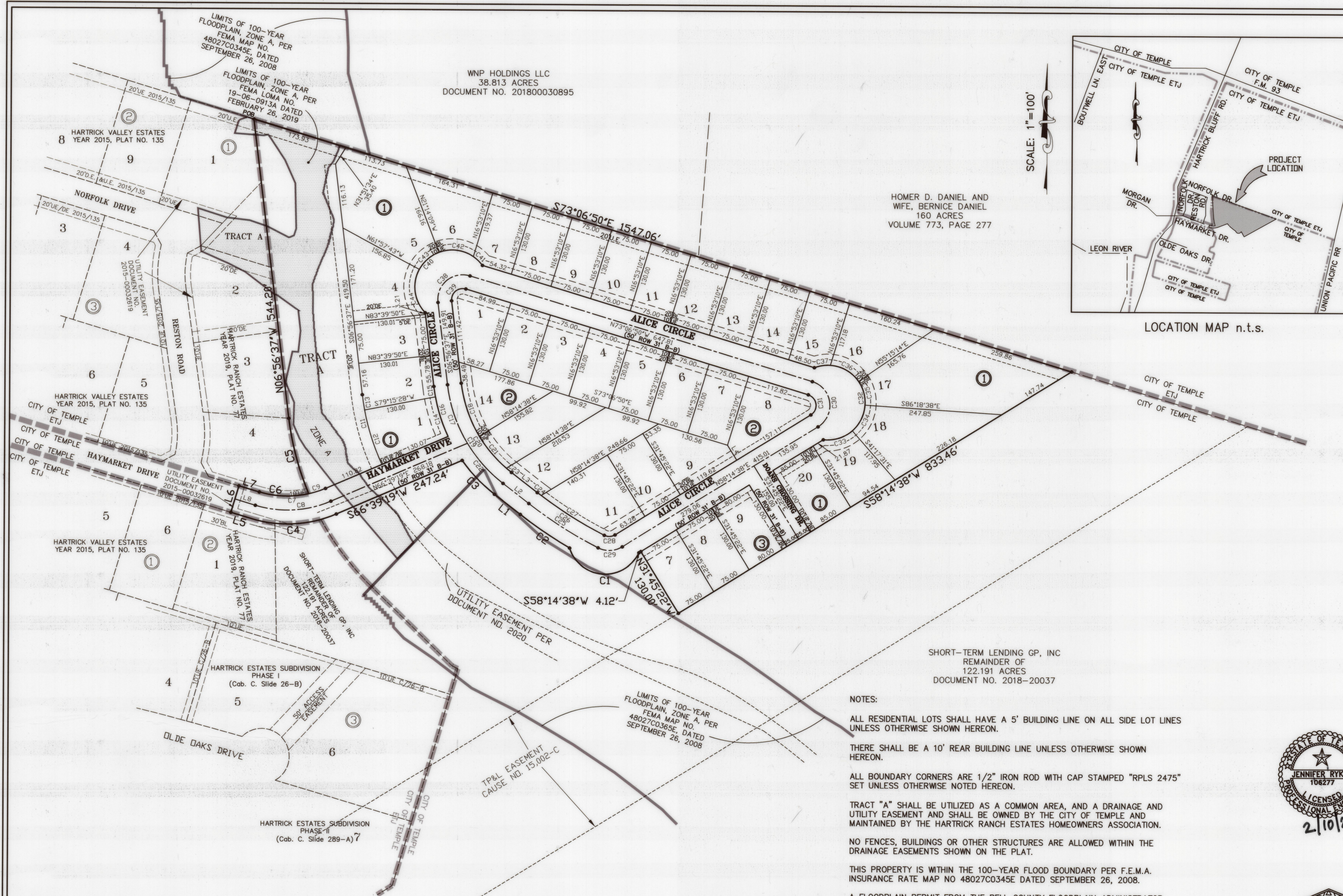
