

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	200.00'	150.04'	146.54'	N 22°51'14" E
C4	199.82'	97.54'	96.57'	S 30°22'03" W
C6	400.00'	219.88'	217.12'	S 89°25'56" E
C7	175.00'	131.28'	128.22'	S 42°58'56" E
C8	224.82'	45.08'	45.00'	N 35°01'44" E
C9	224.82'	45.07'	45.00'	S 23°32'29" W
C10	224.82'	14.04'	14.04'	N 42°33'44" E
C11	224.82'	5.53'	5.53'	N 17°05'34" E
C12	174.82'	8.30'	8.30'	N 42°59'29" E
C13	174.82'	77.08'	76.43'	S 29°00'17" W
C14	225.00'	42.18'	42.12'	S 38°58'30" W
C15	225.00'	45.08'	45.00'	S 27°51'56" W
C16	225.00'	45.08'	45.00'	N 16°23'14" E
C17	225.00'	36.46'	36.42'	S 06°00'00" W
C18	430.00'	63.24'	63.18'	S 72°35'55" W
C19	370.00'	126.04'	125.44'	S 77°15'54" W
C20	370.00'	62.36'	62.29'	N 88°08'51" W
C21	370.00'	62.13'	62.06'	N 83°39'33" W
C22	430.00'	37.14'	37.13'	N 70°02'38" E
C23	370.00'	40.86'	40.84'	S 71°32'57" W
C24	370.00'	89.88'	89.66'	N 81°40'20" E
C25	370.00'	99.57'	99.27'	N 83°39'33" W
C26	370.00'	19.76'	19.76'	S 74°25'10" E
C27	430.00'	188.87'	187.35'	S 87°59'05" E
C28	165.50'	35.25'	35.18'	N 50°56'24" W
C29	51.50'	18.53'	18.43'	S 55°08'42" E
C30	51.50'	36.65'	35.88'	N 85°50'17" W
C31	51.50'	34.29'	33.66'	N 54°42'04" E
C32	51.50'	34.29'	33.66'	N 16°33'08" E
C33	51.50'	34.29'	33.66'	S 21°35'49" E
C34	51.50'	36.65'	35.88'	S 61°03'04" E
C35	51.50'	18.53'	18.43'	S 88°14'40" W
C36	165.50'	35.25'	35.18'	S 84°02'22" W
C37	165.50'	35.25'	35.18'	N 50°56'21" W
C38	51.50'	18.53'	18.43'	S 55°08'48" E
C39	51.50'	36.65'	35.88'	N 85°50'37" W
C40	51.50'	34.29'	33.66'	N 54°41'42" E
C41	51.50'	34.29'	33.66'	N 16°32'52" E
C42	51.50'	34.29'	33.66'	N 21°35'57" W
C43	51.50'	36.65'	35.88'	N 61°03'32" W
C44	51.50'	18.53'	18.43'	N 88°14'46" E
C45	165.50'	35.25'	35.18'	N 84°02'19" E
C46	165.50'	23.01'	22.99'	S 69°28'02" E
C47	53.50'	29.84'	28.65'	N 66°58'47" W
C48	165.50'	4.32'	4.32'	N 46°33'13" W
C49	53.50'	32.84'	32.32'	S 74°15'46" W
C50	53.50'	33.97'	33.40'	N 38°29'22" E
C51	53.50'	35.39'	34.75'	N 01°20'52" E
C52	53.50'	36.87'	36.14'	N 37°20'40" W
C53	53.50'	44.57'	43.29'	S 80°56'58" E
C54	165.50'	55.01'	54.76'	N 84°42'32" E
C55	165.50'	52.52'	52.30'	N 56°23'44" W
C56	400.00'	50.83'	50.79'	N 71°10'47" E
C58	165.50'	47.40'	47.23'	N 65°14'46" W
C59	165.50'	47.40'	47.23'	S 81°39'16" E
C60	165.50'	47.40'	47.24'	N 65°14'44" W
C61	165.50'	47.40'	47.24'	S 81°39'18" E
C62	165.50'	35.58'	35.51'	S 79°36'33" E
C63	430.00'	12.98'	12.98'	N 74°32'14" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°21'47" W	46.76'
L2	S 73°20'27" E	7.03'
L4	S 73°20'27" E	7.04'
L5	S 01°21'47" W	9.50'
L6	S 01°21'47" W	23.26'
L7	S 44°20'42" W	3.22'
L8	N 16°27'25" E	15.81'
L9	N 01°21'47" E	49.71'
L10	N 16°27'25" E	24.83'
L11	N 73°27'01" W	57.28'
L12	S 63°28'17" E	57.71'
L13	S 16°27'25" W	10.18'
L14	S 73°27'01" E	8.62'
L15	S 27°51'56" W	6.81'
L16	N 16°28'11" E	17.43'
L17	N 23°27'13" E	38.91'
L18	N 16°28'11" E	56.56'
L19	S 73°27'01" E	50.00'
L20	N 72°53'22" W	20.00'
L21	N 16°32'59" E	3.50'

