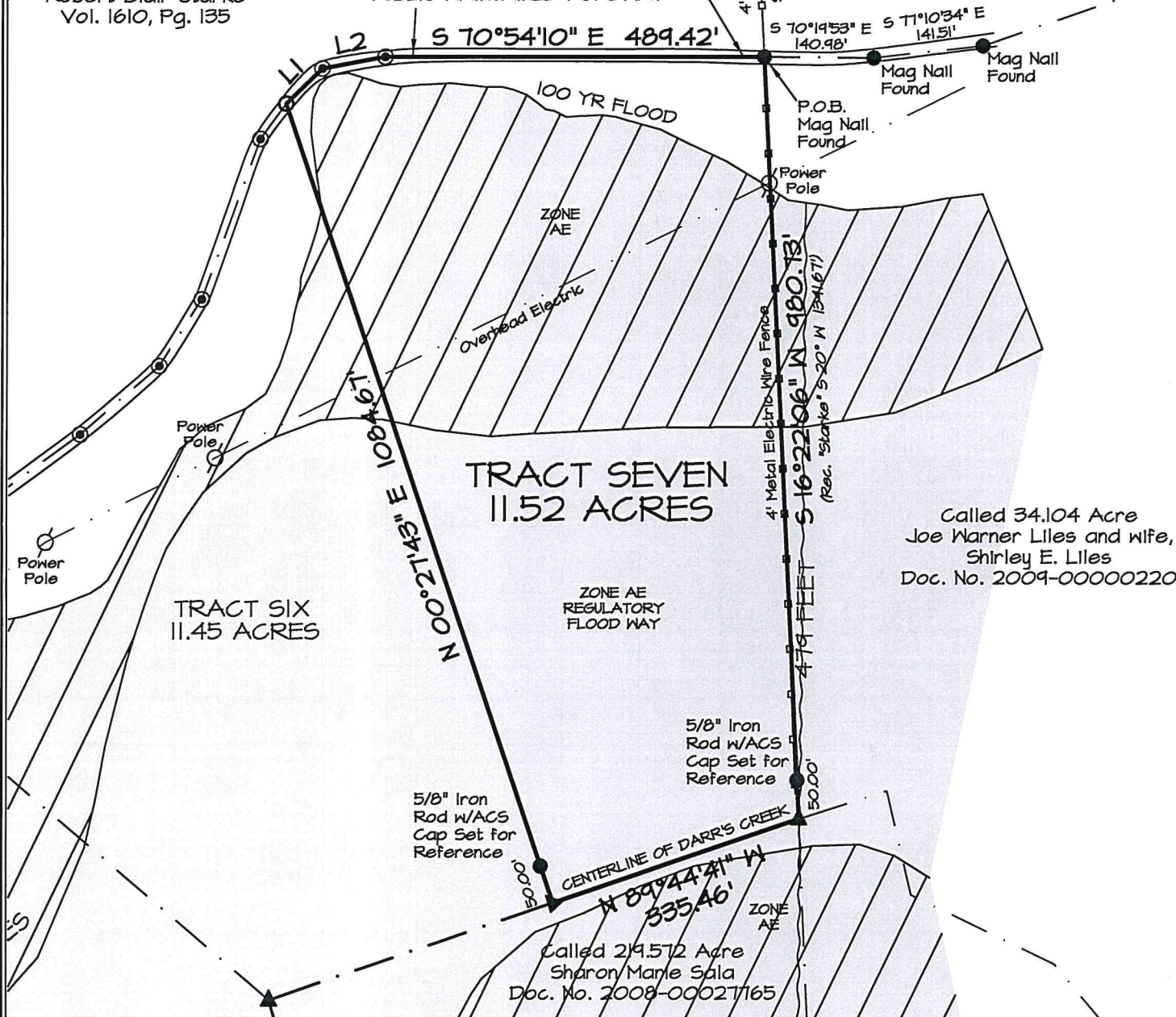
Commencing
Point
2" Steel
Post Found

- ▲ - Calculated Point
- - Steel Spindle Set
- ⊙ - Mag Nail Set

Called 64.671 Acre
Kretschmar Farms, LLC.
Doc. No. 2009-00000223

Called 160 Acre
Robert Blair Starke
Vol. 1610, Pg. 135

ASPHALT SURFACE
**EAST TRAVIS STREET
(a.k.a. STARKE ROAD)**
PUBLIC MAINTAINED ROADWAY



LINE	BEARING	DISTANCE
L1	N 65°04'22" E	64.95'
L2	S 81°22'00" E	82.65'

* NOTE - Prior to any development within any mapped FEMA Floodplain, it shall be the owners responsibility to coordinate with the appropriate Flood Plain Administrator and/or a civil engineer who may be engaged for flood plain study work, if necessary.

