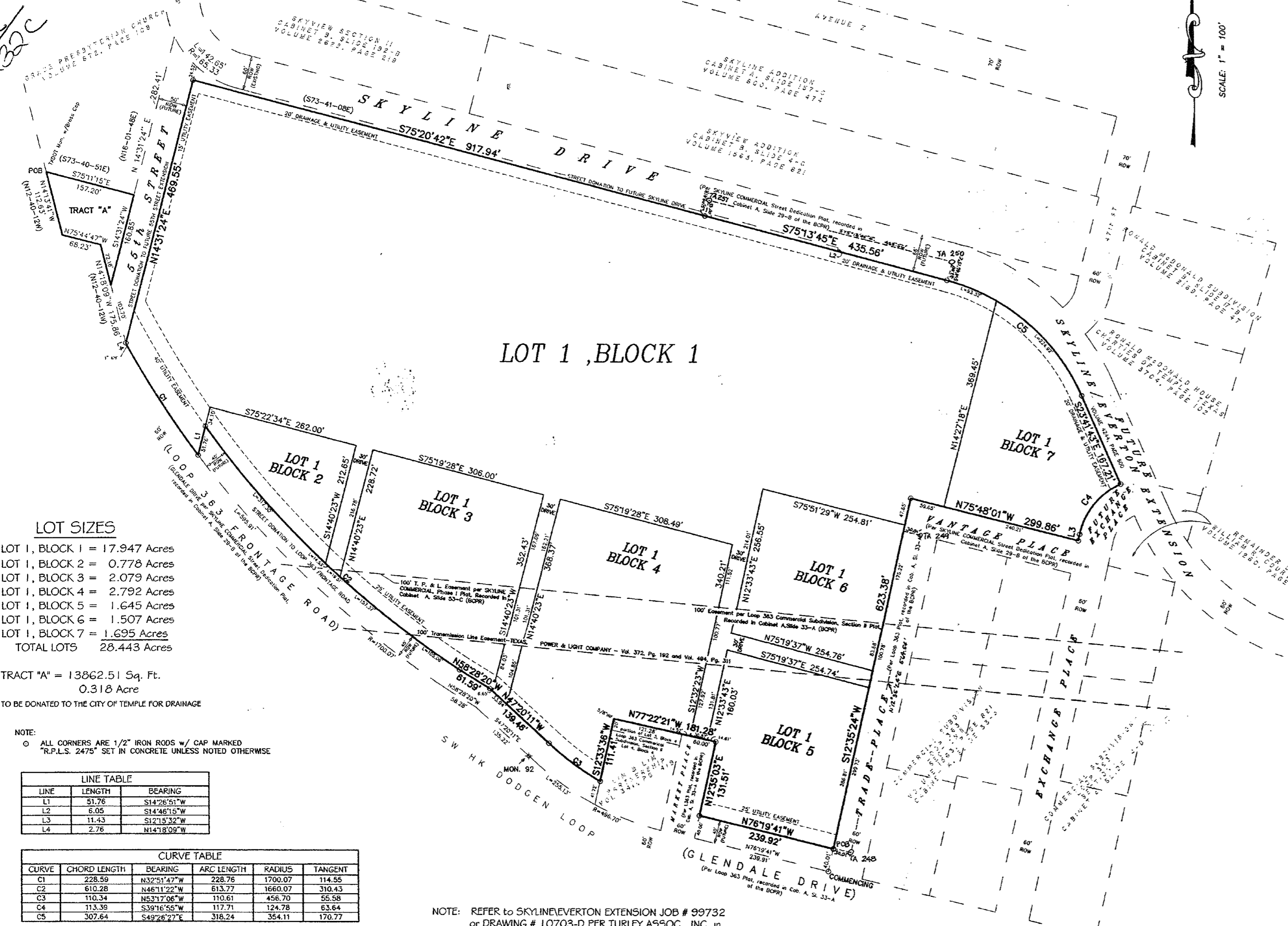


NOTE: FUTURE SKYLINE RIGHT-OF-WAY WILL BE WIDENED TO THE SOUTH 6 FEET FROM EXISTING 60 FOOT R.O.W. TO 66 FOOT R.O.W.



LOT SIZES

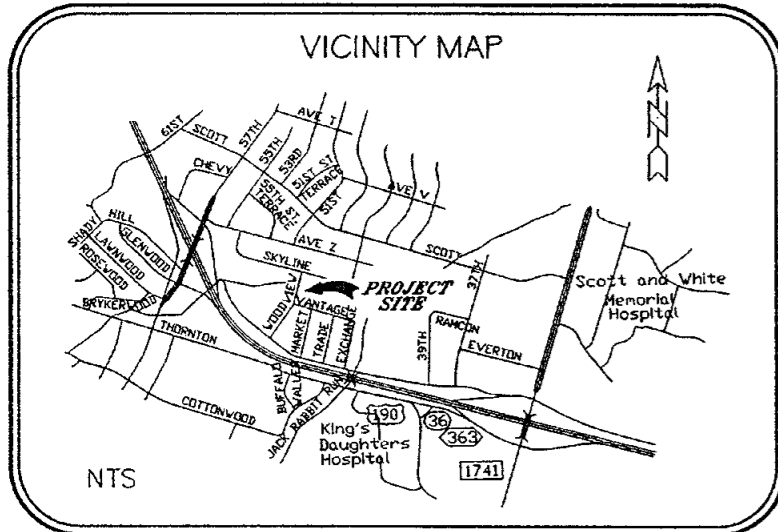
- LOT 1, BLOCK 1 = 17.947 Acres
- LOT 1, BLOCK 2 = 0.778 Acres
- LOT 1, BLOCK 3 = 2.079 Acres
- LOT 1, BLOCK 4 = 2.792 Acres
- LOT 1, BLOCK 5 = 1.645 Acres
- LOT 1, BLOCK 6 = 1.507 Acres
- LOT 1, BLOCK 7 = 1.695 Acres
- TOTAL LOTS 28.443 Acres

