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FINAL PLAT OF
CHUPIK INDUSTRIAL ADDITION
A SUBDIVISION WITHIN THE CITY OF
TEMPLE, BELL COUNTY, TEXAS.

Being 5.489 Acres situated in the NANCY S. FERGUSON SURVEY,
ABSTRACT No. 322, City of Temple, Bell County, Texas,

STATE OF TEXAS
COUNTY OF BELL

BARBARA CHUPIK, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CHUPIK INDUSTRIAL ADDITION, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE 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.

Barbara Chupik
BARBARA CHUPIK

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA CHUPIK, 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 29 DAY OF April, 2020.

Deborah L. Hays
NOTARY PUBLIC, STATE OF TEXAS

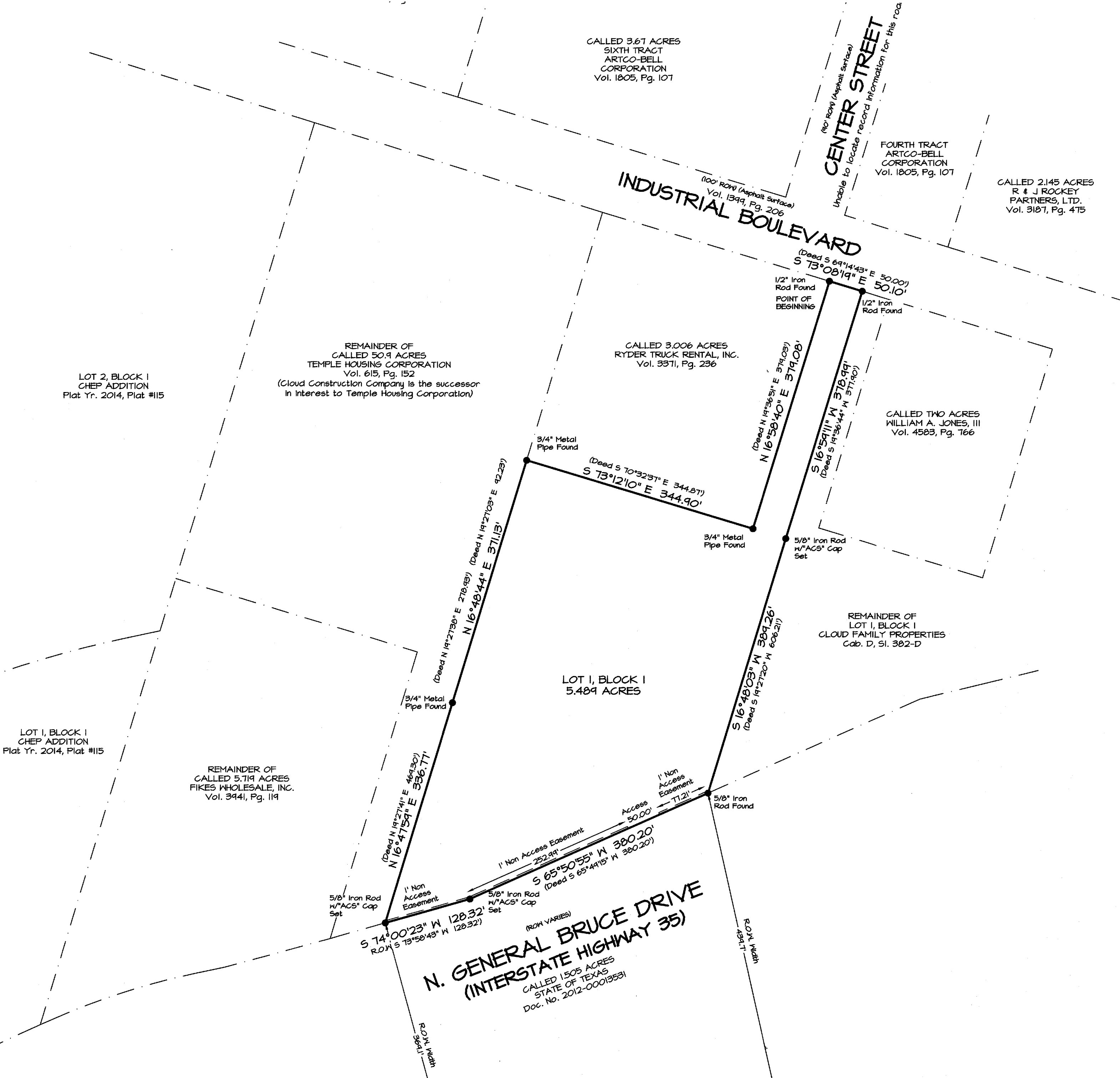
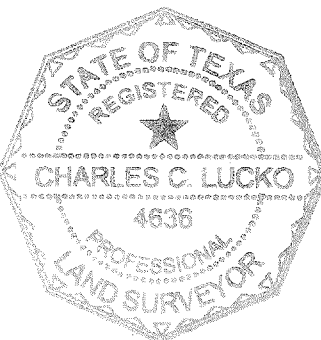
I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF TEMPLE, IT QUALIFIES FOR ADMINISTRATIVE PLAT APPROVAL AS PROVIDED IN THIS ORDINANCE, AND IT IS HEREBY APPROVED.