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.

Survey prepared without the benefit of title commitment, no further search for easements or restrictions has been made by this company. Easements that are aware of by this company have been shown.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0550E, dated September 9, 2008, a portion of the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone AE. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.



ALL COUNTY SURVEYING, INC.

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Roy Michael Smith

Survey completed: 07-09-2019
Scale: 1" = 200'
Job No.: 180697.2
Dwg No.: 180697.2 Trct 7
Drawn by: RMS
Surveyor: RMS #6748
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Plot Date: 07-12-2019

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

June 18, 2019

Surveyor's Field Notes for:

11.52 Acres, situated in the **A. Menchaca Survey, Abstract 13**, in Bell County, Texas, being a portion of the called 160 acre tract conveyed to Robert Blair Starke in Volume 1610, Page 135, Deed Records of Bell County, Texas, and being more particularly described as follows:

COMMENCING at a 2" steel post found, being the northeast corner of said 160 acre tract, same being on the west line of a called 64.671 acre tract conveyed to Kretzschmar Farms, L.L.C. in Document Number 2009-00000223, Official Public Records of Real Property, Bell County, Texas, same being the southeast corner of a called 122.25 acre tract conveyed to Kretzschmar Farms, L.L.C. in Document Number 2009-00000222, Official Public Records of Real Property, Bell County, Texas, for the northeast corner of the herein described tract;

THENCE in a southerly direction with the east line of said 160 acre tract, (*Rec. S. 20° W., 1341.67 feet*), same being the west line of said 64.671 acre tract, *S. 16° 22' 06" W.*, 374.90 feet, to a mag nail found near the centerline of East Travis Street (also known as Starke Road), a county maintained roadway, being the southwest corner of said 64.671 acre tract, same being the northwest corner of a called 34.104 acre tract conveyed to Joe Warner Liles and wife, Shirley E. Liles in Document Number 2009-00000220, Official Public Records of Real Property, Bell County, Texas, for the **POINT OF BEGINNING**, and being the northeast corner of the herein described tract;

THENCE continuing in a southerly direction with the west line of said 34.104 acre tract, same being the east line of said 160 acre tract, (*Rec. S. 20° W., 1341.67 feet*), **S. 16° 22' 06" W.**, passing a 5/8" iron rod with cap stamped "ACS", *set for reference at 930.73 feet*, and **continuing a total distance of 980.73 feet**, to a calculated point in the centerline of Darr's Creek, being the northeast corner of a called 219.572 acre tract conveyed to Sharon Marie Sala in Document Number 2008-00027765, Official Public Records of Real Property, Bell County, Texas, same being the southeast corner of said 160 acre tract, for the southeast corner of the herein described tract;

THENCE in a northwesterly direction with the centerline of said Darr's Creek, being the south line of said 160 acre tract (*Rec. Vol. 1610, Pg. 135 calls "up said creek with its meanderings"*), same being the north line of said 219.572 acre tract, **N. 89° 44' 41" W.**, **335.46 feet**, to a calculated point in the centerline of said Darr's Creek, for the southwest corner of the herein described tract;

THENCE in a northeasterly direction over and across said 160 acre tract, **N. 00° 27' 43" E.**, passing a 5/8" iron rod with cap stamped "ACS", *set for reference at 50.00 feet*, and **continuing a total distance of 1084.67 feet**, to a steel spindle set near the centerline of said East Travis Street, for the northwest corner of the herein described tract;

THENCE in an easterly direction with the approximate centerline of said East Travis Street, the following three (3) courses and distances:

- 1.) **N. 65° 04' 22" E., 64.95 feet**, to a mag nail set for a corner of the herein described tract;
- 2.) **S. 81° 22' 00" E., 82.65 feet**, to a mag nail set for a corner of the herein described tract;
- 3.) **S. 70° 54' 10" E., 489.42 feet**, to the **Point of Beginning** and containing **11.52 Acres of Land**, of which 0.105 Acres lies within East Travis Street.

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

This metes and bounds description to accompany a Surveyors Sketch of the herein described 11.52 Acre tract

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

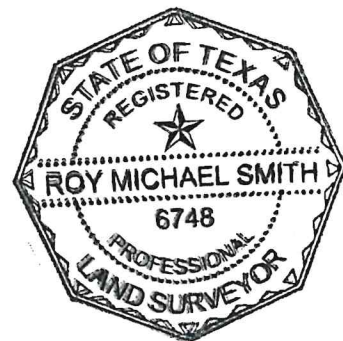
Surveyed July 10, 2019

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

Tx. Firm Lic. No. 10023600

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