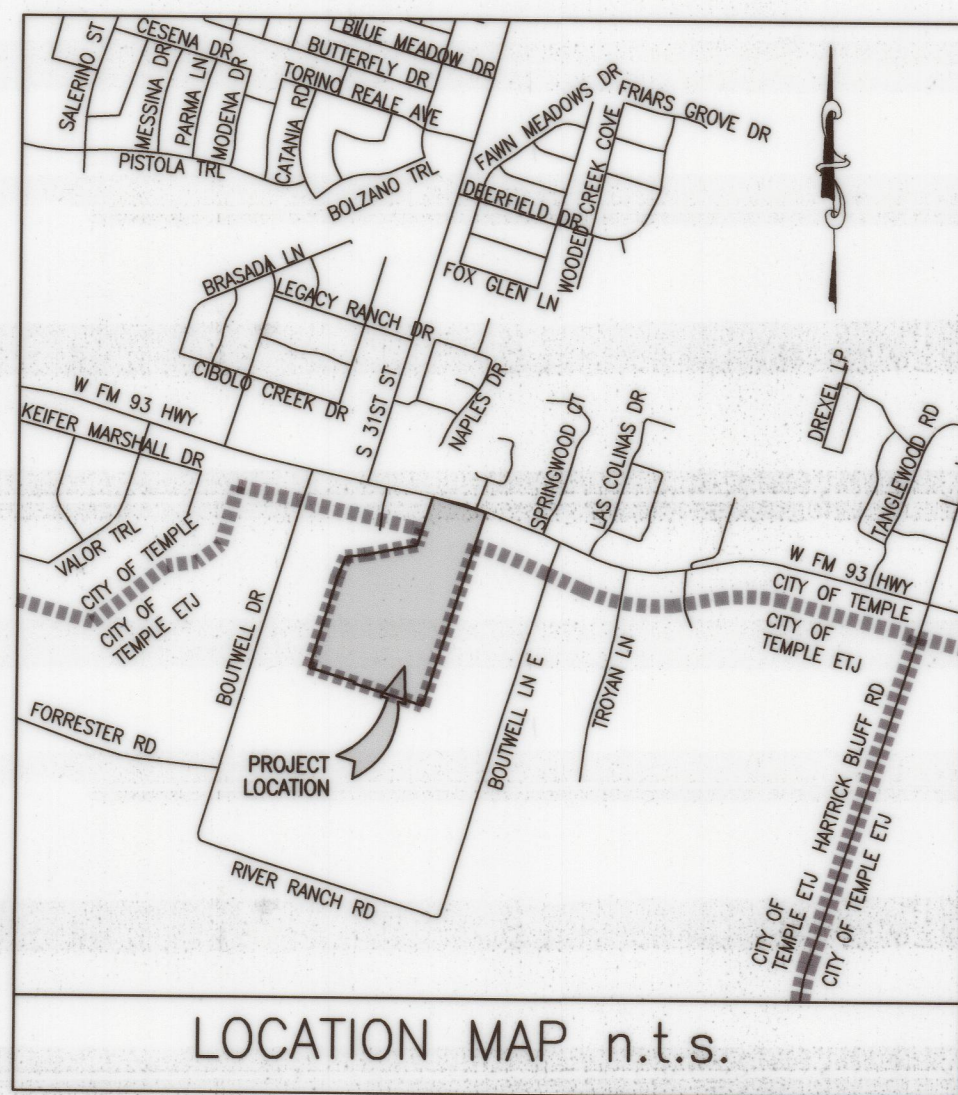




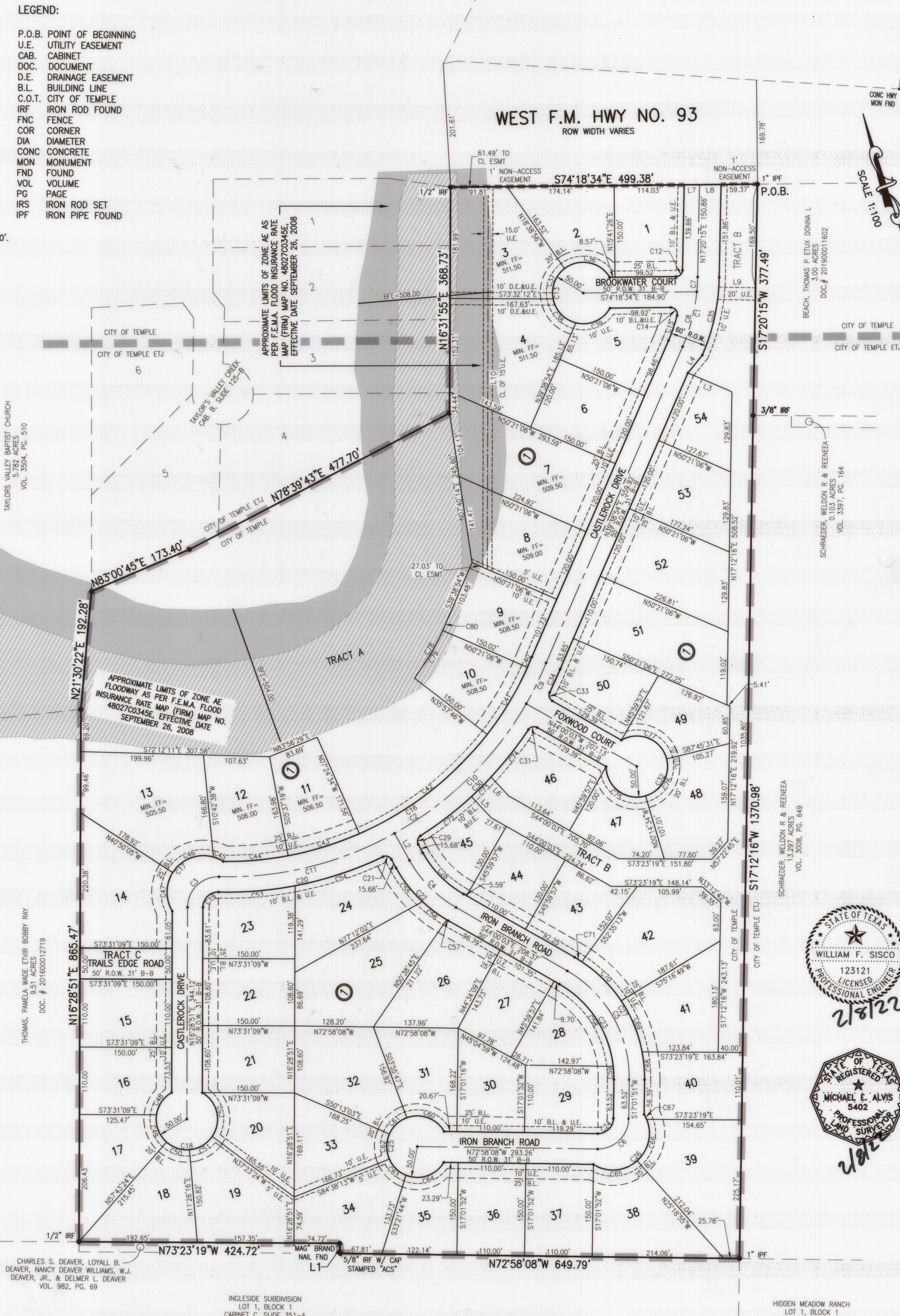
- ALL COORDINATE VALUES ARE REFERENCED TO CITY OF TEMPLE MONUMENT NUMBER 1054. THE THETA ANGLE AT SAID CITY MONUMENT IS 1° 30' 53". THE COMBINED CORRECTION FACTOR (CCF) IS 0.999857. PUBLISHED CITY COORDINATES ARE: X = 3,217,452.95 Y = 10,353,132.79. THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS 573'15"43"E, 1100.95 FEET. GRID DISTANCE - SURFACE DISTANCE X CCF GEODETIC NORTH = GRID NORTH + THETA ANGLE.
- THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
- A PORTION OF THIS PROPERTY IS WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0345E, DATED SEPTEMBER 26, 2008.
- ALL CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED.
- WATER PROVIDED BY CITY OF TEMPLE CCN NO. 11435.
- SEWER PROVIDED BY CITY OF TEMPLE.
- SIDE BUILDING LINES SHALL BE 7.5', REAR BUILDING LINES SHALL BE 10'.
- TRACT "A" TO BE UTILIZED AS A COMMON AREA AND FOR DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE FRYERS BEND HOMEOWNERS ASSOCIATION.
- TRACTS "B" TO BE UTILIZED AS DRAINAGE EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE FRYERS BEND HOMEOWNERS ASSOCIATION.
- TRACT "C" TO BE DEDICATED TO THE CITY OF TEMPLE FOR FUTURE RIGHT-OF-WAY.
- A MINIMUM 6' SIDEWALK IS REQUIRED ALONG HWY 93.
- FRONT YARD SETBACKS AT THE END OF CUL-DE-SACS ARE NOTED ON PLAT PER CITY OF TEMPLE UDC SECTION 4.4.4.F.e.

