

2017
28

FINAL PLAT of
**BIRD CREEK VALLEY
COMMERCIAL PARK, PHASE VIII**
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being a REPLAT of a portion of LOT TWO (2), BLOCK ONE (1), BIRD CREEK VALLEY COMMERCIAL PARK, PHASE V, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet A, Slide 46-C, Plat Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

TRIPLE B PROPERTIES, LTD., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BIRD CREEK VALLEY COMMERCIAL PARK, PHASE VIII, 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.

TRIPLE B PROPERTIES, LTD., a Texas limited partnership
2021 SOUTH 61st STREET
TEMPLE, TEXAS 76504

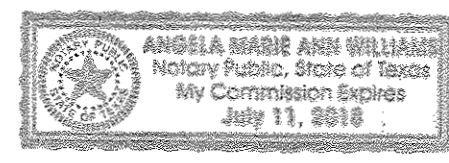
James A. Barron
JAMES A. BARRON, Managing Member
TRIPLE B ADMINISTRATION, L.C., General Partner

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES A. BARRON, MANAGING MEMBER OF TRIPLE B ADMINISTRATION, L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER, ON BEHALF OF TRIPLE B PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF February 2017.

Angela Marie Ann Williams
ANGELA MARIE ANN WILLIAMS
Notary Public, State of Texas
My Commission Expires July 11, 2018



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.

Erin J. Church 3-1-17
DIRECTOR OF PLANNING DATE

AFFIDAVIT:

The Tax Appraisal District of Bell County, the taxing authority for all taxing 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.

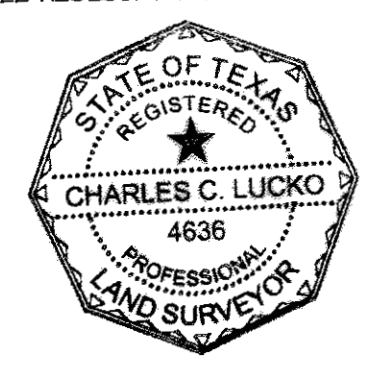
Dated this the 3rd day of March, 2017 A.D.

By: *Meaghan Sawyer*
Bell County Tax Appraiser District

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 AS SHOWN HEREON.

Charles C. Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: DECEMBER 24, 2016



FILED FOR RECORD THIS 6th DAY OF March, 2017.
IN YEAR 2017, PLAT # 28, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT # 9526, OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 122. The theta angle at City Monument No. 122 is 01°30'14". The combined correction factor (CCF) is 0.9998571. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 122 to the southwest corner of this subdivision is N 86°04'39" E 1844.93 feet. Published City coordinates for project reference point 1054 are N = 10367.910.25 E = 3210.425.21

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48027C0335E, 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.

