FINAL PLAT of

LISCHER ADDITION

a subdivision within the E. T. J. of the CITY OF TEMPLE, Bell County, Texas, being 4.5049 ACRES, situated in the NANCY CHANCE SURVEY, ABSTRACT 5, Bell County Texas, embracing all of a called 4.50 Acre tract conveyed to Norris C. Lischer and wife, Karen Sue Lischer in Volume 2010, Page 27, Deed Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

KAREN SUE LISCHER, OWNER OF THE 4.5409 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LISCHER ADDITION**, A SUBDIVISION WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: Karen Lischer
KAREN SUE LISCHER

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAREN SUE LISCHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9 DAY OF May 2023.

NOTARY PUBLIC, STATE OF TEXAS

ANNA ELIZABETH LUCKO
Notary Public, State of Texas
Comm. Expires 08-30-2024
Notary ID 132841663

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 28th DAY OF July 2023.

CHAIRPERSON

For SECRETARY, PLANNING & ZONING

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

DATED THIS 31st DAY OF August 2023.

CITY SECRETARY:

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

The Bell County Public Health District, the permitting authority for On-Site Sewage Facilities in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environmental Quality (TCEQ) and Bell County's Local Order.

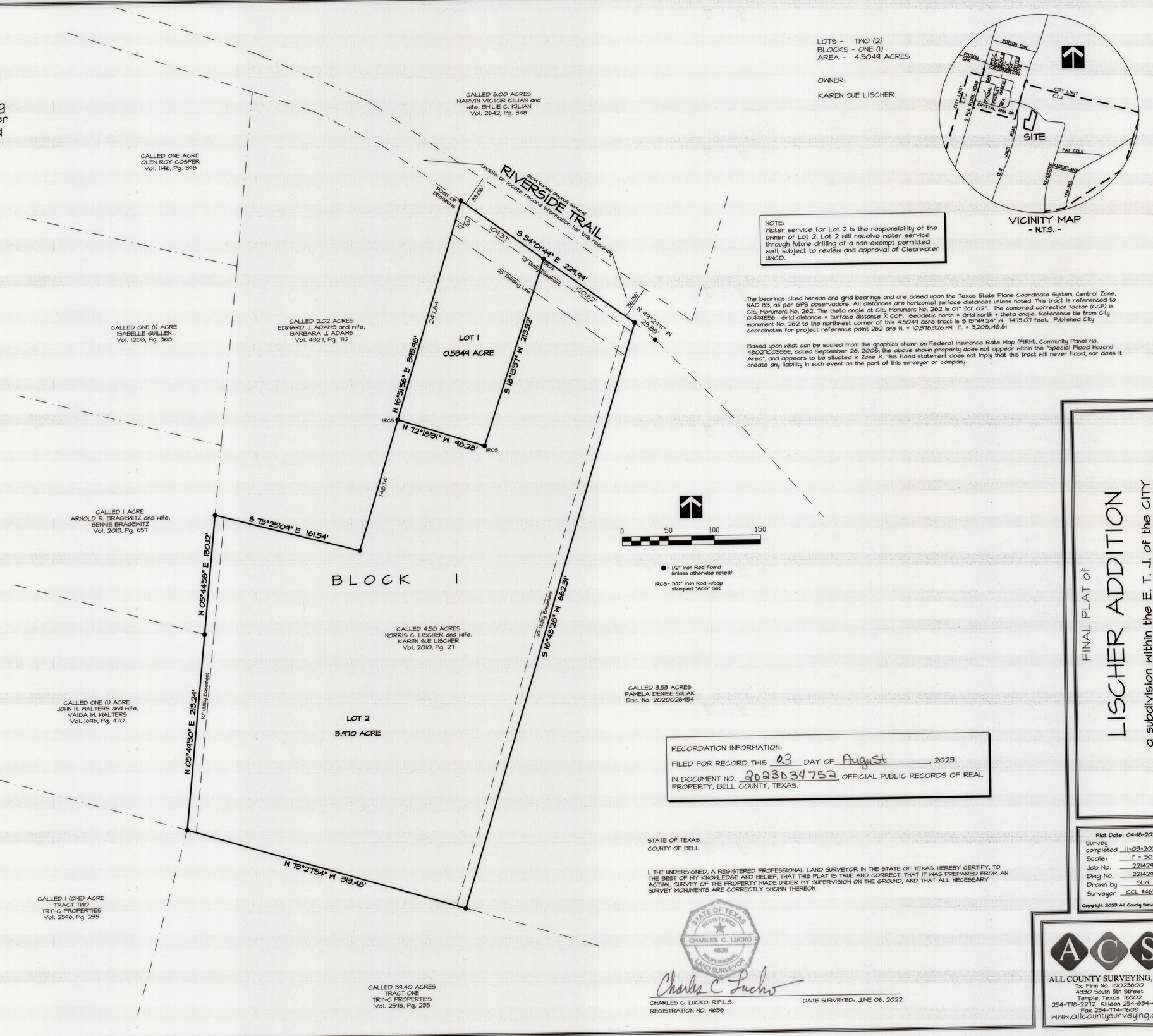
Signature: David Blue RS
Bell County Public Health District

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 the 24 day of May, 2023 A. D.

By: Bell County Tax Appraisal District



LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 4.5049 ACRES

OWNER:

KAREN SUE LISCHER

VICINITY MAP
- N.T.S. -

NOTE:
Water service for Lot 2 is the responsibility of the owner of Lot 2. Lot 2 will receive water service through future drilling of a non-exempt permitted well, subject to review and approval of Clearwater UWCD.

The bearings cited hereon are grid bearings and are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. All distances are horizontal surface distances unless noted. This tract is referenced to City Monument No. 262. The theta angle at City Monument No. 262 is 01° 30' 02". The combined correction factor (CCF) is 0.9998856. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 262 to the northwest corner of this 4.5049 acre tract is S 13°49'24" W 7475.07 feet. Published City coordinates for project reference point 262 are N. = 10,378,326.99 E. = 3,208,148.81

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0335E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

RECORDATION INFORMATION:
FILED FOR RECORD THIS 03 DAY OF August, 2023.
IN DOCUMENT NO. 202334752, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

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

STATE OF TEXAS
REGISTERED
CHARLES C. LUCKO
4636
PROFESSIONAL
LAND SURVEYOR

Charles C Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636

DATE SURVEYED: JUNE 06, 2022

FINAL PLAT of
LISCHER ADDITION
a subdivision within the E. T. J. of the CITY OF TEMPLE, Bell County, Texas.

Plot Date: 04-18-2023
Survey completed 11-03-2022
Scale: 1" = 50'
Job No. 221429
Dwg No. 221429
Drawn by SLW
Surveyor CCL #4636

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Inst # 202334752