

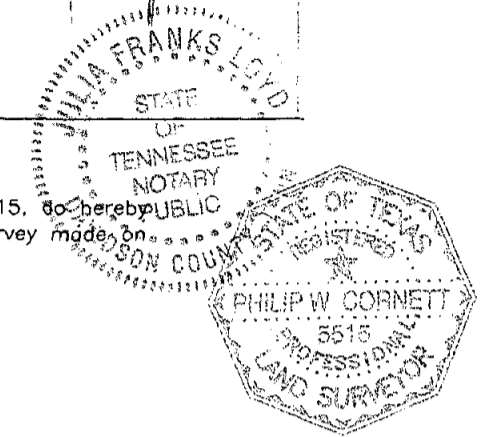
D  
295A

TEMPLE DTP II, LLC  
I, the owner of the tract of land shown hereon and do accept this as its Plan for the subdivision into lots and blocks and do dedicate to the public forever the streets, alleys, and easements as shown.  
KEN LARISH, PRESIDENT  
KEN LARISH  
TEMPLE DTP II, LLC  
201 SUMMIT VIEW DRIVE, SUITE 110  
BRENTWOOD, TENNESSEE 37027  
615-370-0670

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public in and for the State of Tennessee, this the 15th day of April, 2010.  
Witness: Kenneth M. Larish

Julia Zambos Boyd  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, TENNESSEE

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515

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 April, 2010.

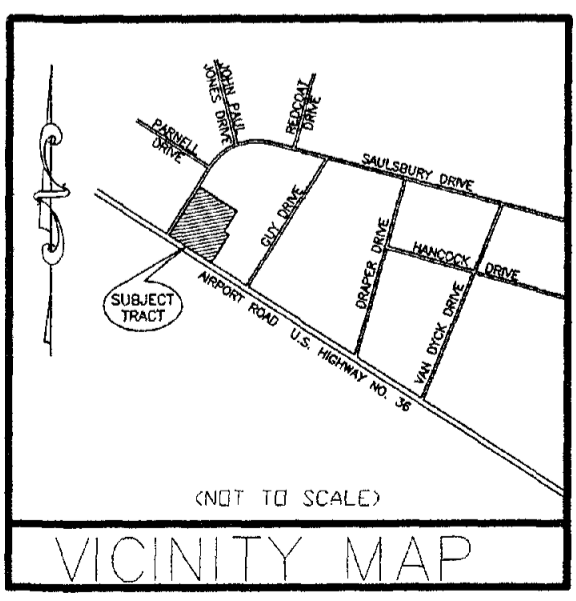
Michael Hill, CHAIRPERSON  
Tina D. Dahn, SECRETARY TO THE PLANNING AND ZONING COMMISSION

RECORDED IN CABINET D, SLIDE 295A OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, THIS THE 20th DAY OF April, 2010.

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 12th day of April, A.D. 2010  
Terry A. Lewis