LOTS - I
BLOCKS - I
AREA - 0.845 ACRE

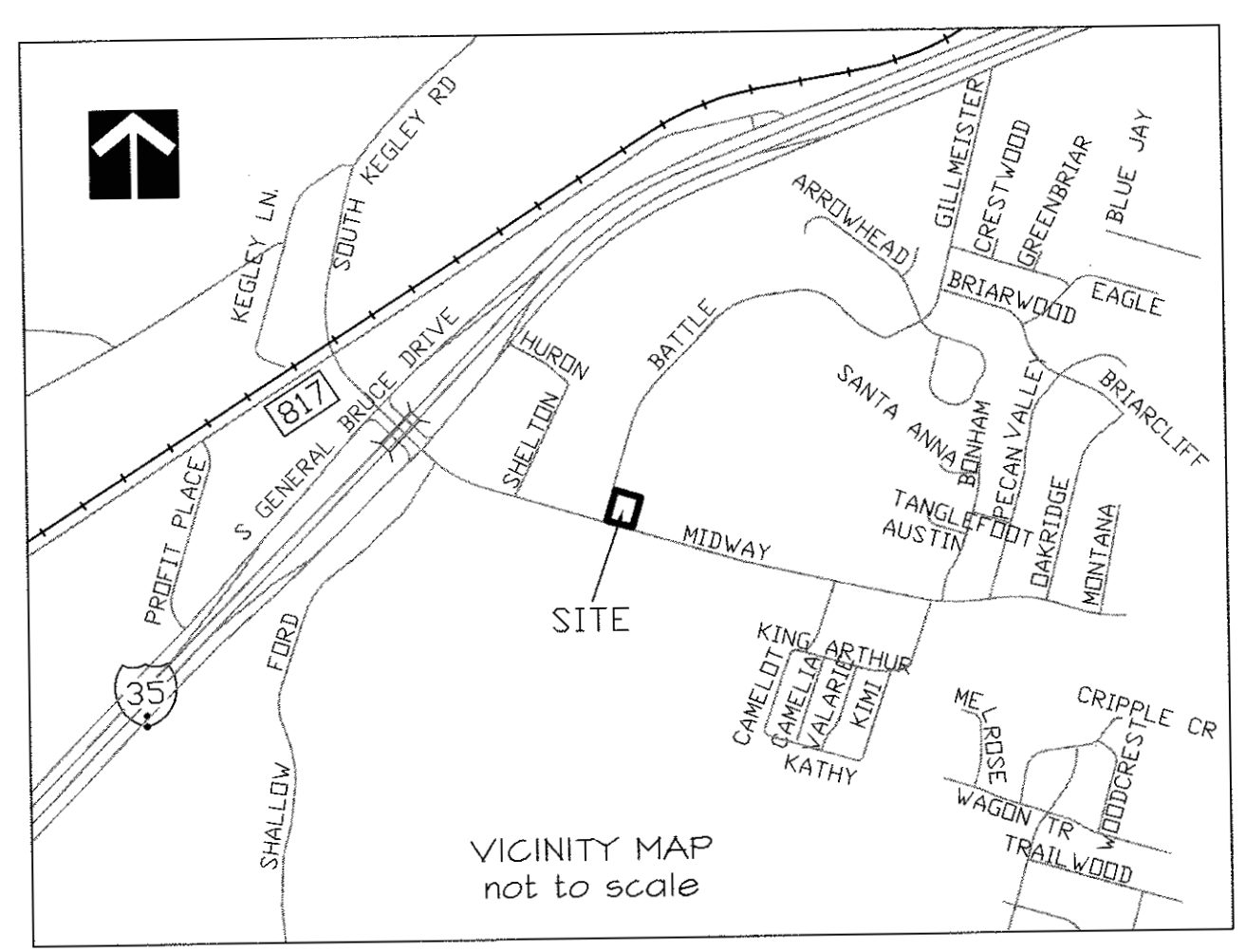
PURPOSE STATEMENT:

THE PURPOSE OF THIS REPLAT IS FOR THE CONVEYANCE AND DEVELOPMENT OF AN EXISTING TRACT.

