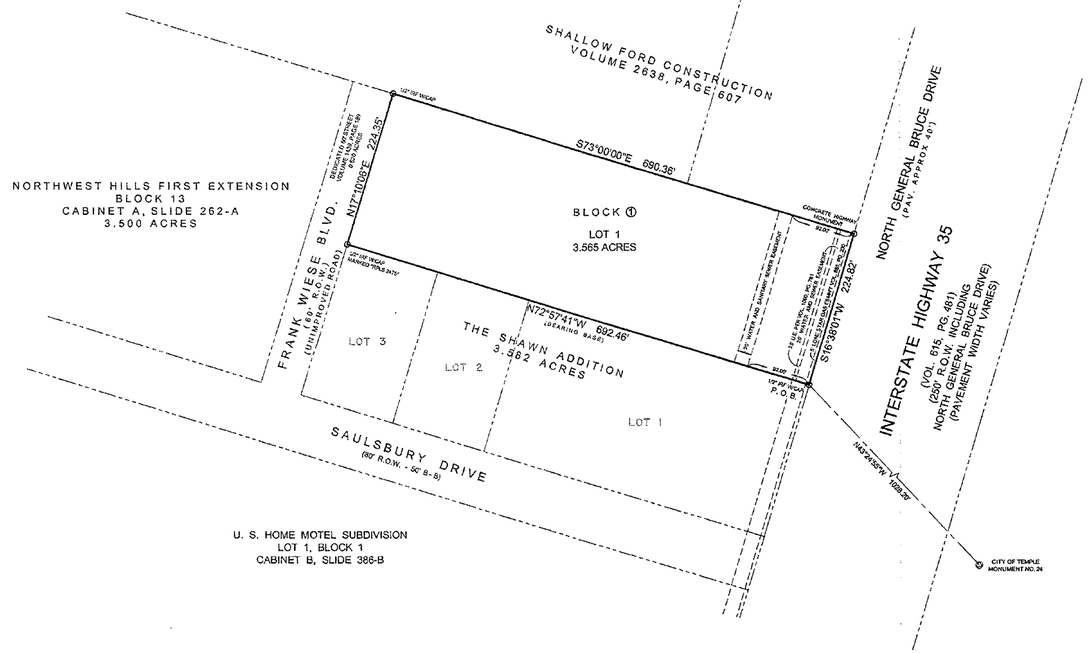
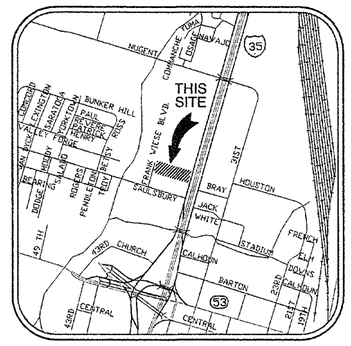
D
34-A



U. S. HOME MOTEL SUBDIVISION
LOT 1, BLOCK 1
CABINET B, SLIDE 386-B



VICINITY MAP

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 24
THE THETA ANGLE AT SAID MONUMENT IS 01°32'02"
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999850
PUBLISHED COORDINATES ARE X= 3,226,416.17 Y= 10,378,687.72
THE TIE FROM THE ABOVE MONUMENT TO THE POINT OF BEGINNING (POB) IS N. 43°24'55" W., 1028.20 FEET.

STATE OF TEXAS

COUNTY OF BELL

FRANK MAYBORN ENTERPRISES, INC., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TEXAS ROADHOUSE ADDITION, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

ANYSE SUE MAYBORN, PRESIDENT
FRANK MAYBORN ENTERPRISES, INC.

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF December, 2004 BY ANYSE SUE MAYBORN

NOTARY PUBLIC

EDLA A. WILDE
Notary Public - State of Texas
Commission Expires: 05/11/05

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.

CITY ENGINEER

I, THE UNDERSIGNED DIRECTOR OF UTILITIES, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE WATER AND WASTEWATER MASTER PLANS AND APPLICABLE ORDINANCES AND HEREBY RECOMMEND APPROVAL.

DIRECTOR OF UTILITIES — DATE 12-15-04

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.

DIRECTOR OF PLANNING — DATE 12/15/04

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 9th DAY OF December, A.D. 2004.

BELL COUNTY TAX APPRAISAL DISTRICT

BY:

FILED FOR RECORD THIS 23 DAY OF Dec, 2004, IN CABINET D, SLIDE 34-A
PLAT RECORDS OF BELL COUNTY, TEXAS.

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, P.E.
NO. 32525

STATE OF TEXAS
VICTOR D. TURLEY
32525
REGISTERED
PROFESSIONAL ENGINEER
12/6/04

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, R.P.L.S.
NO. 2475

STATE OF TEXAS
REGISTERED
VICTOR D. TURLEY
2475
PROFESSIONAL
LAND SURVEYOR
12/6/04

FINAL PLAT OF:

TEXAS ROADHOUSE ADDITION

3.565 ACRES
1 LOT, 1 BLOCK

OUT OF AND A PART OF THE C. S. MASTERS SURVEY, ABSTRACT #550
A SUBDIVISION IN THE CITY OF TEMPLE
BELL COUNTY, TEXAS

3.565 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

TRACT SURVEYED NOVEMBER 9, 2004.

200 100 0 50 100

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
301 N. 3rd ST. TEMPLE, TEXAS
E-MAIL: VDTURLEY@AOL.COM
(254) 773-2400 FAX NO. (254) 773-3998

Final Plat of
TEXAS ROADHOUSE ADDITION
C. S. MASTERS SURVEY, ABSTRACT #550
A SUBDIVISION IN THE
CITY OF TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:
FRANK MAYBORN ENTERPRISES, INC.
TEMPLE, TEXAS

REVISIONS		
12-01-04	D.R.C. COMMENTS	JDM

DATE:	November 15, 2004
DRN. BY:	JDM
REF.:	10675-D
FIELD BOOK	663/37
JOB NO.:	04-351
SHEET 1 OF	3
COMPUTER DWG. NO.	04351FP.dwg

11353-D
DRAWING NUMBER

Dedication Vol 5597 Page 589