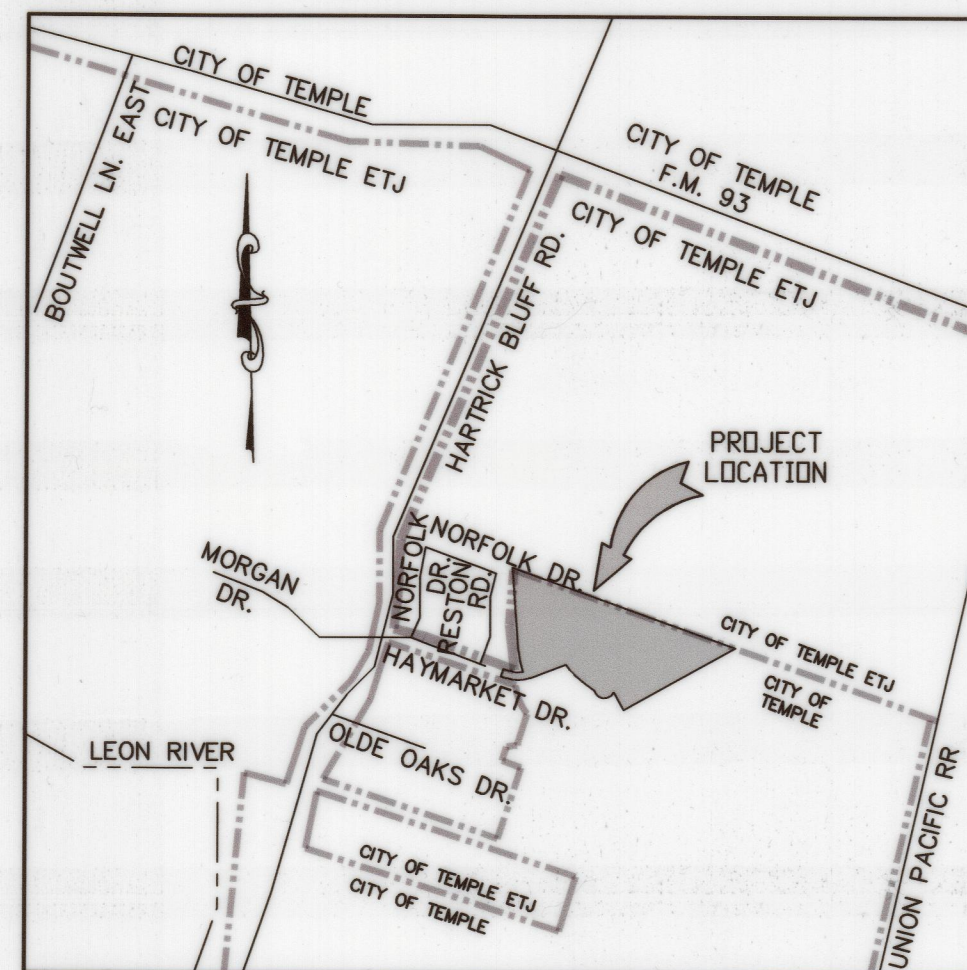