Paul L. Case 5/1/20
DIRECTOR OF PLANNING DATE

STATE OF TEXAS
COUNTY OF BELL

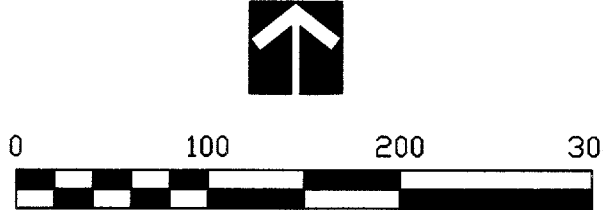
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

Charles C. Lucko
CHARLES C. LUCKO
REGISTRATION NO. 4636
DATE SURVEYED: AUGUST 27, 2019



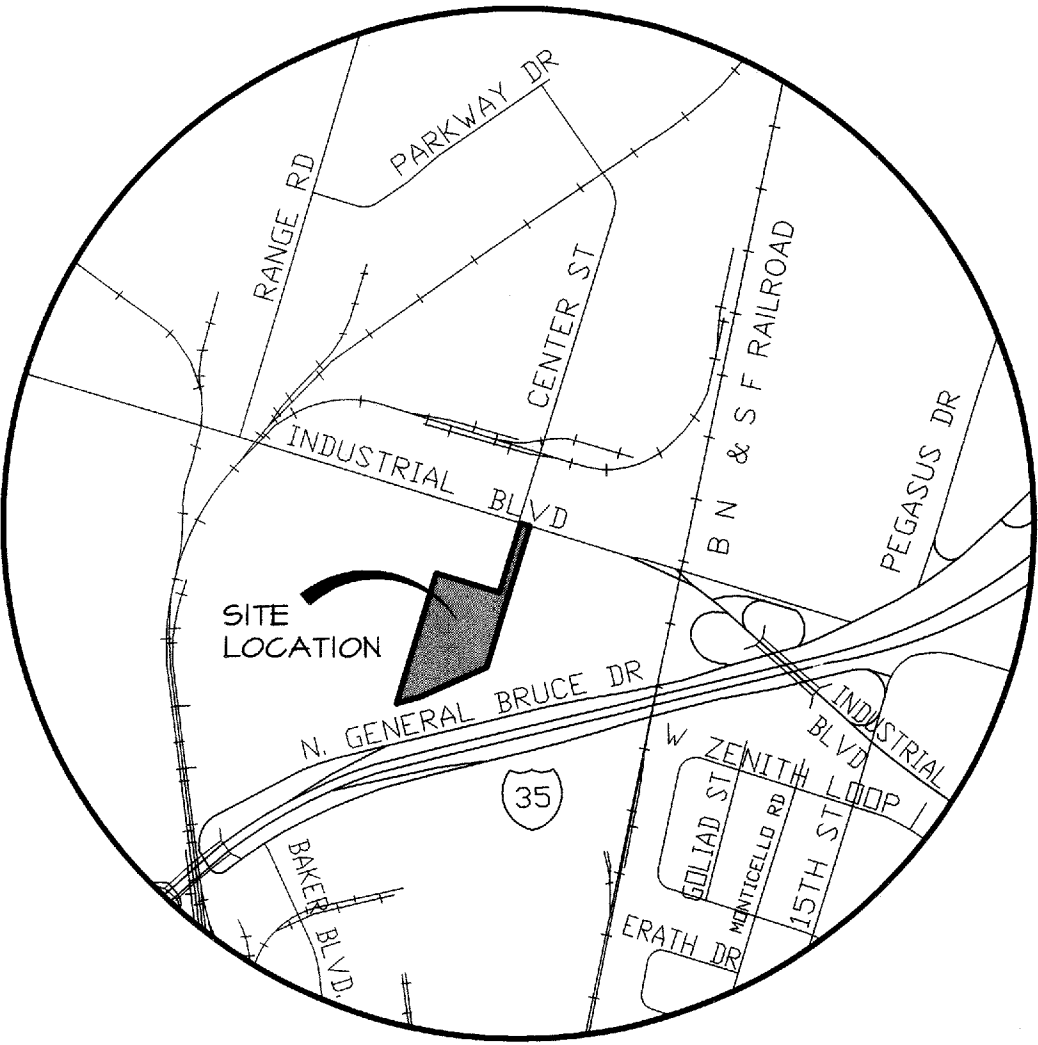
OWNER
BARBARA CHUPIK
2413-A SPRING LANE
AUSTIN, TX 78703

