

# BELL COUNTY, TEXAS

- LEGEND:
- Found 1-1/2" iron pipe
  - Found 1/2" iron rod
  - Found 1/2" iron rod w/cap stamped "FOREST RPLS 1847"
  - Found 1/2" iron rod w/cap stamped "78LS 4029"
  - Found 5/8" iron rod w/cap stamped "ALL COUNTY SURVEYING"
  - Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
  - Water well
  - Water meter
  - Windmill
  - Atmos gas pipeline sign
  - Wire fences
  - Overhead electric lines
  - Chain link fences
  - Dead line
  - Approximate survey lines
  - DRBCT Dead Records of Bell County, Texas
  - OPRRPBC Official Public Records of Real Property of Bell County, Texas
  - PRBCT Plat Records of Bell County, Texas
  - PRMCT Plat Records of Williamson County, Texas

## AMOS THAMES SURVEY, A-823

TRACT 1  
51.36 acre tract  
Gregory A. Gering  
Instrument No.  
2011-00023739  
OPRRPBC

20' wide easement to Southwestern Bell Telephone Company (490/179 DRBCT)  
Note: The description in this document only includes enough information to determine the location of the north end, and states that it continues south to Harold Clark Road. The actual alignment could not be determined. A request to have the utility located is recommended.

HAROLD CLARK ROAD  
(public road)

LINE	BEARING	DISTANCE
L1	S 71°35'36" E	29.59'
L2	N 73°18'22" W	24.10'
L3	N 73°12'07" W	35.52'
L4	N 18°05'45" E	199.57'

## WILLIAMSON COUNTY, TEXAS WILLIAM MCKNIGHT SURVEY, A-442

City of Bartlett  
Cabinet A, Slide 1069  
PRBCT  
Cabinet A, Slide 219  
PRMCT

## AMOS THAMES SURVEY, A-824

TRACT FOUR  
258.5 acre tract  
John Michael Gering  
Instrument No.  
2011-00026552  
OPRRPBC

## WILLIAM MCKNIGHT SURVEY, A-1368

115.80 ACRES

TRACT II  
29.246 acre tract  
John L. Voight, et ux  
Instrument No.  
2012-00018610  
OPRRPBC

41.38 acre tract  
Jason W. Ferguson, et ux  
Instrument No.  
2013-00007739  
OPRRPBC

74.44 acre tract  
Jason W. Ferguson, et ux  
Instrument No.  
2010-00045222  
OPRRPBC

10.50 acre tract  
Ralph M. Vazquez, et al  
Instrument No.  
2008-00035574  
OPRRPBC

22.00 acre tract  
Barbara Koehler  
Instrument No.  
2010-16471  
OPRRPBC

remainder of  
32.50 acre tract  
Christopher Bunch  
Instrument No.  
2008-00012765  
OPRRPBC

Tract One  
1.00 acre tract  
William Joseph Sirkis  
Instrument No.  
2010-00043407  
OPRRPBC

54.37 acre tract  
Craig S. Turner  
Instrument No.  
2010-00037114  
OPRRPBC



Only those easements listed in Commitment for Title Insurance, G.F. No. 410794, issued by First Community Title, LLC on February 25, 2021 and relisted below were considered for this survey. No further search of the public record was made by Hughes Surveying, or the undersigned.

The following affect subject tract as shown:

- a) right of passage and maintenance to well and windmill (142/422 DRWCT)
- c) 0.28 acre access easement (2010-00043407 OPRRPBC) and 2010084673 OPRWCT)
- d) 0.28 acre access easement (2010-00043409 OPRRPBC) and 2010084675 OPRWCT)
- h) easement to Southwestern Bell Telephone Company (490/179 DRBCT)

Note: The description in this document only includes enough information to determine the location of the north end, and states that it continues south to Harold Clark Road. The actual alignment is unknown. A request to have the utility located is recommended.