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land, all of Lots 1, 2 and 10, Block 5 of the Northwest Hills Commercial Subdivision as shown by plat recorded in Cabinet A, Slide 16-B of the Plat Records of Bell County, Texas and being more completely described as follows, to-wit:  
BEGINNING at a 1" square iron tubing (found) for the northerly corner of the above mentioned Lot 2, the westerly corner of Lot 3, in the Southeast right-of-way of Saulsbury Drive;  
THENCE South 55 deg. 00 min. 42 sec. East with the Southwest line of said Lot 3, the Northeast line of said Lot 2, a distance of 209.83 ft. to a 1" square iron tubing (found) for the easterly corner of same, the southerly corner of Lot 3, the westerly corner of Lot 7, the northerly corner of Lot 8;  
THENCE South 35 deg. 05 min. 04 sec. West with the Northwest line of said Lot 8, the Southeast line of said Lot 2, a distance of 104.81 ft. to a 1/2" iron rod (set) for the southerly corner of same, the westerly corner of Lot 8, in the Northeast line of the above mentioned Lot 10;  
THENCE South 55 deg. 00 min. 42 sec. East with the Southwest line of said Lot 8, the Northeast line of said Lot 10, a distance of 17.13 ft. to a 1/2" iron rod (set) for corner, the northerly corner of Lot 9;  
THENCE South 35 deg. 05 min. 04 sec. West with the Northwest line of said Lot 9, the Southeast line of said Lot 10, a distance of 159.81 ft. to a 1/2" iron rod (set) for the southerly corner of same, the westerly corner of Lot 9, in the Northeast right-of-way of Airport Road (U. S. Highway No. 36), a 1/2" iron rod (found) for the southerly corner of Lot 9 bears South 55 deg. 00 min. 42 sec. East - 144.92 ft.;  
THENCE Northwesterly with the Northeast right-of-way of Airport Road (U. S. Highway No. 36), the Southwest line of said Lot 10 and Lot 1, as follows: North 55 deg. 00 min. 42 sec. West, a distance of 49.92 ft. to a 1/2" iron rod (set) for corner and North 55 deg. 05 min. 55 sec. West, a distance of 177.59 ft. to a concrete water valve for the westerly corner of Lot 1, in the Southeast right-of-way of Saulsbury Drive;  
THENCE North 35 deg. 12 min. 13 sec. East with the Southeast right-of-way of Saulsbury Drive, the Northwest line of said Lot 1 and Lot 2, a distance of 264.89 ft. to the place of beginning, containing 1.340 acres of land