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 5.489 ACRES



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 and all bearings are grid bearings. All coordinates are referenced to City Monument No. 68. The theta angle at City Monument No. 68 is 01°52'20". The combined correction factor (CCF) is 0.99998471. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City Monument No. 68 to the most northerly, northwest corner of this 5.489 Acre is S 05°12'38" E 5048.22 Feet. Published City coordinates for project reference point 68 are N = 10391.25135 E = 3231100.44.

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48027C040E and 48027C035E, effective date 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.



VICINITY MAP
- n.t.s. -

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 12th day of May, 2020 A.D.
By: *Meagan Bowen*
Bell County Tax Appraiser District

RECORDATION INFORMATION:
FILED FOR RECORD THIS _____ DAY OF _____, 2020.
IN YEAR _____, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

FINAL PLAT OF
CHUPIK INDUSTRIAL ADDITION
A SUBDIVISION WITHIN THE CITY OF
TEMPLE, BELL COUNTY, TEXAS.

Plot Date: 08-05-2020
Survey completed: 08-30-2019
Scale: 1" = 100'
Job No. 190740.1
Dwg No. 190740P
Drawn by SLN/MDH
Surveyor RMS #6746
Copyright 2020 All County Surveying, Inc.

ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10028600
4330 South 5th Street
Temple, Texas 76502
254-778-2212 Killeen 254-634-4636
Fax 254-T14-1608
www.allcountysurveying.com



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2020022887

**As
PLAT**

Recorded On: May 14, 2020

Parties: CHUPIK BARBARA

To CHUPIK INDUSTRIAL ADDITION

Comment:

Billable Pages: 1

Number of Pages: 2

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

PLAT RECORDING: \$25.00

Total Fees: \$25.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2020022887

Receipt Number: 117854

Recorded Date/Time: 05/14/2020 10:05:24 AM

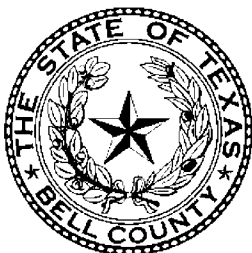
User / Station: ramiremng - BCCCD0642

Record and Return To:

All County Surveying

4330 S 5TH ST

TEMPLE, TX 76502-3312



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

**Shelley Coston
Bell County Clerk**