The following affect the 41.38 acre portion of the subject tract, unable to determine location from description:

- j) 20' wide easement to Bartlett Community Light & Power Company 4251/141 OPRRPBC)
- k) 20' wide easement to Jarrell-Schwertner WSC (4832/538 OPRRPBC)

The following may affect subject tract, unable to determine location from description:

- b) easement to Brazos River Transmission Electric Cooperative, Inc. (574/363 DRBCT)
- g) easement to Bartlett Electric Cooperative, Inc. (439/549 DRBCT)
- i) easement to Brazos River Transmission Electric Cooperative, Inc. (569/580 DRBCT)

All bearings shown hereon are referenced to Geodetic North.

This plat is to accompany a fieldnote description of the 115.80 acre tract of land shown hereon.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on March 5, 2021.

Don Randall Hughes Registered Professional Land Surveyor No. 5345

## BOUNDARY SURVEY

OF A 115.80 ACRE TRACT OF LAND IN THE WILLIAM MCKNIGHT SURVEY, A-1368, BELL COUNTY, TEXAS AND THE WILLIAM MCKNIGHT SURVEY, A-442, WILLIAMSON COUNTY, TEXAS

**Hughes Surveying**  
Texas Board of Professional Engineers and Land Surveyors, Firm Number 10055300  
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CAMERON, TEXAS 76520  
PHONE (254) 697-3646 FAX (254) 697-8776

DATE:	3-05-21
Proj. No.	6738
Drn. By	LEM
Scale:	1"=300'
Dwg. No.	C-1371
SHT.	1 OF 1

## FIELDNOTE DESCRIPTION

### 115.80 ACRE TRACT

Being a 115.80 acre tract of land in the William McKnight Survey, Abstract No. 1368, Bell County, Texas and the William McKnight Survey, Abstract No. 442, Williamson County, Texas and being that certain called 74.44 acre tract of land described in a deed to Jason W. Ferguson, et ux, recorded in Instrument No. 2010-00045222 of the Official Public Records of Real Property of Bell County, Texas (OPRRPBCT) and that certain called 41.38 acre tract of land described in a deed to Jason W. Ferguson, et ux, recorded in Instrument No. 2013-00000739 (OPRRPBCT). Said 115.80 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a found 5/8" iron rod with cap stamped "ALL COUNTY SURVEYING" at the southwest corner of above mentioned 41.38 acre tract, same being the southeast corner of a 51.56 acre tract of land designated TRACT 1 to Gregory A. Gerig (2011-00023739-OPRRPBCT), at or near the west line of said McKnight Survey, same being the east line of the Amos Thames Survey, Abstract No. 823, located in the apparent north right-of-way line of Harold Clark Road, a public road;

**THENCE** along the west line of said 41.38 acre tract, same being the east line of said 51.56 acre tract and at or near said common survey line, the following:

North 17 degrees 26 minutes 54 seconds East, a distance of 2919.20 feet to a found 5/8" iron rod with cap stamped "ALL COUNTY SURVEYING";

North 17 degrees 59 minutes 20 seconds East, a distance of 487.64 feet to a found 5/8" iron rod with cap stamped "ALL COUNTY SURVEYING" at the southeast corner of a called 25.98 acre tract of land designated TRACT FIVE to John Michael Gerig (2011-00026552 OPRRPBCT), same being the southwest corner of a called 258.5 acre tract of land designated TRACT FOUR to John Michael Gerig (2011-00026552 OPRRPBCT);

**THENCE** along the north line of said 41.38 acre tract, same being the south line of said 258.5 acre tract and at or near the north line of said McKnight Survey line, same being the south line of the Amos Thames Survey, Abstract No. 824, South 72 degrees 15 minutes 36 seconds East, a distance of 524.71 feet to a found 1-1/2" iron pipe at an 8" wood fence corner post at the northwest corner of above mentioned 74.44 acre tract;

**THENCE** along the north line of said 74.44 acre tract, same being the south line of said 258.5 acre tract, generally along a fence, South 72 degrees 24 minutes 44 seconds East, a distance of 1301.70 feet to a found 1/2" iron rod at an 8" wood fence corner post at the northwest corner of a 29.246 acre tract of land designated TRACT II to John L. Voight, et ux, (2012-00018610 OPRRPBCT);



