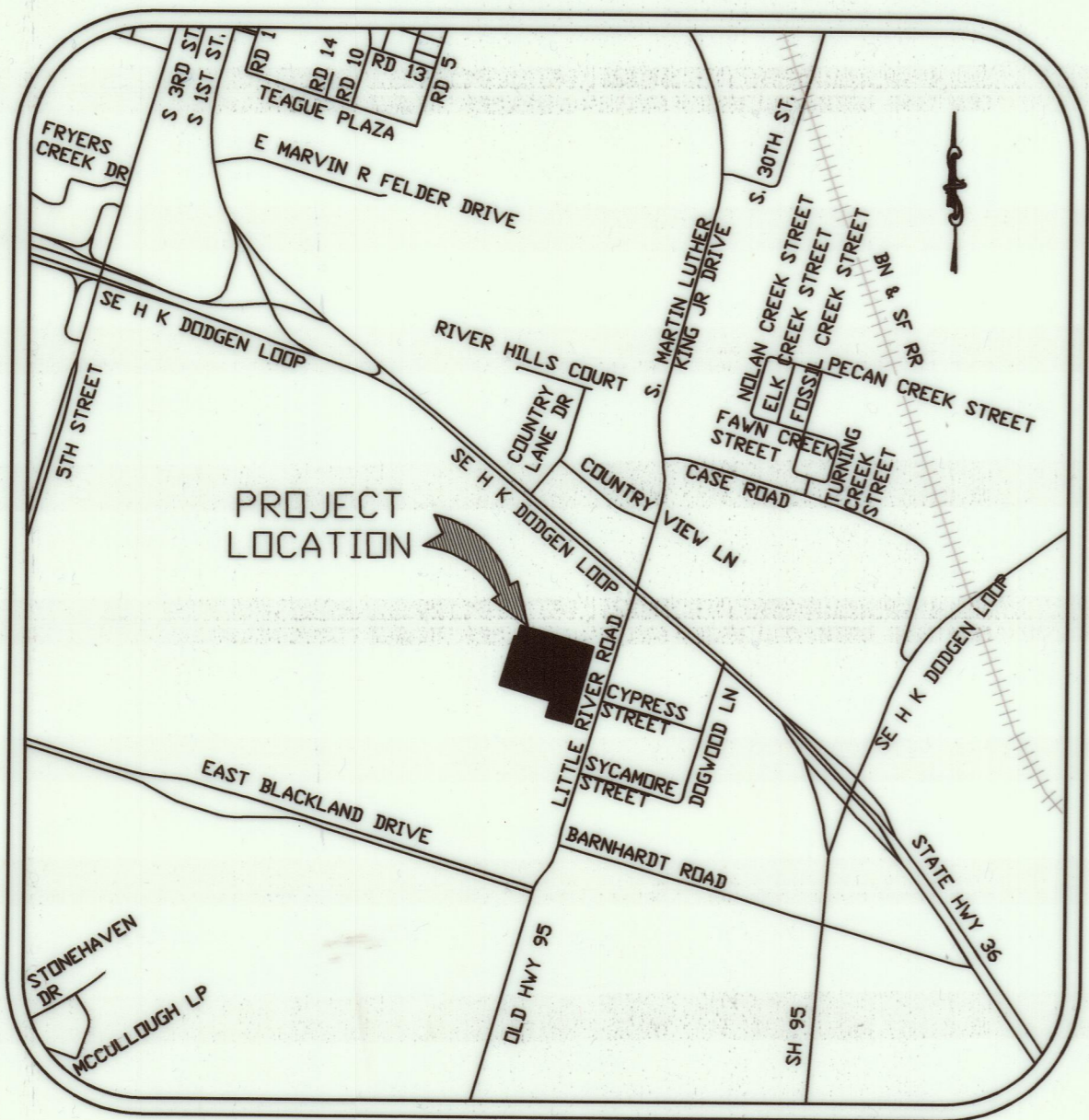


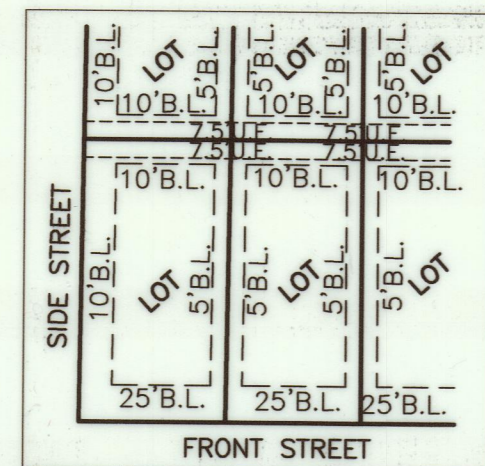
2018/185



VICINITY MAP
N.T.S.

