

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 THE 24th DAY OF February 2017.

*Angela Marie Ann Williams*  
ANGELA MARIE ANN WILLIAMS  
NOTARY PUBLIC, STATE OF TEXAS  
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.

*Bruce L. 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.  
*Morgan Sauer*  
By  
Bell County Tax Appraisal 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 # 2017-8526 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 0.94985. Grid distance + Survey distance = CCF. Geodetic north = Grid north + theta angle. City Monument No. 122 to the southwest corner of this subdivision is N 86°04'34" E 124943 feet. Published City coordinates for project reference point 124 are N. = 1036719.25 E. = 3210425.2

Based upon what can be scaled from the graphics shown on F.E.M.A. Flood Insurance Rate Map (FIRMs) Map No. 480-210-03355, 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 - 1  
BLOCKS - 1  
AREA - 0.845 ACRE

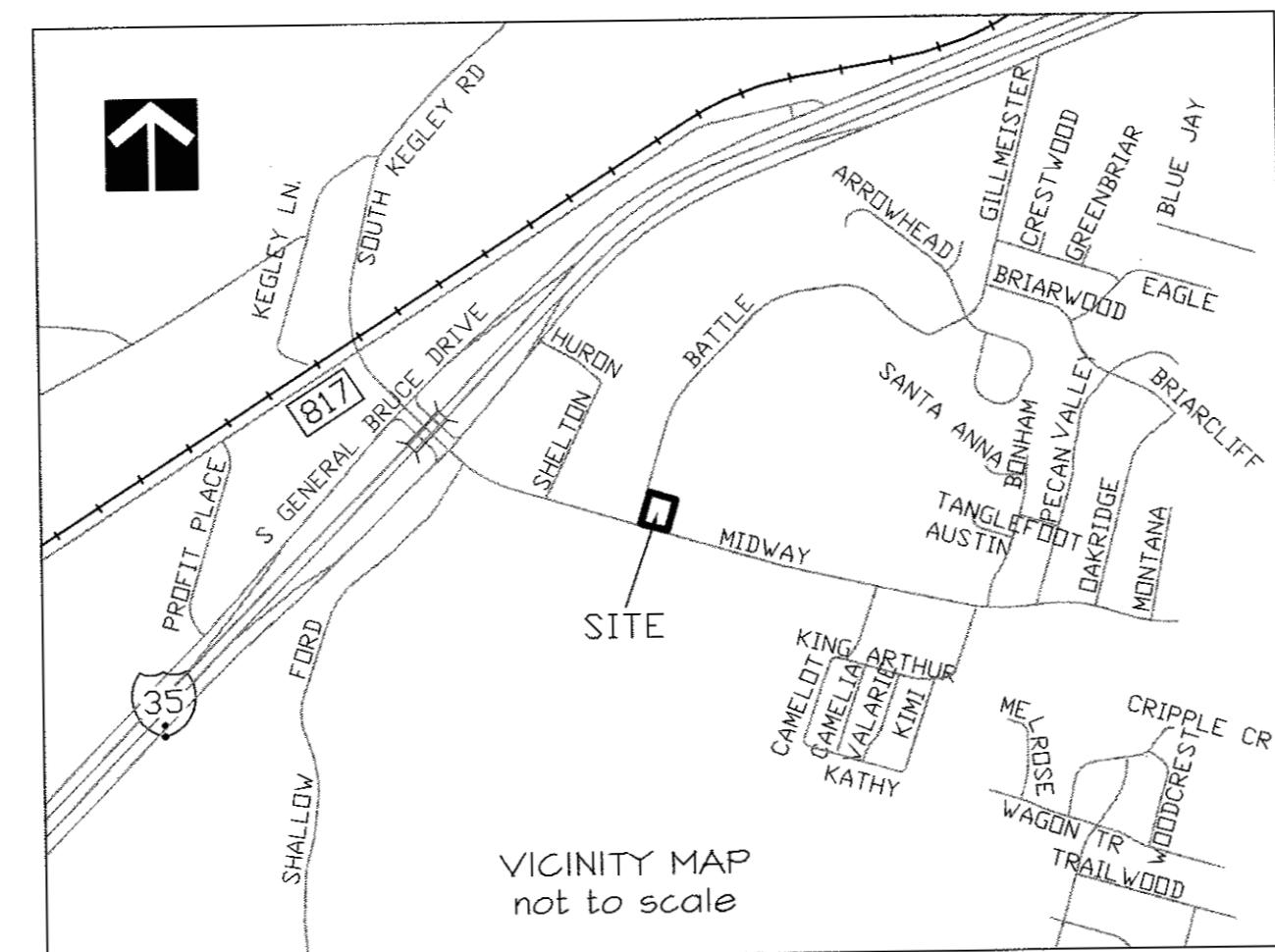
PURPOSE STATEMENT:

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

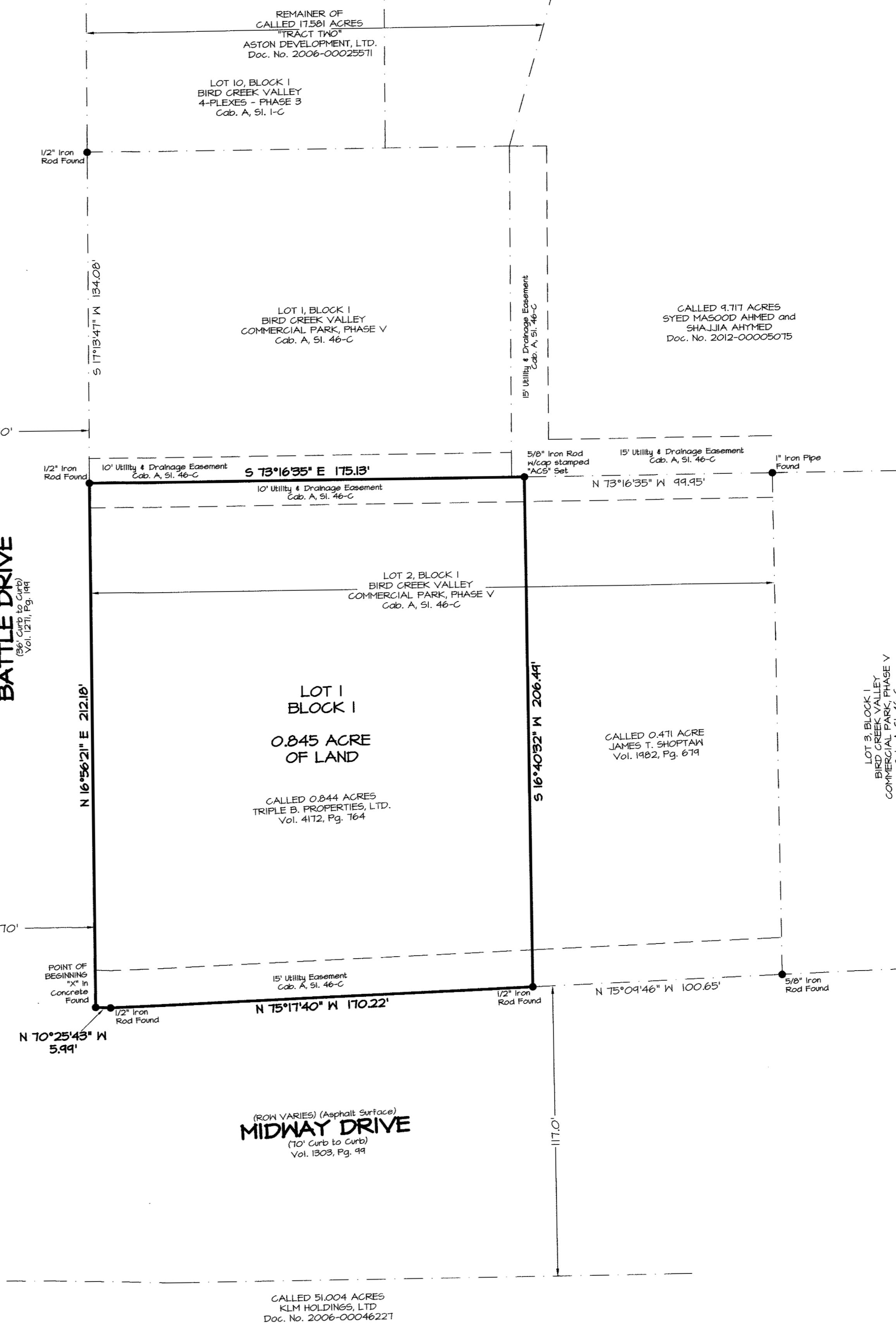
NOTES:

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.



Inst# 2017-8526



Copyright 2017 All County Surveying, Inc.  
Plot date: 02-13-2017  
Job No.: 161028P  
Date: 12-29-2016  
Scale: 1" = 30'  
Drawing No.: 161028P  
Drawn By: SLW  
Checked By: CCL

1303 South 21st Street  
Temple, Texas 76504  
254-714-1608  
Fax: 254-714-4636  
Tx. Firm Lic. No. 1002360

**ACAS**  
ALL COUNTY SURVEYING, INC.

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