

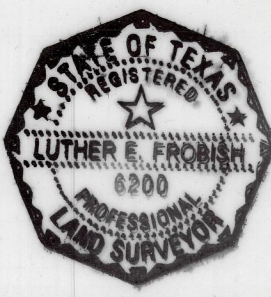
Approved this 18th day of April 2023 by the Planning and Zoning Commission of the City of Temple, Texas.

Paula Culla
Chairman, Planning and Zoning Commission
Ben P. Culla
Secretary, Planning and Zoning Commission

KNOW ALL MEN BY THESE PRESENTS:

That I, Luther E. Frobish, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Temple, Texas. This subdivision, BLACKLAND RANCH ADDITION PHASE 1, is located within the City Limits of Temple, Texas.

Luther E. Frobish 4/14/23
Luther E. Frobish (TX 6200)



TAX CERTIFICATE

The Bell County Tax Appraisal District, 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 16th day of March 2023 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By **Handan Kurni**

W BLACKLAND ROAD

KNOW ALL MEN BY THESE PRESENTS, CACTUS JACK DEVELOPMENT, INC., a Texas Corporation, and 363 DEVELOPMENT, LLC, a Texas Limited Liability Company, being the owners of the land shown on this plat and designated as BLACKLAND RANCH ADDITION PHASE 1, within the City of Temple, Bell County, Texas, dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown within the plat boundaries of this subdivision.

For Cactus Jack Development, INC., a Texas Corporation

By **Dustin L. King**, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 18th day of April 2023 by Dustin L. King, President of CACTUS JACK DEVELOPMENT, INC., a Texas Corporation.

Notary Public, State of Texas

For 363 Development, LLC, a Texas Limited Liability Company

By **Grant J. Carrabba**, Manager

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 18th day of March 2023 by Grant J. Carrabba, Manager of 363 DEVELOPMENT, LLC, a Texas Limited Liability Company.

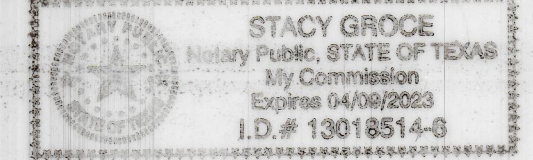
Notary Public, State of Texas

Mark J. Carrabba
Mark J. Carrabba, Manager

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 18th day of March 2023 by Mark J. Carrabba, Manager of 363 DEVELOPMENT, LLC, a Texas Limited Liability Company.

Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 18th day of March 2023 by Mason Schieffer, Manager of 363 DEVELOPMENT, LLC, a Texas Limited Liability Company.



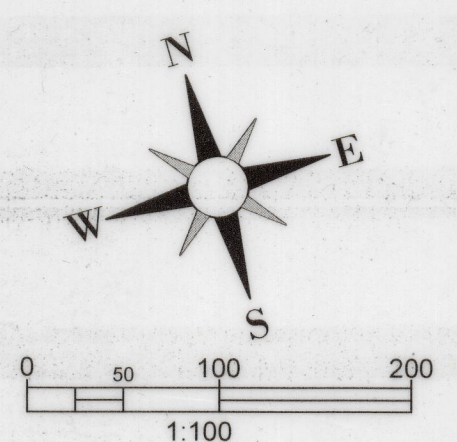
Notary Public, State of Texas

FINAL PLAT OF
BLACKLAND RANCH
ADDITION PHASE 1
TO THE CITY OF TEMPLE, BELL COUNTY,
TEXAS
41.50 ACRES
BEING PART OF THE MAXIMO MORENO
SURVEY, ABSTRACT NO. 14
BELL COUNTY, TEXAS



VICINITY MAP

1"=2000'



FEMA:

THIS SUBDIVISION IS LOCATED IN ZONE X BY THE U.S. FEMA AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), MAP NO. 48072005E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.

THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATES ARE REFERENCED TO CITY MONUMENT NO. 909. THE THETA ANGLE AT CITY MONUMENT NO. 909 IS 0°13'15". THE COMBINED CORRECTION FACTOR (CCF) IS 0.999853. GRID DISTANCE = SURFACE DISTANCE X CCF. GEODETIC NORTH = GRID NORTH + THETA ANGLE. PUBLISHED CITY COORDINATES FOR CITY MONUMENT NO. 909 TO THE SOUTHWEST CORNER OF SAID 73.10 ACRE TRACT IS S 13°53'42" W 2,969.98 FEET.

TOTAL ACREAGE: 41.50
TOTAL SF LOTS: 88
TOTAL TOWNHOUSES: 72
TOTAL TRACTS: 6
TOTAL BLOCKS: 9

NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 PER GPS OBSERVATIONS.
- EACH SINGLE FAMILY RESIDENCE SHALL BE LANDSCAPED TO THE STANDARDS IDENTIFIED BY UDC SECTION 6.3.11.
- PUBLIC FRONTAGE LANDSCAPING AND STREET CROSS-SECTIONAL STANDARDS SHALL MEET UDC SECTION 6.3.12.
- KINGS CROSSING BLVD SHALL HAVE A 6' SIDEWALK ON ONE SIDE AND 10' SIDEWALK ON THE OTHER.
- ACCESS EASEMENTS SHOWN ON THIS PLAT ARE FOR THE PURPOSE OF PROVIDING ACCESS TO PUBLIC AREAS AND TRAILS/SIDEWALKS. ACCESS AND TRAIL EASEMENTS WILL BE GRANTED TO AND MAINTAINED BY THE HOA.
- TRACT A AND TRACT B TO BE DEDICATED TO AND MAINTAINED BY THE HOA. CITY OF TEMPLE SHALL HAVE ACCESS FOR MAINTENANCE IF DESIRED.
- TRACT C AND TRACT D TO BE DEDICATED TO THE CITY OF TEMPLE FOR DRAINAGE PURPOSES AND OPEN SPACE/PARKLAND.
- TRACT E AND TRACT F ARE PRIVATE PARKS TO BE DEDICATED TO AND MAINTAINED BY HOA.
- A 6' WIDE SIDEWALK MUST BE CONSTRUCTED ALONG EXISTING SOUTH 5TH STREET ADJACENT TO THE PROJECT. THE CITY OF TEMPLE SHALL BEAR THE COST OF SIDEWALK CONSTRUCTION.
- ARROW INDICATES THAT STORM WATER RUNOFF MUST FLOW DOWNSTREAM WITHOUT IMPEDIMENT.

FILED FOR RECORD this 28 day of April 2023 A.D.

Number 017941, Plat Records of Bell County, Texas.

Dedication Instrument in Instruments No 2023017941 Official Records of Bell County, Texas.

SHEET 1 OF 2

FROBISH
LAND SURVEYING

T.B.P.E.L.S. FIRM NO.: 10194672

REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES
T.B.P.E.L.S. FIRM NO.: 2352

Instr # 2023017941 (A)