

ORDINANCE NO. 2020-03

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS DESIGNATING THE ZONING FOR THE SALADO INDEPENDENT SCHOOL DISTRICT PROPERTIES LOCATED ON THOMAS ARNOLD ROAD AND SALADO SCHOOL ROAD, IN SALADO, BELL COUNTY, TEXAS, AS PUBLIC FACILITIES (PF); AND PROVIDING FOR THE FOLLOWING: SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the regulations established by the Village of Salado Zoning Ordinance, as amended, (the "Code") are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and

WHEREAS, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and Board of Aldermen gave careful consideration to the unique qualities of the Village, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and

WHEREAS, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the Village; and

WHEREAS, the regulations established by the Code are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village; and

WHEREAS, the following enactments are a valid exercise of the Village's broad police powers and based upon the Village's statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and

WHEREAS, the Board of Aldermen has carefully reviewed the requirements of the Village's Code of Ordinances and have concluded that the requested zoning designation is consistent with established Village policy and in the public interest; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and Board of Aldermen, notice of which was published in the Village's official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at the Village Municipal Building more than seventy-two (72) hours prior to the respective hearing.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS:

ARTICLE I. ZONING DESIGNATION

The Board of Aldermen of the Village of Salado has established zoning districts to regulate land use on individual properties within the corporate limits of the Village. For each zoning district, the Village has adopted use, height, area and development regulations that shall apply to that particular district. The following geographic boundaries of the zoning district for the property listed below is hereby established as follows:

THAT the Salado Independent School District properties located on Thomas Arnold Road and Salado School Road in Salado, Bell County, Texas, according to the map or plat thereof recorded in Bell County Plat Records, and as described on the attached Exhibit "A", incorporated by reference for all purposes, is hereby zoned Public Facilities (PF).

ARTICLE II. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

ARTICLE III. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE IV. EFFECTIVE DATE


This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE V. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, the Standard Zoning Enabling Act, and Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 6th day of February, 2020, by 5 (Ayes) to 0 (Nays) 0 (Abstain) vote of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO

BY:  Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

APPROVED AS TO FORM:

City Attorney



Exhibit "A"

DESCRIPTION OF AREA TO BE ANNEXED

**SALADO ISD SALADO SCHOOL ROAD AND THOMAS ARNOLD ROAD
PROPERTY**

33.503 ACRES OUT OF YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BLOCK NO. 3, SECTION NO. 3., BELL COUNTY TEXAS, SAID 33.503 ACRE TRACT BEING THE REMAINING PORTION OF A CALLED 2.08 ACRE TRACT OF LAND RECORDED IN VOLUME 2203 PAGE 431, OFFICIAL PUBLIC RECORDS, BELL COUNTY TEXAS, THE REMAINING PORTION OF A CALLED ONE ACRE FIRST TRACT AND ALL OF THE CALLED SECOND TRACT RECORDED IN VOLUME 1778, PAGE 357, OFFICIAL PUBLIC RECORDS, BELL COUNTY TEXAS, ALL OF THE CALLED .87 ACRE TRACT RECORDED IN VOLUME 2203, PAGE 431, OFFICIAL PUBLIC RECORDS, BELL COUNTY TEXAS, ALL OF THE CALLED .28 ACRE TRACT RECORDED IN VOLUME 3781, PAGE 113, OFFICIAL PUBLIC RECORDS, BELL COUNTY TEXAS, THE REMAINING PORTION OF A CALL .58 ACRE TRACT OF LAND RECORDED IN VOLUME 967, PAGE 391, DEED RECORDS, BELL COUNTY, TEXAS CONSISTING OF THE REMAINING PORTION OF BLOCK 118 RECORDED IN VOLUME 135, PAGE 573, DEED RECORDS, BELL COUNTY, TEXAS, ALL OF BLOCK 120 RECORDED IN VOLUME 191, PAGE 520, DEED RECORDS BELL COUNTY, TEXAS, ALL OF BLOCK 126 RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, THE REMAINING PORTION OF BLOCK 128, RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, THE REMAINING PORTION OF BLOCK 123 RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, THE REMAINING PORTION OF BLOCK 125 RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, AND THE REMAINING PORTION OF BLOCK 121, RECORDED IN VOLUME 191, PAGE 520, DEED RECORDS BELL COUNTY, TEXAS

BEING A 0.250 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 0.250 ACRE TRACT BEING ALL OF THAT CERTAIN 0.25 ACRE TRACT DESCRIBED IN VOLUME 2094, PAGE 373, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; DOCUMENT 2016035482.

