

NOTE:
ALL CORNERS ARE 1/2" IRON ROD SET
IN CONCRETE UNLESS OTHERWISE NOTED.

NOTE
PARKING VEHICLES ON PAVED TRACE
WILL NOT BE ALLOWED.



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

NOTE 1:
ACCESS TO AND FROM F.M. 436
SHALL BE BY PRIVATE ROAD ONLY.
ACCESS FROM THE SOUTH BOUNDARY
WILL BE PROHIBITED.

I hereby certify this plat was approved this 2nd day of May, 1999, by the Bell County Commissioners Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

Witness my hand this 2nd day of May, 1999.
Rosario P.G. Montgomery
Notary Public

STATE OF TEXAS
COUNTY OF BELL

We, the undersigned, owners of the land shown on this Plat and designated herein as THREE FORKS BLUFF, an addition to the City of Temple, Bell County, Texas, and whose name is subscribed hereto, hereby dedicate to the entities furnishing public utilities to said subdivision, for the public use and benefit, the easements as shown on said plat for the installation, use, repair, maintenance and replacement of all public utilities, including but not limited to, telephone, natural gas, electric, water, sewer and drainage, together with all reasonable and necessary ingress and egress incidental thereto, and reference is hereby made to said Plat location of said easements.

The streets shown on said Plat are not dedicated as public streets, but are and shall remain private streets. Each lot owner, his family, employees, guests and invitees shall have a nonexclusive easement over and along all streets shown on the attached Plat for purposes of ingress and egress. All police, fire, ambulance, emergency and other public and quasi-public vehicles of all governmental entities providing service on said subdivision shall also have an easement over and along all streets for the purpose of ingress and egress to THREE FORKS BLUFF.

Michael Andrew Montgomery
MICHAEL ANDREW MONTGOMERY
Mark L. Montgomery
MARK L. MONTGOMERY

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26th DAY OF May, 1999 BY
Michael Andrew Montgomery
MICHAEL ANDREW MONTGOMERY
Rosario P.G. Montgomery
ROSARIO P.G. MONTGOMERY
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 5/1/01

STATE OF TEXAS
COUNTY OF BELL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26th DAY OF May, 1999 BY
Mark L. Montgomery
MARK L. MONTGOMERY
Becky Lawler Montgomery
BECKY LAWLER MONTGOMERY
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 5/1/01

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION, AND ITS WASTEWATER UTILITY SYSTEM HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND OTHER REGULATIONS GOVERNING SUCH SYSTEMS AND IS HEREBY APPROVED FOR INSTALLATION AS INDICATED.

APPROVED: *Michael Johns* DATE: June 3, 1999
TITLE: *Supervising Sanitarian* B.C.H.D.

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. Marti
CITY ENGINEER 7-15-99 DATE

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.
Thomas G. Marti
DIRECTOR OF PUBLIC WORKS 7-15-99 DATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THREE FORKS BLUFF, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE 1st DAY OF May, 1999 SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

WITNESS MY HAND THIS THE 15th DAY OF July, 1999.
Clyde D. Longmire
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.

James K...
WATER AND WASTEWATER SUPERINTENDENT 7-15-99 DATE

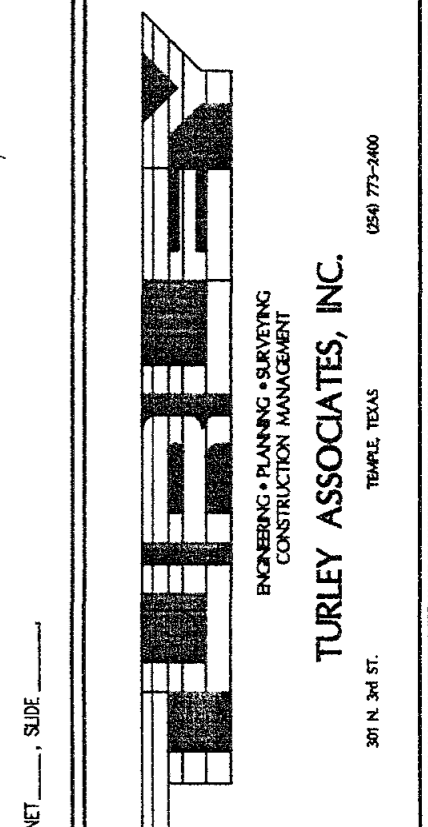
THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 15th DAY OF July, 1999.

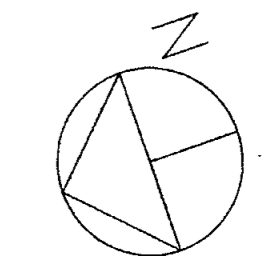
Kevin Rowles
PLANNING COMMISSION CHAIR

FINAL PLAT FOR
THREE FORKS BLUFF
12 LOTS, 1 BLOCK
60.566 ACRES
OUT OF AND A PART OF THE E. P. PULLIAM SURVEY, ABSTRACT #676
A SUBDIVISION IN BELL COUNTY, TEXAS
TRACT SURVEYED NOVEMBER 4, 1998

60.566 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT
"A SUBDIVISION IN THE CITY OF TEMPLES' E.T.U."