BFE/LFE TABLE			
LOT #	BLOCK #	BFE	LFE
1	1	633.00	635.00
2	1	633.00	635.00
3	1	633.00	635.00
4	1	633.00	635.00
5	1	633.00	635.00

DRAINAGE EASEMENT NOTE:

To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections shall be provided and maintained by the lot owner for all lots.

The City of Temple Drainage Criteria and Design Manual allows for major storm runoff to accumulate to levels above the top of curb. Homeowners and homebuilders are advised to consider this when preparing site grading plans and setting finished floor elevations.

No portion of this tract is shown to be within a Special Flood Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas, panel numbers 48027C0355E & 48027C0375E, effective dates of September 26, 2008. This surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within, or outside, the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

This project is referenced in NAD 1983 Central Texas State Plane. The Combined Correction Factor (CCF) is 0.9998555. Ground distance = Grid distance / CCF. All bearings are grid bearings and all coordinates can be referenced to Temple City Monument No. 49, which bears N 13°40'26" E, 2672.30 feet from the P.O.B. of the herein described tract. The published coordinates for said Temple City Monument No. 49 are N=10378096.03, E=3242718.26.

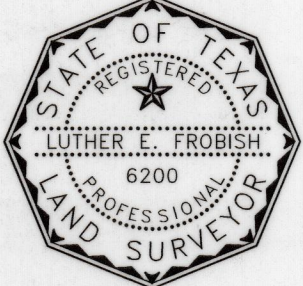
Notes:

- All permanent corners set are 1/2" iron rods with cap marked "YALGO 6200" unless otherwise noted hereon. Iron rods set in areas where there is an expectation of movement will not be considered permanent and not marked accordingly.
- Streets located within a 50 ft. right-of-way shall have a minimum pavement width of 36 ft. back-to-back of curb. Streets located in 60 ft. right-of-way shall have minimum pavement width of 36 ft. back-to-back of curb.
- Arrow (→) indicates that the storm water runoff must flow directly from all adjacent upstream lots to the downstream lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.
- Tract A shall be dedicated to the City of Temple for Drainage. The HOA shall have permission to maintain the Tract.
- A 4-foot sidewalk shall be constructed on the north side of realigned Lavendusky Drive, along Cilantro Road on Block 1, and along Coriander Road on Blocks 2 and 4. All sidewalks shall be built by the home builder at time of home construction.
- Tract B (0.14 Acres) & Tract C (0.05 Acres) to be dedicated to the city of Temple for right-of-way.
- Tract D (0.05 Acres) shall be dedicated to the HOA for landscaping and signage.
- 10' landscape easement parallel to Wasabi Road is only on lot 63 block 2 and lot 11 block 4.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS: I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do 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 on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 12/18/2020
Luther E. Frobish
Registered Professional Land Surveyor No. 6200



ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SCOTT A. BROOKS, do hereby certify that I have prepared, to the best of my knowledge and belief, all drainage calculations and have designed all drains, streets/roads and appurtenances in accordance with the City of Temple Subdivision Regulations.