Line Table			Curve Table				
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord
L1	N73°14'39"W	132.60'	C1	70.69	45.00	90°00'00"	N28°14'56"W 63.64
L2	S16°45'04"W	7.96'	C2	27.49	17.50	90°00'00"	N28°14'56"W 24.75
L3	N16°45'04"E	118.93'	C3	156.56	67.50	132°53'33"	N21°55'59"W 123.75
L4	N16°20'32"E	60.00'	C4	61.52	67.50	52°13'09"	N35°13'18"W 59.41
L5	N16°45'04"E	118.93'	C5	11.82	67.50	10°01'58"	N39°29'48"E 11.80
L6	S73°14'56"E	19.21'	C6	31.87	67.50	27°02'53"	N74°51'19"W 31.57
L7	N16°45'04"E	119.91'	C7	51.36	67.50	43°35'32"	N12°41'03"E 50.13

Curve Table				
Curve #	Length	Radius	Delta	Chord
C8	314.16	60.00	300°00'00"	S16°45'04"W 60.00
C9	314.16	60.00	300°00'00"	S16°45'04"W 60.00
C10	314.16	60.00	299°59'54"	S16°20'32"W 60.00
C11	287.98	55.00	300°00'00"	S73°14'52"E 55.00



TYPICAL BUILDING SETBACK LINES

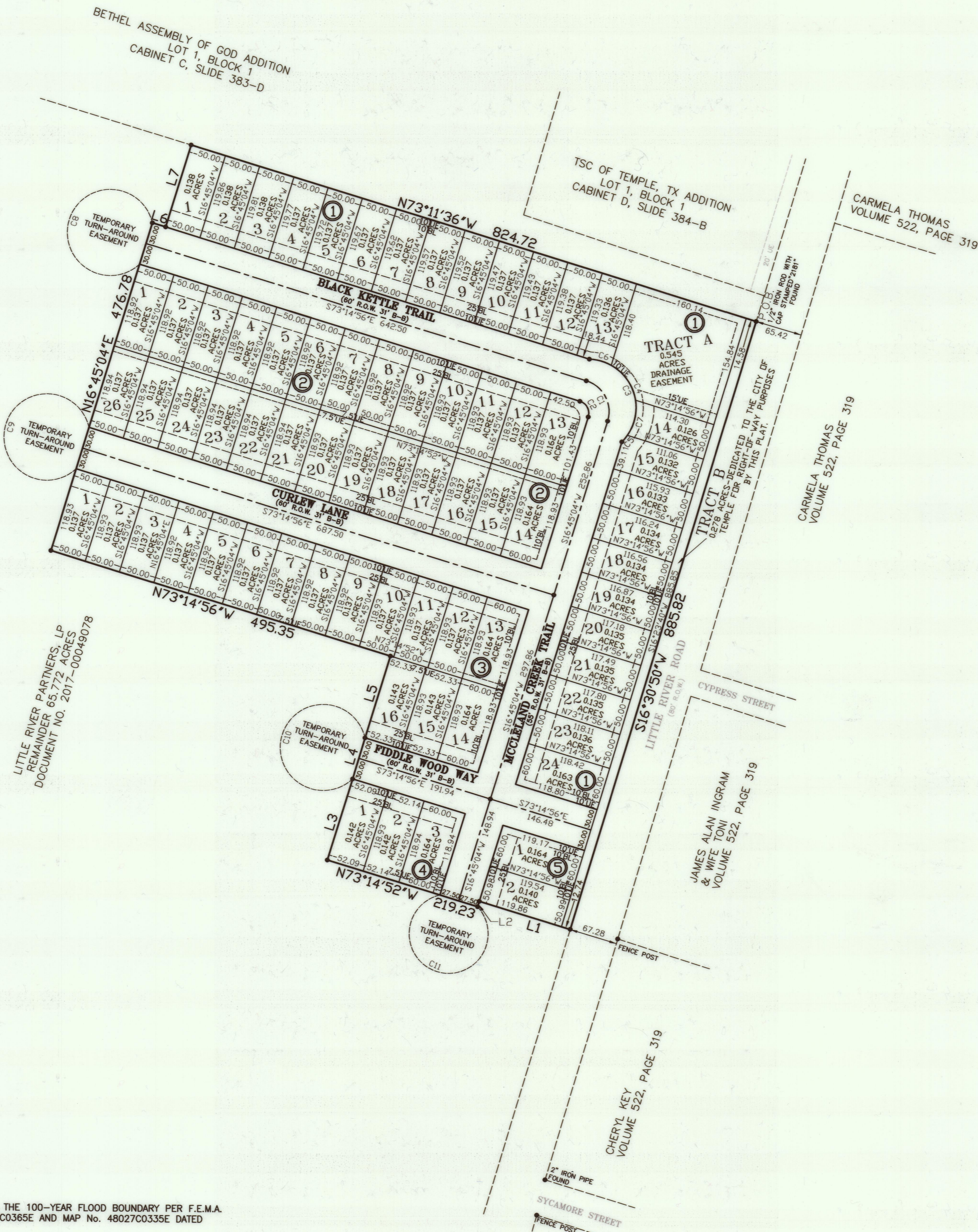
SURVEY NOTES:

- 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.
- ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NO. 1052. THE THETA ANGLE AT SAID MONUMENT IS 01°32'30". THE COMBINED CORRECTION FACTOR (CCF) IS 0.999851. PUBLISHED CITY COORDINATES ARE X=10362827.20 Y=3233619.96
- THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS S27°21'01"E, 1458.95 FEET. GRID DISTANCE = SURFACE DISTANCE X CCF. GEODETIC NORTH = GRID NORTH + THETA ANGLE.

NOTES:

- PRAIRIE RIDGE, PHASE ONE IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 48027C0365E AND MAP No. 48027C0335E DATED SEPTEMBER 26, 2008.
- TRACT A SHALL BE UTILIZED AS DRAINAGE DETENTION AREA AND SHALL BE OWNED AND MAINTAINED BY THE PRAIRIE RIDGE HOMEOWNERS ASSOCIATION.
- 6" SIDEWALK REQUIRED AT EAST PROPERTY BOUNDARY, ALONG LITTLE RIVER ROAD.
- TRACT B TO BE DEDICATED TO THE CITY OF TEMPLE FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT.
- LOTS 14-24, BLOCK 1 AND LOTS 1-2, BLOCK 5 SHALL HAVE NO ACCESS OFF OF LITTLE RIVER ROAD.

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



FILED FOR RECORD THIS 20th DAY OF November, 2018, IN YEAR 2018, PLAT # 185.

DEDICATION INSTRUMENT #2018-48312, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED NOVEMBER 3, 2017

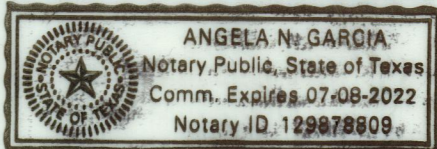
Inst # 2018-48312

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT LITTLE RIVER PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS FINAL PLAT OF PRAIRIE RIDGE, PHASE I, 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, EASEMENTS, AND PUBLIC PLACES AS SHOWN HEREON.

LITTLE RIVER PARTNERS, LP,
A TEXAS LIMITED PARTNERSHIP

BY
EMILIO PERALES, MANAGER
LITTLE RIVER PARTNERS GP, LLC, GENERAL PARTNER



STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF November 2018 BY EMILIO PERALES, MANAGER OF LITTLE RIVER PARTNERS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY GENERAL PARTNER, ON BEHALF OF LITTLE RIVER PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP.

Angela M. Garcia
NOTARY PUBLIC

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:

Victor D. Turley, P.E.
NO. 32525

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.

Victor D. Turley, R.P.L.S.,
NO. 2475

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 19th DAY OF November 2018.

Lyne Bennett
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 19th DAY OF November 2018.

4th of November
CHAIRPERSON:

AFFIDAVIT:

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

DATED THIS 16th DAY OF November 2018.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Meagan Cohen

FINAL PLAT for:

PRAIRIE RIDGE, PHASE I

71 Lots, 5 Blocks

- LOTS 1-24, BLOCK 1
- LOTS 1-26, BLOCK 2
- 1-16, BLOCK 3
- LOTS 1-3, BLOCK 4
- LOTS 1-2, BLOCK 5

TRACT A - 0.545 acres-drainage easement to be owned and maintained by the Prairie Ridge homeowners association
TRACT B - 0.278 acres- dedicated to the City of Temple for right-of-way purposes by this plat

13.896 ACRES

BEING A SUBDIVISION OUT OF MAXIMO MORENO SURVEY, ABSTRACT #14, CITY OF TEMPLE, BELL COUNTY, TEXAS

13.896 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO THE DEDICATION INSTRUMENT.

FINAL PLAT for:
PRAIRIE RIDGE, PHASE I

MAXIMO MORENO SURVEY, ABSTRACT #14
CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
LITTLE RIVER PARTNERS, LP.
2182 RANCH ROAD
TEMPLE, TEXAS, 76502

REVISIONS

DATE	DESCRIPTION	DFTR
10/05/18	DRC COMMENTS	MEA

DRAFTSMAN:
MEA

DATE:

COMPUTER FILE NAME:

18-982, PRAIRIE RIDGE PHASE ONE,
FINAL PLAT.DWG

JOB NUMBER:

PAGE #

18-982

02

02