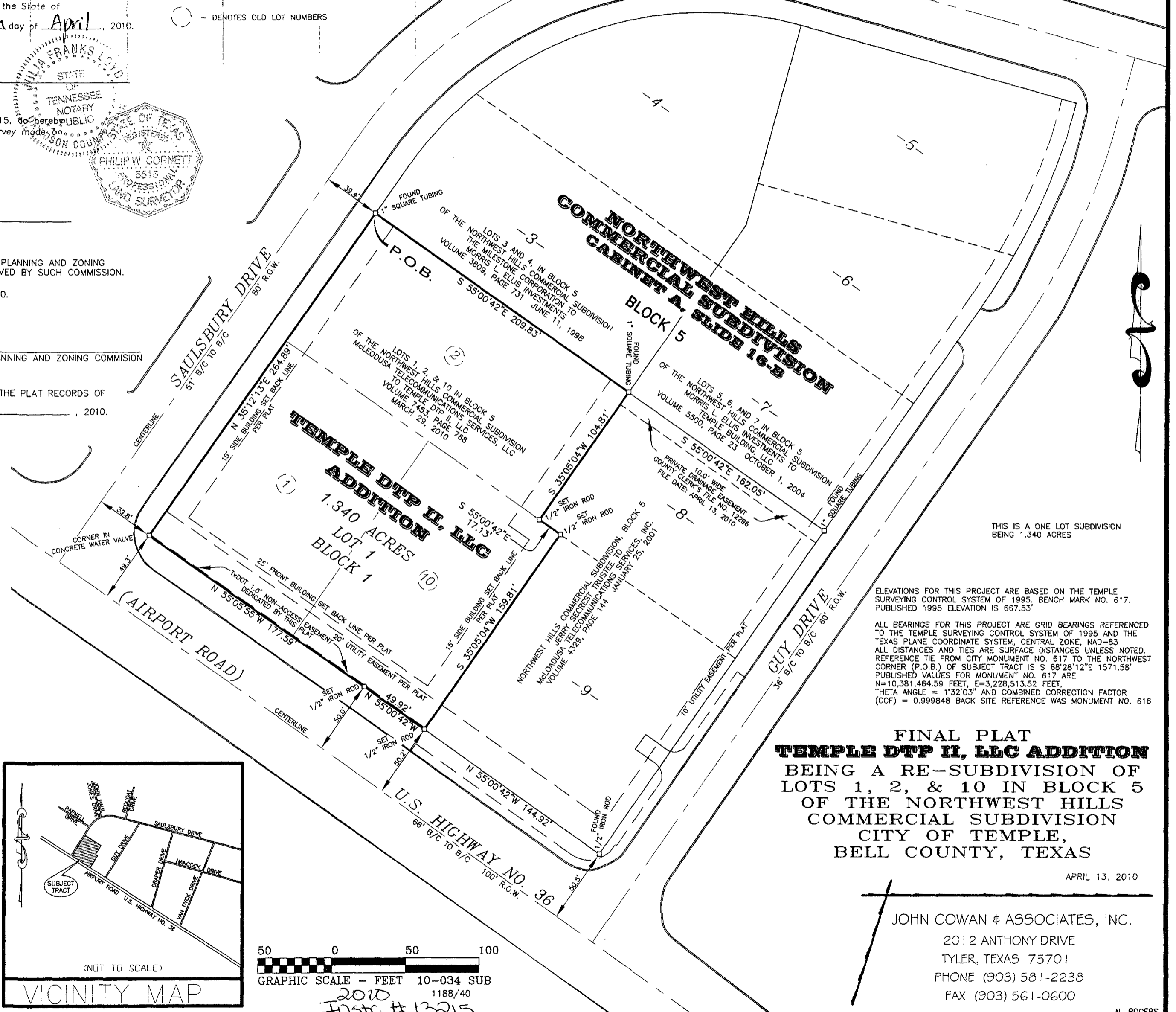


- FLOOD NOTE -

THE SUBJECT TRACT LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FIRM ( FLOOD INSURANCE RATE MAP ) PANEL NO. 0355 E, COMMUNITY NO. 480034, EFFECTIVE DATE SEPTEMBER 26, 2008.  
NOTE: A 4' SIDEWALK WITH ACCESSIBLE RAMPS IS REQUIRED ALONG SAULSBURY AND 6' SIDEWALK WITH ACCESSIBLE RAMPS IS REQUIRED ALONG SH 36 / AIRPORT ROAD.

○ - DENOTES OLD LOT NUMBERS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



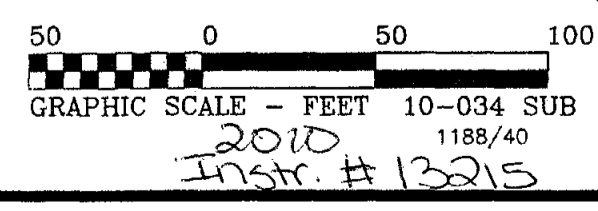
THIS IS A ONE LOT SUBDIVISION BEING 1.340 ACRES

ELEVATIONS FOR THIS PROJECT ARE BASED ON THE TEMPLE SURVEYING CONTROL SYSTEM OF 1995. BENCH MARK NO. 617. PUBLISHED 1995 ELEVATION IS 667.53'  
ALL BEARINGS FOR THIS PROJECT ARE GRID BEARINGS REFERENCED TO THE TEMPLE SURVEYING CONTROL SYSTEM OF 1995 AND THE TEXAS PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-83  
ALL DISTANCES AND TIES ARE SURFACE DISTANCES UNLESS NOTED. REFERENCE TIE FROM CITY MONUMENT NO. 617 TO THE NORTHWEST CORNER (P.O.B.) OF SUBJECT TRACT IS S 68°28'12"E 1571.58' PUBLISHED VALUES FOR MONUMENT NO. 617 ARE N=10,381,464.59 FEET, E=3,228,513.52 FEET, THETA ANGLE = 1°32'03" AND COMBINED CORRECTION FACTOR (CCF) = 0.999848 BACK SITE REFERENCE WAS MONUMENT NO. 616

FINAL PLAT  
TEMPLE DTP II, LLC ADDITION  
BEING A RE-SUBDIVISION OF  
LOTS 1, 2, & 10 IN BLOCK 5  
OF THE NORTHWEST HILLS  
COMMERCIAL SUBDIVISION  
CITY OF TEMPLE,  
BELL COUNTY, TEXAS

APRIL 13, 2010

JOHN COWAN & ASSOCIATES, INC.  
2012 ANTHONY DRIVE  
TYLER, TEXAS 75701  
PHONE (903) 581-2238  
FAX (903) 561-0600



N. ROGERS