- LEGEND:
- P.O.B. POINT OF BEGINNING
 - U.E. UTILITY EASEMENT
 - CAB. CABINET
 - DOC. DOCUMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - C.O.T. CITY OF TEMPLE
 - IRF IRON ROD FOUND
 - FNC FENCE
 - COR CORNER
 - DIA DIAMETER
 - CONC CONCRETE
 - MON MONUMENT
 - FND FOUND
 - VOL VOLUME
 - PG PAGE
 - IRS IRON ROD SET
 - IPF IRON PIPE FOUND

Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Chord	Curve #	Length	Radius	Delta	Chord
C1	116.82'	300.00'	022°18'38"	N28°29'34"E 116.08'	C45	17.62'	59.50'	016°58'07"	N49°37'08"W 17.56'
C2	676.59'	560.00'	069°13'25"	N73°03'11"E 636.18'	C46	75.89'	59.50'	073°04'40"	S85°21'28"W 70.85'
C3	79.57'	50.00'	091°11'03"	N62°04'22"E 71.44'	C47	66.05'	59.50'	063°36'18"	S17°00'59"W 62.71'
C4	108.91'	200.00'	031°12'05"	S28°24'01"E 107.57'	C48	45.51'	50.00'	052°08'59"	S50°24'22"W 43.95'
C5	213.04'	200.00'	061°01'54"	S13°29'06"E 203.11'	C49	49.40'	50.00'	056°36'28"	S03°58'22"E 47.41'
C6	78.54'	50.00'	090°00'01"	S62°01'51"W 70.71'	C50	40.39'	50.00'	046°17'08"	S55°25'10"E 39.30'
C7	24.27'	300.00'	004°38'07"	N19°39'19"E 24.26'	C51	44.18'	50.00'	050°37'26"	N76°07'33"E 42.75'
C8	92.55'	300.00'	017°40'31"	N30°48'38"E 92.18'	C52	82.32'	50.00'	094°19'59"	N03°38'51"E 73.33'
C9	73.87'	560.00'	007°33'29"	N42°13'13"E 73.82'	C53	125.19'	585.00'	012°15'39"	S78°27'56"E 124.95'
C10	304.96'	560.00'	031°12'05"	N61°35'59"E 301.20'	C54	150.97'	585.00'	014°47'09"	N88°00'40"E 150.55'
C11	297.76'	560.00'	030°27'52"	S87°34'02"E 294.26'	C55	89.96'	225.00'	017°48'59"	S21°42'28"E 89.68'
C12	16.19'	10.50'	088°21'11"	N61°30'51"E 14.63'	C56	49.35'	225.00'	012°34'04"	S36°53'59"E 49.25'
C13	261.80'	50.00'	300°00'00"	S19°41'26"W 50.00'	C57	3.21'	225.00'	000°48'01"	S43°35'32"E 3.21'
C14	19.24'	10.50'	104°58'15"	N21°49'26"W 16.66'	C58	165.42'	175.00'	054°09'30"	N17°05'49"W 159.33'
C15	43.13'	275.00'	008°59'12"	N35°09'18"E 43.09'	C59	21.53'	175.00'	007°02'56"	N13°30'23"E 21.52'
C16	640.47'	535.00'	068°35'24"	N72°42'30"E 602.90'	C60	70.85'	50.00'	080°57'39"	N53°26'57"W 64.92'
C17	159.56'	59.50'	153°39'05"	S62°02'23"W 115.87'	C61	40.16'	50.00'	046°00'55"	S63°03'46"W 39.09'
C18	261.80'	50.00'	300°00'00"	S73°31'09"E 50.00'	C62	41.72'	50.00'	047°48'08"	S16°09'14"W 40.52'
C19	39.79'	25.00'	091°11'03"	S62°04'22"W 35.72'	C63	38.56'	50.00'	044°11'30"	S29°50'35"E 37.62'
C20	276.15'	585.00'	027°02'48"	S85°51'31"E 273.60'	C64	70.71'	50.00'	081°01'48"	N87°32'46"E 64.96'
C21	15.87'	10.50'	086°34'57"	N56°05'27"W 14.40'	C65	76.76'	59.50'	073°54'57"	S78°21'26"E 71.55'
C22	122.53'	225.00'	031°12'05"	S28°24'01"E 121.02'	C66	73.48'	59.50'	070°45'21"	N29°18'25"E 68.90'

Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Chord	Curve #	Length	Radius	Delta	Chord
C23	186.95'	175.00'	061°12'24"	N13°34'21"W 178.19'	C67	9.13'	59.50'	008°47'47"	N10°28'09"W 9.13'
C24	39.27'	25.00'	089°59'54"	N62°01'48"E 35.35'	C68	45.77'	225.00'	011°39'17"	N11°12'12"E 45.69'
C25	261.80'	50.00'	300°00'00"	S17°01'52"W 50.00'	C69	90.10'	225.00'	022°56'40"	N06°05'46"W 89.50'
C26	159.37'	59.50'	153°28'07"	N61°51'59"E 115.82'	C70	90.67'	225.00'	023°05'21"	N29°08'46"W 90.06'
C27	239.67'	225.00'	061°01'54"	N13°29'06"W 228.50'	C71	13.13'	225.00'	003°20'36"	N42°19'45"W 13.13'
C28	95.30'	175.00'	031°12'05"	S28°24'01"E 94.13'	C72	104.86'	585.00'	010°16'12"	N68°38'52"E 104.72'
C29	15.87'	10.50'	086°34'57"	S30°29'30"W 14.40'	C73	45.03'	585.00'	004°24'37"	N61°18'28"E 45.02'
C30	248.78'	585.00'	024°21'58"	N61°35'59"E 246.91'	C74	98.89'	585.00'	009°41'08"	N54°15'35"E 98.77'
C31	15.87'	10.50'	086°34'57"	N87°17'31"W 14.40'	C75	92.71'	50.00'	106°14'32"	S37°07'19"E 79.99'
C32	261.80'	50.00'	300°00'00"	N45°59'57"E 50.00'	C76	76.37'	50.00'	087°30'57"	N45°59'57"E 69.16'
C33	15.87'	10.50'	086°34'57"	S00°42'35"E 14.40'	C77	92.71'	50.00'	106°14'32"	N50°52'47"W 79.99'
C34	42.01'	585.00'	004°06'52"	N40°31'28"E 42.00'	C78	106.47'	385.00'	019°50'41"	S46°06'53"W 106.13'
C35	130.45'	335.00'	022°18'38"	N28°29'34"E 129.62'	C79	89.95'	385.00'	013°23'10"	N47°20'39"E 89.75'
C36	84.57'	50.00'	096°54'30"	N62°45'49"W 74.84'	C80	16.52'	385.00'	002°27'31"	N39°25'18"E 16.52'

Line Table		
Line #	Direction	Length
L1	N14°20'06"E	16.50'
L2	S12°47'58"E	50.12'
L3	N50°21'06"W	78.11'
L4	N55°10'01"E	37.38'
L5	S26°58'37"E	47.66'
L6	S26°58'37"E	42.27'
L7	S74°18'34"E	25.01'
L8	S74°18'34"E	35.01'
L9	S72°39'45"E	59.72'
L10	S16°25'17"W	622.91'



STATE OF TEXAS
COUNTY OF BELL

CANYON RIDGE DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FRYERS BEND, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

CANYON RIDGE DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP BY AND THROUGH CANYON RIDGE DEVELOPMENT GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER

CHRISTOPHER J. HODGES, MANAGER

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF February, 2022 BY CHRISTOPHER J. HODGES, MANAGER OF CANYON RIDGE DEVELOPMENT GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER ON BEHALF OF CANYON RIDGE DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP.

SHAILE BUTLER
Notary Public, State of Texas
Comm. Expires 08-21-2022
Notary ID: 11231516

NOTARY PUBLIC

AFFIDAVIT

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 14 DAY OF February, 2022 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 2nd DAY OF March, 2022.

SECRETARY TO PLANNING & ZONING COMMISSION

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 7 DAY OF March, 2022.

VICECHAIRMAN FOR Taulin Castle
CHAIRPERSON

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FRYERS BEND, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE 7 DAY OF March, 2022. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

WITNESS MY HAND THIS 10 DAY OF March, 2022.

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

WILLIAM F. SISCO, P.E., No. 123121

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS
R.P.L.S., No. 5402

FINAL PLAT OF:
FRYERS BEND
35.952 ACRES
1 BLOCK, 54 LOTS
3 TRACTS
TRACT A - 5.971 ACRES
TRACT B - 1.853 ACRES
TRACT C - 0.172 ACRES

A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
OUT OF AND A PART OF THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692
35.952 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76701
TYPE No. F-1658 • TPPLS No. 10056000
254.773.2400
www.turley-inc.com

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FINAL PLAT OF:
FRYERS BEND
OUT OF AND A PART OF
THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692
BELL COUNTY, TEXAS

PREPARED FOR:
CANYON RIDGE DEVELOPMENT, LP

REVISIONS		
DATE	DESCRIPTION	DFTR
12/13	DRC COMMENTS 12/9	SGC
1/3	COT COMMENTS 12/15	MEB

DRAFTSMAN:
MBUCKLEY
DATE:
10/25/2021
COMPUTER FILE NAME:
21-1383 Final Plat
REFERENCE DRAWING NUMBERS:
-

21-1383
DRAWING NUMBER:
211383D

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