Scott A. Brooks 12/18/2020
SCOTT A. BROOKS
REGISTERED PROFESSIONAL
ENGINEER NO. 99801



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 14 day of Jan., 2021.

Chairperson: *[Signature]*

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 14 day of Jan., 2021.

Secretary of Planning & Zoning Commission: *[Signature]*

PLAT FILED FOR RECORD this the 19th day of January, 2021 A.D. in INST# 201-3589 A+B
Cabinet N/A, Slide N/A, Plat Records of Bell County, Texas.

DEDICATION FILED FOR RECORD this the 19th day of January, 2021 A.D. in
Volume N/A, Page N/A, Official Records, Bell County, Texas
Inst# 201-3589 A+B

LEGEND

BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
LE	LANDSCAPE EASEMENT
NTS	NOT TO SCALE
NO	NUMBER
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD OR UNDERGROUND EASEMENT
UE	UTILITY EASEMENT
●	LOTS WITH MIN LFE (SEE TABLE)
○	1/2" IRON ROD FOUND
+	1/2" IRON ROD W/ CAP MARKED "YALGO, 6200" SET
+	TXDOT CONCRETE MONUMENT
→	CHANGE IN BEARING
→	DRAINAGE ARROW (SEE NOTE 3)
---	PHASE BOUNDARY

PRINTED ON December 18, 2020

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	FINAL PLAT OAK RIDGE PHASE 1 CITY OF TEMPLE, BELL COUNTY, TEXAS	Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET 1 OF 2
4	REVISED LINE AND CURVE TABLES, ADDED TRACT D NOTE	08/18/2020	JCL	TOTAL SIZE: 28.50 ACRES	TEMPLE CITY MONUMENT NO. 49			
3	ADDED BFE TABLE, REVISED SIGNATURE BLOCK, REVISED CURVE TABLE	06/30/2020	JCL	TOTAL BLOCKS: 5	TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 DATUM, TEXAS CENTRAL ZONE NO. 4203			
2	REVISIONS PER CITY COMMENTS	03/06/2020	JCL	TOTAL LOTS: 133	N: 10378096.03			
1	ORIGINAL RELEASE	02/11/2020	MAK	TOTAL TRACTS: 4	E: 3242718.26			
PROJECT NUMBER: 0R01		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 122		Z: 648.12' (NAVD88-Geoid12B)				
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX						
AUTHORIZED BY: WBW								

INST# 2021-3589 A

OAK RIDGE PHASE 1
AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS
28.50 ACRES, BEING PART OF THE M. MORENO SURVEY, A-14
BELL COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BELL

That WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 122, a Texas series limited liability company, LLC, the undersigned owners of the land shown on this plat, and designated herein as OAK RIDGE PHASE 1, City of Temple, Bell County, Texas, being 28.50 ACRES of land part of the MORENO SURVEY, Abstract No. 14, Bell County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, water courses, drains, easements, and public places as shown hereon.

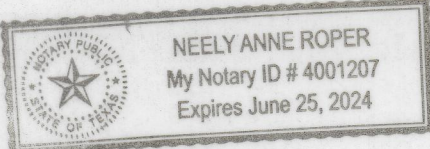
WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 122
A Texas Series Limited Liability Company

By: *[Signature]*
Bruce Whitis, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on 12/18/2020, by Bruce Whitis, in his capacity as President of WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 122, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series.