BEING A CALLED 12.20 ACRE TRACT OF LAND OUT OF THE YOUNG WILLIAMS SURVEY ABSTRACT NO. 861, IN THE BELL COUNTY, TEXAS, VOLUME 2203 PAGE 431, OFFICIAL PUBLIC RECORDS, BELL COUNTY TEXAS, AND ALSO BEING OUT OF AND A PART OF A 17.04 AARES DESCRIBED IN A DEED TO ROBERT MCLENDON RECORDED IN VOL. 1294 PAGE 763 OF THE DEED RECORDS OF BELL COUNTY, TEXAS.

QUICK INC.

LAND SURVEYING

Office Address: 3305 Shell Rd. Suite 100, Georgetown, Texas 78628
Mailing Address: 4500 Williams Dr. , Suite 212, Box 228, Georgetown, Texas 78633
Phone: 512-915-4950

FIELD NOTES FOR A 33.503 ACRE TRACT OF LAND:

BEING A 33.503 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 33.503 ACRE TRACT, BEING THE REMAINING PORTION OF A CALLED 2.08 ACRE TRACT OF LAND, RECORDED IN VOLUME 2203, PG. 431, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, THE REMAINING PORTION OF A CALLED ONE ACRE "FIRST TRACT" AND ALL OF THE CALLED "SECOND TRACT", RECORDED IN VOLUME 1778, PAGE 357, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, ALL OF THE CALLED 0.87 ACRE TRACT OF LAND, RECORDED IN VOLUME 2203, PAGE 431, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, ALL OF THE CALLED 0.28 ACRE TRACT OF LAND, RECORDED IN VOLUME 3781, PAGE 113, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS THE REMAINING PORTION OF A CALLED 58 ACRE TRACT OF LAND, RECORDED IN VOLUME 967, PAGE 391, DEED RECORDS, BELL COUNTY, TEXAS, CONSISTING OF THE REMAINING PORTION OF BLOCK 119, RECORDED IN VOLUME 135, PAGE 573, DEED RECORDS, BELL COUNTY, TEXAS, ALL OF BLOCK 120, RECORDED IN VOLUME 191, PAGE 520, DEED RECORDS, BELL COUNTY, TEXAS, ALL OF BLOCK 128, RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, THE REMAINING PORTION OF BLOCK 128, RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, THE REMAINING PORTION OF BLOCK 129, RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, THE REMAINING PORTION OF BLOCK 125, RECORDED IN VOLUME 135, PAGE 630, DEED RECORDS, BELL COUNTY, TEXAS, AND THE REMAINING PORTION OF BLOCK 121, RECORDED IN VOLUME 191, PAGE 520, DEED RECORDS, BELL COUNTY, TEXAS; SAID 33.503 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the south right-of-way line of Salado School Road, in the west right-of-way line of West Village Road, said point being in the north line of the remaining portion of said 2.08 acre tract, in the south line of a called 1.329 acre tract of land, recorded in Volume 1970, Page 387, Official Public Records, Bell County, Texas, being the northwest corner of a called 0.12 acre tract of land, recorded in Document No. 201000015483, Official Public Records, Bell County, Texas, and being the northeast corner of the herein described tract, which bears S 17° 42' 15" W, 50.00' from a 1/2" iron rod with a blue "Quick Inc. R.P.I.S 6447" plastic cap set at the northeast corner of said 1.329 acre tract for reference;

Thence, with the west right-of-way line of West Village Road, the west line said 0.12 acre tract, the following two (2) courses and distances:

1. S 05° 07' 54" E, a distance of 11.84' (Record: S 01° 39' 28" E, 11.84'), to a mag nail set in asphalt for an angle point in the west line of said 0.12 acre tract, said point being an angle point in the east line of the herein described tract of land;