TRACT "A" = 13862.51 Sq. Ft.
0.318 Acre
TO BE DONATED TO THE CITY OF TEMPLE FOR DRAINAGE

NOTE: ALL CORNERS ARE 1/2" IRON RODS w/ CAP MARKED "R.P.L.S. 2475" SET IN CONCRETE UNLESS NOTED OTHERWISE

LINE	LENGTH	BEARING
L1	51.76	S14°26'51"W
L2	6.05	S14°48'15"W
L3	11.43	S12°13'32"W
L4	2.76	N14°18'09"W

CURVE	CHORD LENGTH	BEARING	ARC LENGTH	RADIUS	TANGENT
C1	228.59	N32°51'47"W	228.76	1700.07	114.55
C2	610.28	N48°11'22"W	613.77	1660.07	310.43
C3	110.34	N5°17'06"W	110.61	456.70	55.58
C4	113.39	S39°16'55"W	117.71	124.78	63.64
C5	307.64	S49°26'27"E	316.24	354.11	170.77



NOTE: BUILDING SETBACK LINES WILL BE CONSISTENT WITH THE CITY OF TEMPLE ZONING ORDINANCE.

NOTE: REFER TO SKYLINE/EVERTON EXTENSION JOB # 99732 or DRAWING # 10703-D PER TURLEY ASSOC., INC. IN TEMPLE, TX FOR SKYLINE DRIVE STREET WIDENING & 55th STREET EXTENSION PLAN & PROFILES.

BM 33 LOOP 363 AT CREEK 1/4 MI. W. OF S. 31st ST. 632.148 FEET
CHISELED SQUARE ON SOUTHWEST CORNER OF NORTH HEADWALL OF CULVERT UNDER NORTH SERVICE ROAD LOOP 363, 24.5 FEET NORTH OF CENTERLINE OF NORTH SERVICE ROAD, APPROXIMATELY 200 FEET EAST OF EXCHANGE PLACE.

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 92 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°31'19" THE COMBINED CORRECTION FACTOR (CCF) IS 0.998851 PUBLISHED CITY COORDINATES ARE X=3,221,408.489 Y=10,367,561.41 THE TIE FROM THE ABOVE CITY MONUMENT TO THE COMMENCING POINT IS S69°08'36"E, 556.63 FEET.



STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

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



STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TEMPLE TOWNE CENTER SUBDIVISION, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.
SGI TEMPLE-L, LTD. BY: SEITZ TEMPLE G.P., INC. THE GENERAL PARTNER

Elbert Aldrich
By: ELBERT ALDRICH
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19th DAY OF DECEMBER, 2000 BY ELBERT ALDRICH, AUTHORIZED AGENT OF SEITZ TEMPLE G.P., INC. THE GENERAL PARTNER OF SGI TEMPLE-L, LTD. ON BEHALF OF SAID LIMITED PARTNERSHIP.

Carol Sapp
NOTARY PUBLIC



STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND HEREBY RECOMMEND APPROVAL.

Thomas G. Mont 12/17/00
CITY ENGINEER

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF TEMPLE AND HEREBY RECOMMEND APPROVAL.

T.G. Mont 12/17/00
DIRECTOR OF PUBLIC WORKS

I HEREBY CERTIFY THAT THE ABOVE & FOREGOING PLAT OF TEMPLE TOWNE CENTER SUBDIVISION, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE 17th DAY OF DECEMBER, 2000. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

WITNESS MY HAND THIS THE 17th DAY OF December, 2000.
Clyde Enginger
CITY SECRETARY

I, THE UNDERSIGNED WATER AND WASTEWATER SUPERINTENDENT, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE WATER AND WASTEWATER MASTER PLANS AND APPLICABLE ORDINANCES AND HEREBY RECOMMEND APPROVAL.
Paul S. Holey 12/6/00
WATER AND WASTEWATER SUPERINTENDENT

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 7th DAY OF December, 2000.

Rodney Scott
PLANNING COMMISSION CHAIR

TAX CERTIFICATE
THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 12 DAY OF December, A.D. 2000.
BELL COUNTY TAX APPRAISAL DISTRICT
By: *Tenny Lewis*

FINAL PLAT of:
TEMPLE TOWNE CENTER SUBDIVISION
7 LOTS, 7 BLOCKS & 1 TRACT
28.761 ACRES

A RESUBDIVISION OF PREVIOUS PLATS & UNPLATTED LAND
(1,252,839.62 Sq. Ft.)

OUT OF AND A PART OF THE REDDING ROBERTS SURVEY, ABSTRACT #692
A SUBDIVISION IN THE CITY OF TEMPLE,
BELL COUNTY, TEXAS

TRACT SURVEYED MAY 19, 1999
28.761 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

FINAL PLAT of:
TEMPLE TOWNE CENTER SUBDIVISION
REDDING ROBERTS SURVEY, ABSTRACT NO. 692
A SUBDIVISION IN THE CITY OF TEMPLE,
BELL COUNTY, TEXAS
DEVELOPED BY:
THE SEITZ GROUP, INC.
6805 HILLOREST AVE., STE. 200
DALLAS, TEXAS

REVISIONS	

DATE: DECEMBER 6, 2000
DRN. BY: kwr
REF.: 99259.dwg
(drawn by: wvd)
FB/LB
JOB NO.: 99-583
SHEET 1 OF 20
CD NO. 99583final-plat.dwg
10638-D
FILE NO.

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 346 ST.
DALLAS, TEXAS (214) 775-2400

Dedication Vol. 4313 Pg. 642