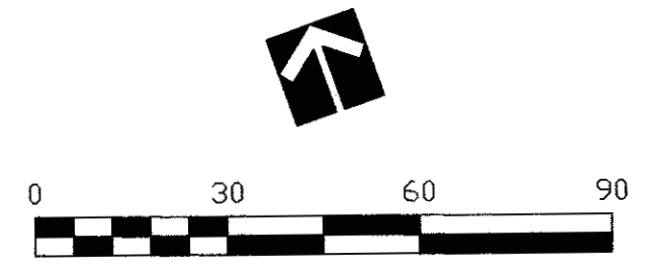
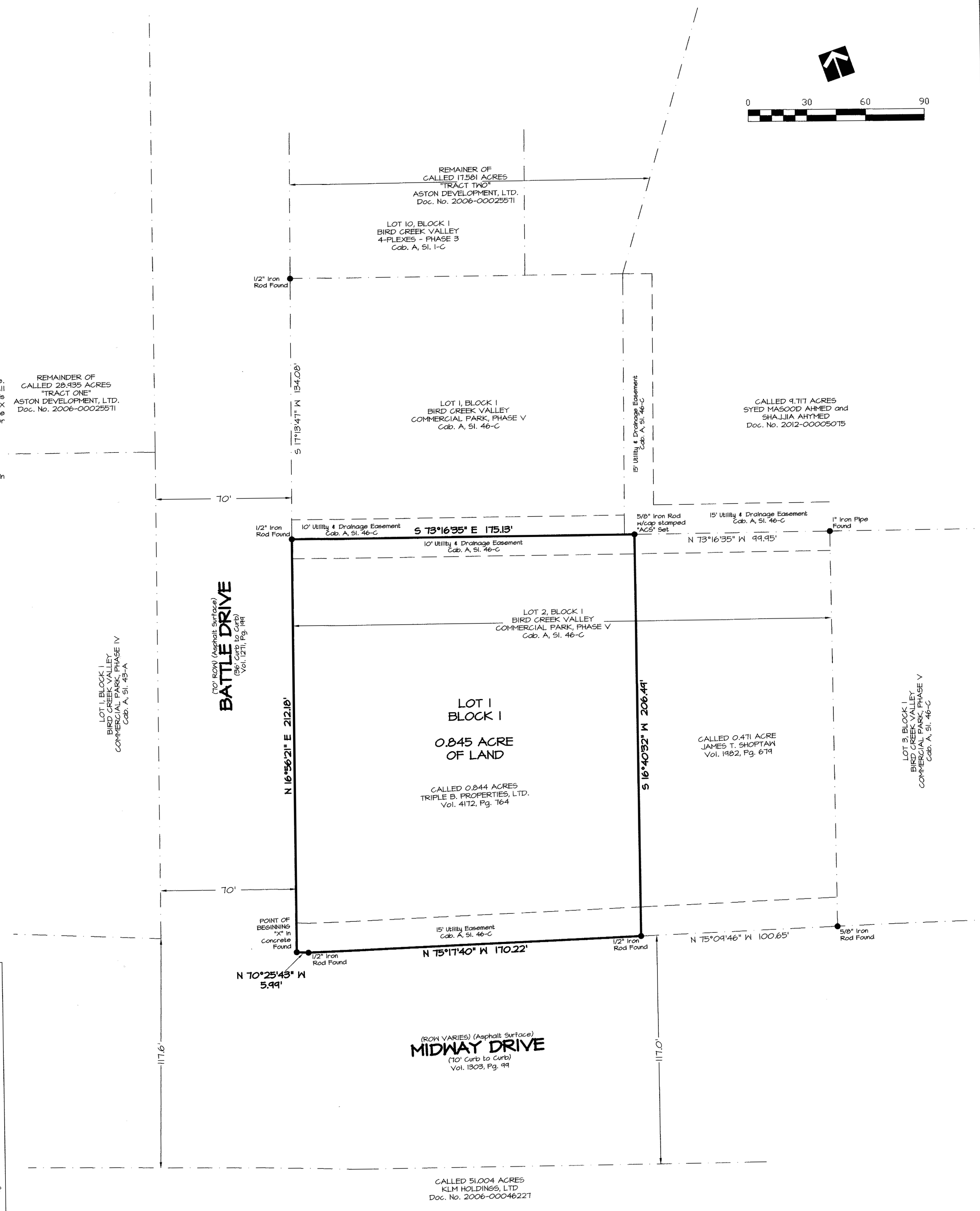
NOTES:

THE BOUNDARIES SHOWN HEREON REPRESENT THE EXISTING LAYOUT OF THE PROPERTY INCORPORATED IN THIS PLAT.

AS PER THE CITY OF TEMPLE UDC Sec. 8.2, A 6' SIDEWALK IS REQUIRED ALONG MIDWAY DRIVE AND A 4' SIDEWALK IS REQUIRED ALONG BATTLE DRIVE.



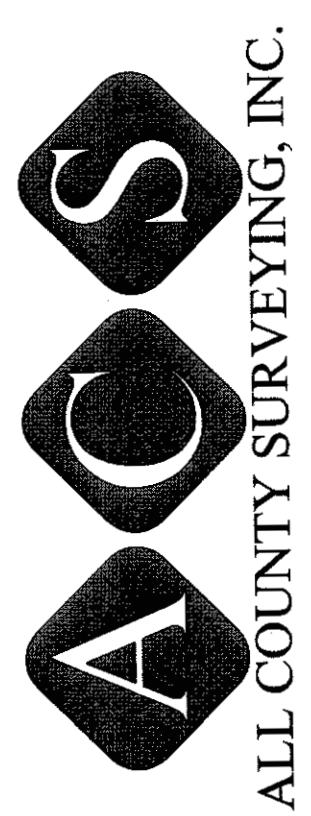
VICINITY MAP
not to scale



FINAL PLAT of

**BIRD CREEK VALLEY
COMMERCIAL PARK, PHASE VIII**
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76504
254-716-2212 Killeen 254-634-4636
Fax 254-714-1608
Tx. Firm Lic. No. 10023600



ALL COUNTY SURVEYING, INC.

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Plot date: 02-15-2017
Job No: 161028
Date: 12-24-2016
Scale: 1" = 30'
Drawing No: 161028P
Drawn By: SLW
Checked By: CCL

Inst# 2017-9526