2. S 17° 47' 21" W, a distance of 717.41' (Record: S 21° 15' 44" W, 717.40'), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the north right-of-way line of Thomas Arnold Road, the west right-of-way line of West Village Road, said point being the southwest corner of said 0.12 acre tract, in the south line of the remaining portion of said 58 acre tract, consisting of the south line of a called Block 119, recorded in Volume 135, Page 535, Official Public Records, Bell County, Texas, and being the southeast corner of the herein described tract of land;
3. Thence, with the north right-of-way line of Thomas Arnold Road, the south line of the remaining portion of said 58 acre tract, consisting of the south lines of said Block 119, the south line of a portion of Block 119, recorded in Volume 216, Page 627, Official Public Records, Bell County, Texas, the south line of Block 120, recorded in Volume 191, Page 520, Official Public Records, Bell County, Texas, and the south line of Block 128, recorded in Volume 135, Official Public Records, Bell County, Texas, N 73° 32' 00" W, a distance of 1873.73' to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the north right-of-way line of Thomas Arnold Road, the east right-of-way line of Salado School Road, said point being the southeast corner of a called 1.075 acre tract of land, recorded in Document No. 200700039237, Official Public Records, Bell County, Texas, in the south line of the remaining portion of said 58 acre tract, consisting of the south line of said Block 128, and being the southeast corner of the herein described tract, which bears S 73° 27' 40" E, 60.00' from a 1/2" iron rod located at the southwest corner of said 1.075 acre tract for reference;
4. Thence, with the east right-of-way line of Salado School Road, the east line of said 1.075 acre tract, N 17° 15' 27" E, a distance of 779.40' (Record: N 19° 33' 00" E, 780.79') to a 1/2" iron rod located in the east right-of-way line of Salado School Road, said point being the northeast corner of said 1.075 acre tract, and being an interior corner of the herein described tract;
5. Thence, crossing over Salado School Road, with the north line of said 1.075 acre tract, N 73° 57' 31" W, a distance of 60.01' (Record: N 71° 39' 58" W, 60.01') to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the west right-of-way line of Salado School Road, said point being in the west line of the remaining portion of said 58 acre tract, the east line of Lot 7, Block 1, DJ Fuller Addition, according to the plat of record in Cabinet D, Slide 200-B, Plat Records, Bell County, Texas, and being an exterior corner of the herein described tract of land;
6. Thence, with the west right-of-way line of Salado School Road, the west line of the remaining portion of said 58 acre tract, the east line of said Lot 7, Block 1, DJ Fuller Addition, N 17° 23' 27" E, a distance of 49.95' (Record: N 19° 33' 00" W) to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the north right-of-way line of Salado School Road, said point being the southwest corner of a called 2.4 acre tract of land, recorded in Volume 1593, Page 289, Official Public Records, Bell County, Texas, the northwest corner of the remaining portion of said 58 acre tract, and being the northwest corner of the herein described tract of land;

Thence, with the north right-of-way line of Salado School Road, the north line of the remaining portion of said 58 acre tract, the following five (5) courses and distances:

7. With the south line of said 2.4 acre tract, S 74° 05' 36" E, a distance of 242.30' (Record: S 69° 55' 26" E, 242.29') to a 1/2" iron rod located in the north right-of-way line of Salado School Road, said point being the southeast corner of said 2.4 acre tract, the southwest corner of a called 1.889 acre tract of land, recorded in Document No. 201600025086, Official Public Records, Bell County, Texas, and being an angle point in the north line of the herein described tract of land;
8. With the south line of said 1.889 acre tract, S 73° 26' 58" E, a distance of 25.41' (Record: S 73° 25' 57" E, 25.32') to a 1/2" iron rod located in the north right-of-way line of Salado School Road, said point being an exterior corner of said 1.889 acre tract, the southwest corner of a called 0.344 acre tract of land, recorded in Document No. 201700043660, Official Public Records, Bell County, Texas, and being an angle point in the north line of the herein described tract of land;
9. With the south line of said 0.344 acre tract, S 74° 06' 39" E, a distance of 99.99' (Record: S 74° 05' 35" E, 99.95') to a 1" iron pipe located in the north right-of-way line of Salado School Road, said point being the southeast corner of said 0.344 acre tract, an exterior corner of said 1.889 acre tract, and being an angle point in the north line of the herein described tract of land;
10. With the south line of said 1.889 acre tract, S 74° 14' 29" E, a distance of 99.67' (Record: S 74° 20' 44" E, 99.75') to a 1" iron pipe located in the north right-of-way line of Salado School Road, said point being the southeast corner of said 1.889 acre tract, the southwest corner of a called 3.131 acre tract of land, recorded in Document No. 201400000727, Official Public Records, Bell County, Texas, and being an angle point in the north line of the herein described tract of land;
11. With the south line of said 3.131 acre tract, S 73° 14' 40" E, a distance of 316.73' (Record: S 69° 53' 30" E, 316.96'), to a 1/2" iron rod with a yellow "4833 Town and Country" plastic cap located at the southeast corner of said 3.131 acre tract, in the east line of a called 12.20 tract of land, recorded in Volume 2203, Page 431, Official Public Records, Bell County, Texas, said point located in the north line of a called Block 125, recorded in Volume 135, Page 630, Official Public Records, Bell County, Texas, and being an exterior corner of the herein described tract of land;
12. Thence, crossing the remaining portion of said 58 acre tract, S 07° 10' 37" W, a distance of 29.18', to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the north right-of-way line of Salado School Road, said point being the northwest corner of said 1.329 acre tract, and an angle point of the herein described tract of land;
13. Thence, crossing Salado School Road, with the west line of said 1.329 acre tract, S 17° 41' 07" W, a distance of 50.01' (Record: 50.00'), to a 1/2" iron rod located in the south right-of-way line of Salado School Road, said point being the southwest corner of said 1.329 acre tract, the northeast corner of said 0.87 acre tract, and being an interior corner of the herein described tract of land;

