

FIELD NOTES FOR A 0.188 OF ONE ACRE TRACT OF LAND

A **0.188 of one acre** tract of land, located in the Robert Cunningham, Survey No. 73, Abstract No. 158, Bell County, Texas, and being a portion of a called 0.412 acre tract of land as described of record in Volume 2604, Page 259 of the Deed Records of Bell County, Texas. Said **0.188 of one acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe at the intersection of the south right-of-way line of F.M. 2410, a 100' wide public right-of-way and the west right-of-way line of Rosewood Ave., for the northeast corner of Lot 1, Block 1 of the Matthews Addition of record in Cabinet C, Slide 199C of the Plat Records of Bell County, Texas, for the northwest corner of a called 0.412 acre tract of land as described of record in Volume 2604, Page 259 of the Deed Records of Bell County, Texas and the tract described herein, from which a found 1" iron pipe in said right-of-way line for the northwest corner of Lot 2, Block 1 of the Killeen Airport Addition Subdivision of record in Cabinet B, Slide 146B of the Plat Records of Bell County, Texas and the northeast corner of called 3.002 acre tract of land as described of record in Volume 2632, Page 785 of the Deed Records of Bell County, Texas bears, N 76° 48' 41" W, a distance of 560.39 feet;

THENCE: S 76° 35' 50" E, with the south right-of-way line of F.M. 2410, and the north line of said 0.412 acre tract, a distance of **19.40 feet** to a point of curvature;

THENCE: Into said 0.412 acre tract, the following two (2) courses:

1. With a non-tangent curve to the right having a radius of **92.79 feet**, an arc length of **92.92 feet**, a delta angle of **57° 22' 50"** and a chord bears, **S 18° 32' 12" E**, a distance of **89.09 feet** to a point of compound curvature, and
2. With a curve to the right having a radius of **1014.04 feet**, an arc length of **172.30 feet**, a delta angle of **9° 44' 07"** and a chord bears, **S 19° 09' 18" W**, a distance of **172.09 feet** to a point of non-tangency in the current west right-of-way line of Rosewood Ave., at the north corner of a called 0.046 acre tract of land as described of record in Document No. 2014029528 of the Official Public Records of Bell County, Texas, in the east line of said Lot 1, the west line of said 0.0412 acre tract and for the south corner of the tract described herein, from which a found ½" iron rod in the north right-of-way line of U.S. Highway 190, a variable width public right-of-way, called 20.23 acre tract of land as described of record in Volume 1351, Page 149 of the Official Public Records of Bell County, Texas, for the southeast corner of said Lot 2, Block 1 and for the southwest corner of said Lot 1 bears, S 32° 24' 27" W, a distance of 88.73 feet, and N 72° 00' 27" W, a distance of 511.74 feet;

THENCE: N 02° 06' 40" E, with the common line between said Lot 1 and said 0.412 acre tract and the current west right-of-way line of Rosewood Ave., a distance of **251.70 feet** to the **POINT OF BEGINNING** and containing **0.188 of one acre** of land situated in the City of Killeen, Bell County, Texas.

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. Field work performed in January 2024.



Job # 23-5024 – 0.188 Acres(Teardrop)

Date: August 28, 2024