SCALE: 1"=100'



LOCATION MAP n.t.s.

HOMER D. DANIEL AND WIFE, BERNICE DANIEL
160 ACRES
VOLUME 773, PAGE 277

SHORT-TERM LENDING GP, INC.
REMAINDER OF
122.191 ACRES
DOCUMENT NO. 2018-20037

NOTES:

ALL RESIDENTIAL LOTS SHALL HAVE A 5' BUILDING LINE ON ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN HEREON.

THERE SHALL BE A 10' REAR BUILDING LINE UNLESS OTHERWISE SHOWN HEREON.

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET UNLESS OTHERWISE NOTED HEREON.

TRACT "A" SHALL BE UTILIZED AS A COMMON AREA, AND A DRAINAGE AND UTILITY EASEMENT AND SHALL BE OWNED BY THE CITY OF TEMPLE AND MAINTAINED BY THE HARTRICK RANCH ESTATES HOMEOWNERS ASSOCIATION.

NO FENCES, BUILDINGS OR OTHER STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THE PLAT.

THIS PROPERTY IS WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. INSURANCE RATE MAP NO 48027C0345E DATED SEPTEMBER 26, 2008.

A FLOODPLAIN PERMIT FROM THE BELL COUNTY FLOODPLAIN ADMINISTRATOR MAY BE REQUIRED.

BUILDING LINES THROUGH CUL-DE-SAC ARE ALLOWED TO BE REDUCED PER CITY OF TEMPLE U.D.C. SECTION 4.4.4.f.e

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	161.35	67.50	136°57'30"	N86°21'02"W 125.59
C2	107.52	790.00	7°47'53"	N56°14'21"W 107.44
C3	84.87	290.00	16°46'04"	N43°57'23"W 84.57
C4	157.18	225.06	40°00'50"	S86°40'05"W 154.00
C5	142.03	505.00	16°06'52"	N15°00'03"W 141.56
C6	90.29	175.00	29°33'39"	S88°05'59"E 89.29
C7	122.25	175.00	40°01'31"	N86°40'05"E 119.78
C8	139.71	200.00	40°01'31"	N86°40'05"E 136.89
C9	31.96	175.00	10°27'52"	N71°53'16"E 31.92
C10	131.65	420.00	17°57'33"	S15°55'24"E 131.11
C12	103.80	420.00	14°09'38"	S17°49'22"E 103.54
C13	27.85	420.00	3°47'55"	S8°50'35"E 27.84
C14	75.21	290.00	14°51'34"	S18°10'19"E 75.00
C15	19.23	290.00	3°47'55"	S8°50'35"E 19.22
C16	94.44	290.00	18°39'29"	S16°16'22"E 94.02
C17	112.39	265.00	24°18'02"	S19°05'39"E 111.55
C18	101.79	240.00	24°18'01"	S19°05'38"E 101.03
C19	209.96	265.00	45°23'47"	S29°38'31"E 204.52
C20	190.16	240.00	45°23'47"	S29°38'31"E 185.22
C21	76.17	240.00	18°11'02"	S40°20'09"E 75.85
C22	97.57	265.00	21°05'45"	S41°47'32"E 97.02
C23	12.20	240.00	2°54'44"	S50°53'02"E 12.20

Curve Table				
Curve #	Length	Radius	Delta	Chord
C24	8.69	740.00	0°40'22"	S52°40'35"E 8.69
C25	148.35	765.00	11°06'40"	S57°53'44"E 148.12
C26	143.50	740.00	11°06'40"	S57°53'44"E 143.28
C27	134.81	740.00	10°26'17"	S58°13'55"E 134.63
C28	20.35	20.00	58°18'18"	N87°23'47"E 19.49
C29	45.79	45.00	58°18'18"	N87°23'47"E 43.84
C30	103.17	45.00	131°21'27"	N7°26'06"W 82.01
C31	45.85	20.00	131°21'27"	N7°26'06"W 36.45
C32	245.28	67.50	208°12'08"	N7°26'06"W 130.93
C33	56.50	67.50	47°57'29"	N72°41'13"E 54.86
C34	53.04	67.50	45°01'06"	N26°11'56"E 51.68
C35	45.28	67.50	38°26'09"	N15°31'42"W 44.44
C36	60.79	67.50	51°36'04"	N60°32'48"W 58.76
C37	29.67	67.50	25°11'20"	S81°03'30"W 29.44
C38	89.40	45.00	113°49'48"	S49°58'16"W 75.41
C39	39.73	20.00	113°49'48"	S49°58'16"W 33.51
C40	221.57	67.50	188°04'27"	S49°58'16"W 134.67
C41	23.37	67.50	19°50'00"	N45°54'30"W 23.25
C42	65.28	67.50	55°24'39"	N83°31'49"W 62.76
C43	47.98	67.50	40°43'34"	S48°24'04"W 46.98
C44	84.95	67.50	72°06'14"	S8°00'50"E 79.45

Line Table		
Line #	Direction	Length
L1	N52°20'24"W	59.13'
L2	S52°20'24"E	59.13'
L3	S52°20'24"E	59.13'
L4	S31°45'22"E	32.00'

Line Table		
Line #	Direction	Length
L5	N73°19'09"W	38.59'
L6	N16°40'51"E	50.00'
L7	S73°19'09"E	38.59'
L8	S73°19'09"E	38.59'

NOTES:

LOT 7, BLOCK 3 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 1 FOOT ABOVE THE TOP OF CURB AT THE HIGHEST PORTION OF THE CURB FRONTING THE LOTS.