Thence, with the south right-of-way line of Salado School Road, the south line of said 1.329 acre tract, the following three (3) courses and distances:

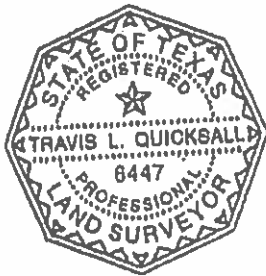
14. With the north line of said 0.87 acre tract, S 72° 12' 27" E, a distance of 310.03' (Record: S 69° 00' 40" E, 310.11'), to a 1/2" iron rod located in the south right-of-way line of Salado School


Road, said point being the northeast corner of said 0.87 acre tract, the northwest corner of said 0.28 acre tract, and being an angle point in the north line of the herein described tract of land;

15. With the north line of said 0.28 acre tract, S 72° 23' 32" E, a distance of 100.00' (Record: S 69° 00' 40" E, 100.00'), to a 1/2" iron rod with a blue "Quick Inc. RPLS 6447" plastic cap set in the south right-of-way line of Salado School Road, said point being the northeast corner of said 0.28 acre tract, the northwest corner of the remaining portion of said 2.08 acre tract, and being an angle point in the north line of the herein described tract of land;

16. With the north line of the remaining portion of said 2.08 acre tract, S 72° 19' 12" E, a distance of 736.89' (Record: S 69° 00' 40" E), to the **POINT OF BEGINNING** containing 33.503 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.




Travis L. Quicksall Date: 12/27/2018
RPLS #6447
Job #17-2151.3

QUICK INC. LAND SURVEYING

3305 SHELL ROAD, SUITE 100, GEORGETOWN, TEXAS 78633
PHONE: 512-915-4950

FIELD NOTES FOR A 0.250 ACRE TRACT OF LAND:
BEING A 0.250 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY,
ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 0.250 ACRE TRACT BEING ALL OF THAT
CERTAIN 0.25 ACRE TRACT DESCRIBED IN VOLUME 2094, PAGE 373, OFFICIAL PUBLIC
RECORDS, BELL COUNTY, TEXAS; SAID 0.250 BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found in the north right-of-way line of Salado School Road, said point being the southwest corner of said 0.25 acre tract and being the southwest corner of the herein described tract;

Thence, departing the north right-of-way line of Salado School Road and following the record lines of said 0.25 acre tract the following three (3) courses and distances:

N 14° 28' 52" E, a distance of 108.66' (record, N 18° 28' 26" E, 109') to a 1/2" iron rod found for the northwest corner of the herein described tract;

S 72° 29' 18" E, a distance of 100.40' (record, S 69° 00' 40" E, 100') to a 3/8" iron rod found for the northeast corner of the herein described tract;

S 14° 32' 22" W, a distance of 109.04' (record, S 18° 28' 26" W, 109') to a 1/2" iron rod found in the north right-of-way line of said Salado School Road, said point being the southeast corner of the herein described tract;