[Signature]
Notary Public, State of Texas



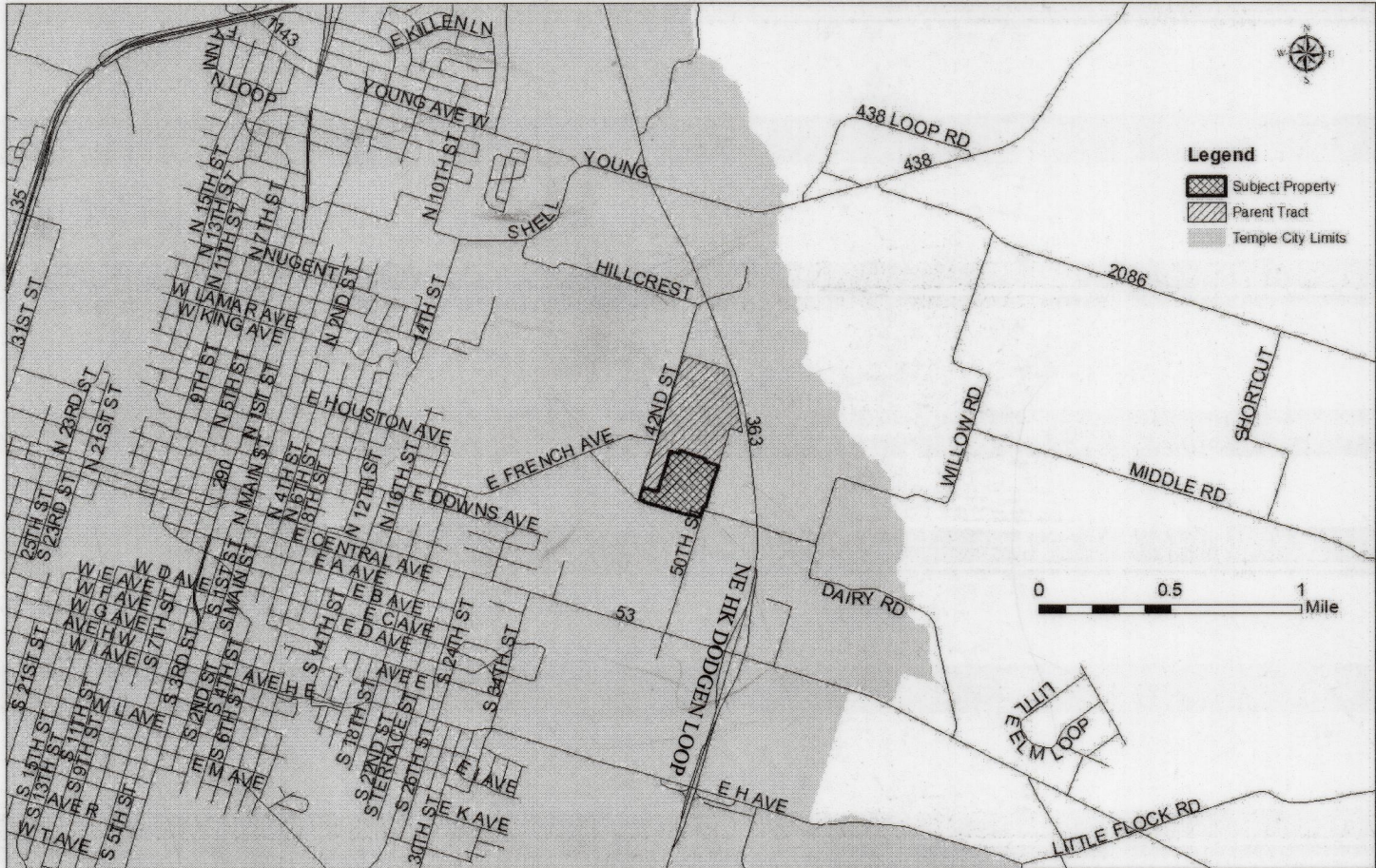
TAX CERTIFICATE

The Bell County Tax Office, the taxing authority for all entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 12th day of January, A.D. 2021.

BELL COUNTY TAX OFFICE

By: *[Signature]*



LOCATION MAP
N.T.S.