



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

1501 W. STAN SCHLUETER LP., KILLEEN TEXAS (254) 493-9962

T.B.P.E. FIRM REGISTRATION NO.: 14709

T.B.P.L.S. FIRM REGISTRATION NO.: 10194110

FIELD NOTES

0.33 ACRES

CORYELL COUNTY, TEXAS

BEING all of that certain 0.33 acre tract of land situated in the E. C. Glover Survey, Abstract No. 68, Coryell County, Texas, and being described in a deed to Bob Simmerman and wife, Betty Simmerman, recorded in Instrument No. 304474, Deed Records of Coryell County, Texas, being more particularly described as follows:

BEGINNING a 3/8" iron rod found in South right-of-way line of W. Live Oak Drive, at the Northeast corner of a called 0.33 acre tract of land further described as Exhibit "A" in a deed to Betty Simmerman, recorded in Instrument No. 324458, Deed Records of Coryell County, Texas, for the Northwest corner of the herein described tract.

THENCE, S 72° 52' 45" E, 119.91 feet, (Deed S 71° 00' 00" E, 120.00 feet), along the South right-of-way line of W. Live Oak Drive to a 5/8" iron rod found in the West right-of-way line of Bell Street, for the Northeast corner of the herein described tract;

THENCE, S 17° 12' 22" W, 119.95 feet, (Deed S 19° 00' 00" W, 120.00 feet), along the said West right-of-way line of Bell Street to a 3/8" iron rod found at the Northeast corner of a called 0.33 acre tract of land further described as "Tract B" in a deed to Kyleen Kay Tyson, recorded in Instrument No. 332130, Deed Records of Coryell County, Texas, for the Southeast corner of the herein described tract:

THENCE, N 72° 59' 24" W, 119.82 feet, (Deed N 71° 00' 00" W, 120.00 feet) along the North line of the said Tyson tract to a 3/8" iron rod found at the Northwest corner of the said Tyson tract, at the Northeast corner of a called 0.33 acre tract of land further described as Exhibit "B" in a deed to Betty Simmerman, recorded in Instrument No. 324458, Deed Records of Coryell County, Texas, and at the Southeast corner of the said Exhibit "A" tract, for the Southwest corner of the herein described tract;

THENCE, N 17° 09' 49" E, 120.18 feet, (Deed N 19° 00' 00" E, 120.00 feet), along the East line of the said Exhibit "A" tract, to the **POINT OF BEGINNING** and containing 0.33 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground April 05, 2021, by Quintero Engineering, LLC.

04/07/2021

Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
No. 5827, Texas



"EXHIBIT A"