Thence, N 72° 16' 10" W, a distance of 100.31' (record, N 69° 00' 40" W, 100') to the POINT OF BEGINNING containing 0.250 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
Travis L. Quicksall Date: 05/11/2016
RPLS #6447
Job #16-2101 0.250 Acres

Exhibit "A"

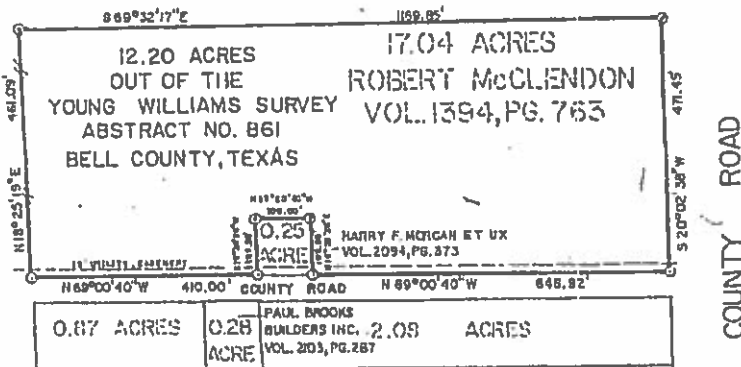
WILLIAMS ROBERT WILLIAMS
 432

SCALE: 1" = 200'
 JULY 1988
 BELL COUNTY,
 TEXAS



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- FENCE LINE



FIELD NOTES of a tract of land out of the Young Williams Survey Abstract No. 861, in Bell County, Texas, and also being out of and a part of a 17.04 acres described in a deed to Robert McClendon recorded in Vol. 1394 Page 763 of the Deed Records of Bell County, Texas, and now being more particularly described as follows:

BEGINNING at the northwest corner of said 17.04 acres, an iron pin found for the northwest corner of this;

THENCE S 69° 32' 17" E 1169.85 ft. along the north line of said 17.04 acres to its northeast corner, an iron pin found for the northeast corner of this;

THENCE S 20° 02' 38" W 471.45 ft. along the east line of said 17.04 acres to an iron pin set in the north margin of a county road for the southeast corner of this;

THENCE N 69° 00' 40" W along the north margin of said road 646.92 ft. to the southeast corner of a 0.25 acre tract described in a deed to Harry F. Morgan at ux, recorded in Vol. 2094 Page 373 of the Deed Records of Bell County, Texas, an iron pin set for a corner of this;

THENCE N 10° 28' 26" E 109.00 ft. to the northeast corner of said 0.25 acre tract, an iron pin found for an all corner of this;

THENCE N 69° 00' 40" W 100.00 ft. to the northwest corner of said 0.25 acre tract, an iron pin found for an all corner of this;

THENCE S 18° 29' 26" W 109.00 ft. to the southwest corner of said 0.25 acre tract, an iron pin set for a corner of this;

THENCE N 69° 00' 40" W 410 ft. along the north margin of said county road to an iron pin set in the west line of said 17.04 acres, for the southwest corner of this;

THENCE N 18° 25' 19" E 461.09 ft. along the west line of said 17.04 acres to the place of beginning, containing 12.20 acres.

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS, That I, Frank G. Martin Jr.
 COUNTY OF BELL) a Registered Public Surveyor in the State of Texas, do
 hereby certify that I did cause to be surveyed on the ground the tract of
 land described above and the description is true and correct.

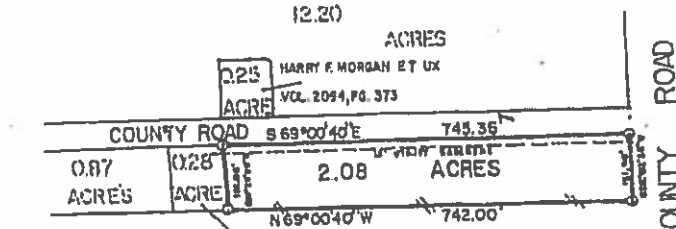


Frank G. Martin Jr.
 Frank G. Martin Jr.
 Registered Public Surveyor
 Serial No. 2856