**THENCE** along the east line of said 74.44 acre tract, same being the west line of said 29.246 acre tract, South 18 degrees 16 minutes 33 seconds West, a distance of 1457.04 feet to a found ½" iron rod at a 4" wood fence corner post at the northwest corner of a 54.37 acre tract of land to Craig S. Turner (2010-00037114 OPRRPBCT);

**THENCE** along the east line of said 74.44 acre tract, same being the west line of said 54.37 acre tract, the following:

South 17 degrees 30 minutes 05 seconds West, a distance of 934.35 feet to a found ½" iron rod with cap stamped "FOREST RPLS 1847";

South 71 degrees 35 minutes 36 seconds East, a distance of 29.59 feet to a found ½" iron rod with cap stamped "FOREST RPLS 1847";

South 18 degrees 01 minutes 07 seconds West, a distance of 1969.69 feet to a found ½" iron rod with cap stamped "FOREST RPLS 1847" located in the north right-of-way line of W. Bell Street in the City of Bartlett per plat recorded in Cabinet A, Slide 106B of the Plat Records of Bell County, Texas and Cabinet A, Slide 219 of the Plat Records of Williamson County, Texas;

**THENCE** along the north right-of-way line of W. Bell Street, North 73 degrees 18 minutes 22 seconds West, a distance of 24.10 feet to a found ½" iron rod with cap stamped "FOREST-RPLS 1847" at a chain link fence corner post at the southeast corner of a 1.00 acre tract of land designated Tract One to William Joseph Sirkis, et ux, (2010-00043407 OPRPBCT);

**THENCE** along the east line of said 1.00 acre tract, North 18 degrees 02 minutes 07 seconds East, a distance of 509.13 feet to a found ½" iron rod with cap stamped "FOREST RPLS 1847";

**THENCE** along the north line of said 1.00 acre tract, North 73 degrees 12 minutes 07 seconds West, a distance of 85.52 feet to a found ½" iron rod with cap stamped "FOREST RPLS 1847" in the east line of a 32.50 acre tract of land to Christopher Bunch (2008-00012795 OPRPBCT);

**THENCE** along the east line of said 32.50 acre tract and generally along a fence, North 18 degrees 05 minutes 45 seconds East, a distance of 199.57 feet to a found ½" iron rod at the southeast corner of a 22.00 acre tract of land to Barbara Koehler (2010-16471 OPRRPBCT);

**THENCE** along the east line of said 22.00 acre tract and generally along a fence, North 18 degrees 00 minutes 53 seconds East, a distance of 1263.93 feet to a set ½" iron rod with yellow cap stamped "RPLS 5345" at a 6" wood fence corner post;

**THENCE** along the north line of said 22.00 acre tract and generally along a fence, North 71 degrees 59 minutes 37 seconds West, a distance of 751.14 feet to a found ½" iron rod with cap stamped "RPLS 4029" at a 6" wood fence corner post at the northeast corner of a 10.50 acre tract of land to Ralph M. Vasquez, et al, (2008-00035574 OPRRPBCT);

**THENCE** along the north line of said 10.50 acre tract and generally along a fence, North 71 degrees 44 minutes 58 seconds West, a distance of 448.40 feet to a found  $\frac{1}{2}$ " iron rod with cap stamped "RPLS 4029" at a 6" wood fence corner post in the east line of said 41.38 acre tract;

**THENCE** along the east line of said 41.38 acre tract, same being the west line of said 10.50 acre tract and generally along a fence, South 17 degrees 28 minutes 54 seconds West, a distance of 1024.11 feet to a found  $\frac{5}{8}$ " iron rod with cap stamped "ALL COUNTY SURVEYING" located in the apparent north right-of-way line of Harold Clark Road;

**THENCE** along the apparent north right-of-way line of Harold Clark Road, North 72 degrees 35 minutes 30 seconds West, a distance of 529.36 feet to the **POINT OF BEGINNING**, containing 115.80 acres of land.

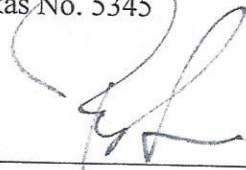
All bearings recited herein are referenced to Geodetic North.

March 5, 2021

Don Randall Hughes

Registered Professional Land Surveyor

Texas No. 5345



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