LOTS 3 & 4, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2 FEET ABOVE THE TOP OF CURB AT THE HIGHEST PORTION OF THE CURB FRONTING THE LOTS.

LOTS 2 & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 1.5 FEET ABOVE THE TOP OF CURB AT THE HIGHEST PORTION OF THE CURB FRONTING THE LOTS.

LOT 1, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 562.00.



STATE OF TEXAS
COUNTY OF BELL

SHORT TERM LENDING GP, INC., A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS FINAL PLAT OF HARTRICK RANCH ESTATES, PHASE II, A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

SHORT TERM LENDING GP, INC., A TEXAS CORPORATION

THOMAS BAIRD, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF Feb., 2021 BY THOMAS BAIRD, PRESIDENT OF SHORT TERM LENDING GP, INC., A TEXAS CORPORATION.

RENE MURRAY
Notary Public
My Commission Expires August 22, 2021

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

DATED THIS 9th DAY OF March, 2021

CHARTERED ZONING COMMISSION
DATE 3-9-21

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

DATED THIS 10th DAY OF March, 2021.

SECRETARY TO ZONING COMMISSION:
JENNIFER RYKEN

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

DATED THIS 25th DAY OF February, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: JENNIFER RYKEN

RECORDATION

FILED FOR RECORD THIS THE 22nd DAY OF March, 2021.

INSTRUMENT # 2021017034, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

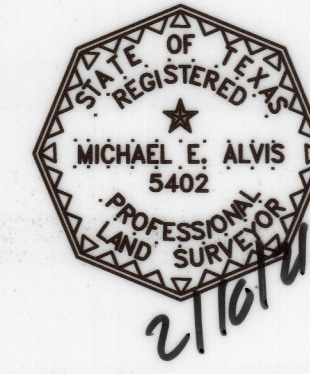
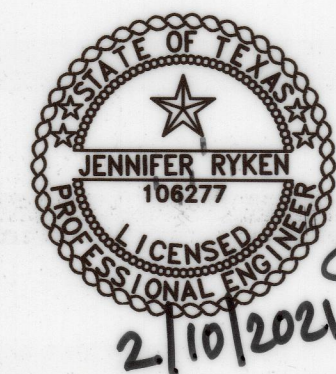
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

JENNIFER RYKEN, P.E. CFM
NO. 106277

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:
**HARTRICK RANCH ESTATES
PHASE II**
15.456 ACRES
3 BLOCKS, 37 LOTS, 1 TRACT

LOTS 1 THRU 20, BLOCK 1
LOTS 1 THRU 14, BLOCK 2
LOTS 7 THRU 9, BLOCK 3
TRACT A - 2.028 ACRES
OUT OF AND A PART OF THE MAXIMO MORENO SURVEY, ABSTRACT #14
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

15.456 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES.

ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST.
E-MAIL: MAIL@TURLEY-INC.COM
TEMPLE, TEXAS
(254) 773-2400
FAX NO. (254) 773-3998

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

FINAL PLAT of:
**HARTRICK RANCH ESTATES,
PHASE II**
PART OF THE MAXIMO MORENO SURVEY, ABSTRACT #14
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
PREPARED FOR:
SHORT TERM LENDING GP, INC.

REVISIONS	
01/28/21 NOTES	
02/5/21 NOTES	
DATE:	08/03/20
DRN. BY:	MEA
FB/LB	
JOB NO.:	20-251
SHEET	1 OF 1
COMPUTER DWG. NO.	20-251
20251-D	
FILE NO.	

INST# 2021017034