17.04 ACRES
ROBERT MCCLENDON
VOL. 1394, PG. 763

2.08 ACRES
OUT OF THE
YOUNG WILLIAMS SURVEY
ABSTRACT NO. 861
BELL COUNTY, TEXAS



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - FENCE LINE

PAUL BROOKS BUILDERS INC.
VOL. 2103, PG. 267

SCALE: 1" = 200'
JULY 1986
BELL COUNTY, TEXAS

FIELD NOTES of a tract of land out of the Young Williams Survey Abstract No. 861, in Bell County, Texas, and also being out of and a part of a 17.04 acres described in a deed to Robert McClendon recorded in Vol. 1394 Page 763 of the Deed Records of Bell County, Texas, and now being more particularly described as follows:

BEGINNING at the southeast corner of said 17.04 acres, an iron pin found for the southeast corner of this;

THENCE N 69° 00' 40" W 742.00 ft. along the south line of said 17.04 acres to the southeast corner of a 0.28 acre tract described in a deed to Paul Brooks Builders Inc. recorded in Vol. 2103 Page 267 of the Deed Records of Bell County, Texas, an iron pin set for the southwest corner of this;

THENCE N 18° 28' 26" E 122.00 ft. to the northeast corner of said 0.28 acre tract, an iron pin found for the northwest corner of this;

THENCE S 69° 00' 40" E 745.35 ft. along the south margin of a county road to an iron pin found in the east line of said 17.04 acres for the northeast corner of this;

THENCE S 20° 02' 38" W 121.90 ft. along the east line of said 17.04 acres to the place of beginning, containing 2.08 acres.

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF BELL)
That I, Frank G. Martin Jr., a Registered Public Surveyor in the State of Texas, do hereby certify that I did cause to be surveyed on the ground the tract of land described above and the description is true and correct



Frank G. Martin Jr.
Frank G. Martin Jr.
Registered Public Surveyor
Serial No. 2856

EXHIBIT "A"
Page 2 of 3 pages



DISK - WILLIAMS
FILE - McCLENDON

ROBERT McCLENDON
FB 198

SCALE 1" = 100'

JULY 1986

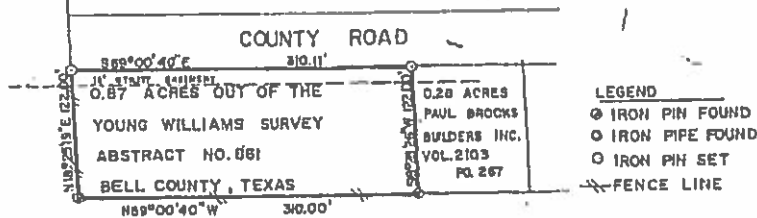
BELL COUNTY, TEXAS

17.04 ACRES

ROBERT McCLENDON

VOL. 1394, PG. 763

12.20 ACRES



FIELD NOTES of a tract of land out of the Young Williams Survey Abstract No. 861, in Bell County, Texas, and also being out of and a part of a 17.04 acres described in a deed to Robert McClendon recorded in Vol. 1394 Page 763 of the Deed Records of Bell County, Texas, and now being more particularly described as follows:

BEGINNING at the southwest corner of said 17.04 acres, an iron pin found for the southwest corner of this;

THENCE N 18° 25' 19" E 122.00 ft. along the west line of said 17.04 acres to an iron pin set in the south margin of a county road, for the northwest corner of this;

THENCE S 69° 00' 40" E 310.11 ft. along the south margin of said road, to the northwest corner of a 0.28 acre tract described in a deed to Paul Brooks Builders Inc. recorded in Vol. 2103 Page 267 of the Deed Records of Bell County, Texas, an iron pin set for the northeast corner of this;

THENCE S 18° 28' 25" W 122.00 ft. to the southwest corner of said 0.28 acre tract an iron pin found for the southeast corner of this;

THENCE N 69° 00' 40" W 310.00 ft. along the south line of said 17.04 acre to the place of beginning, containing 0.87 acre.

STATE OF TEXAS)) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF BELL)

That I, Frank G. Martin Jr., a Registered Public Surveyor in the State of Texas, do hereby certify that I did cause to be surveyed on the ground the tract of land described above and the description is true and correct

July 25, 1986

Frank G. Martin Jr.
Frank G. Martin Jr.
Registered Public Surveyor
Serial No. 2856



EXHIBIT "A"
Page 3 of 3 pages