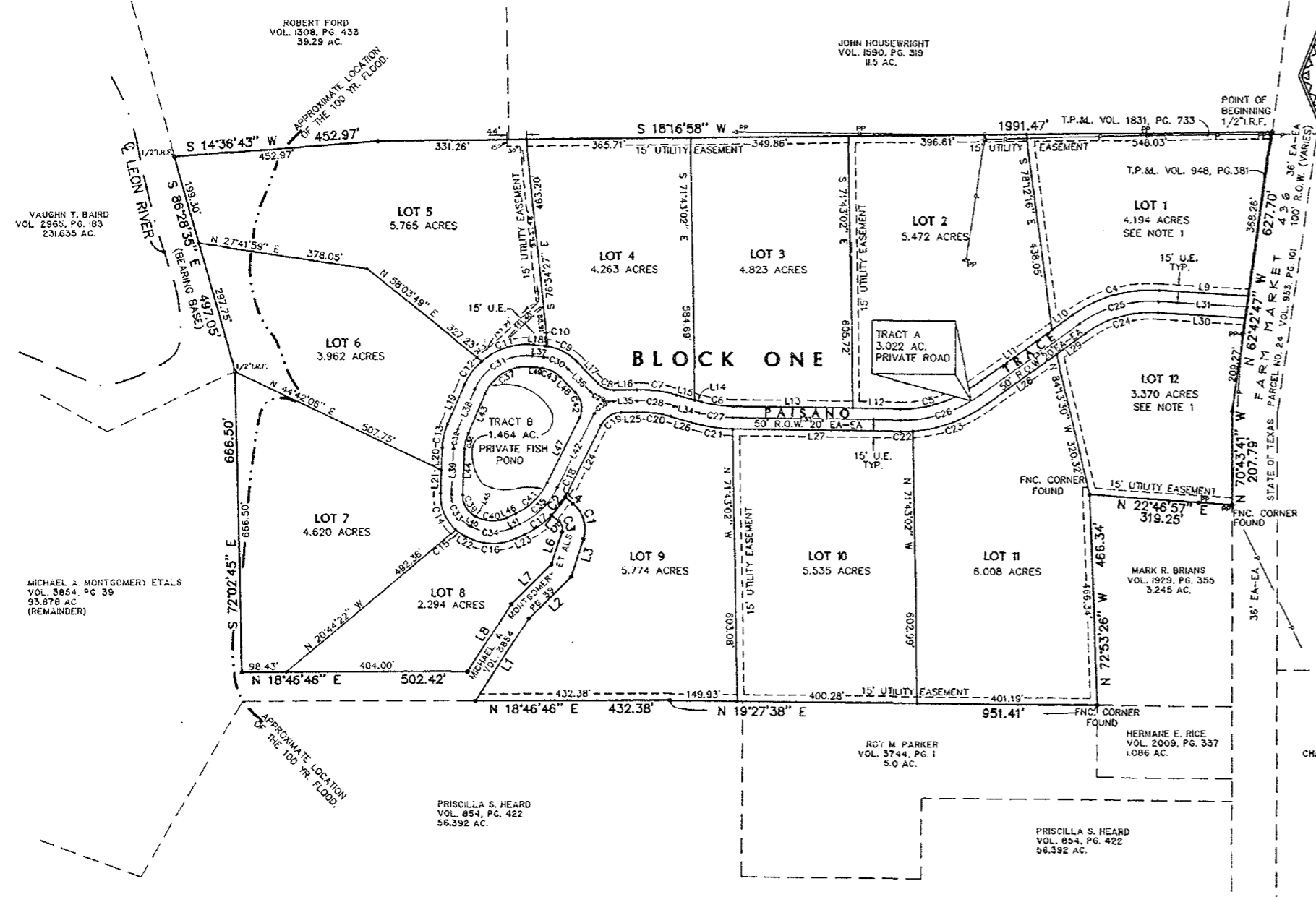
FILED FOR RECORD THIS DAY OF May, 1999, IN CABINET SLIDE PLAT RECORDS OF BELL COUNTY, TEXAS.



FINAL PLAT
THREE FORKS BLUFF
A SUBDIVISION TO
BELL COUNTY, TEXAS
DEVELOPED BY:
ANDY MONTGOMERY
AND
MARK MONTGOMERY

REVISIONS	

DATE: MARCH 18, 1999
DRN. BY: MRT
REF:
FB/LB 6C-5, 636/55
JOB NO.: 98-459
SHEET OF
COMPUTER DWG. NO. 98459.DWG
10268-D
FILE NO.



NUMBER	DIRECTION	DISTANCE	NUMBER	LONG CHORD	RADIUS	LENGTH	CHORD DIST.
L1	S 37°53'58" E	217.87	C1	S 87°31'28" E	71.28	98.58	81.60
L2	S 25°24'16" E	132.30	C2	N 33°4'08" W	200.00	50.18	50.02
L3	S 52°36'21" E	87.80	C3	N 87°31'28" W	21.28	25.94	24.36
L4	N 57°15'24" E	122.03	C4	N 22°14'51" E	330.00	205.80	201.78
L5	S 57°33'24" W	20.76	C5	N 01°23'40" E	275.00	174.68	171.93
L6	N 52°36'21" W	75.70	C6	N 28°51'56" E	275.00	89.30	88.12
L7	N 28°51'56" W	128.77	C7	N 28°50'20" E	325.00	86.99	86.97
L8	N 37°53'58" W	178.25	C8	N 41°51'52" E	50.00	40.88	39.56
L9	N 22°30'51" E	200.43	C9	N 48°38'23" E	115.50	73.50	72.33
L10	N 19°47'25" W	58.82	C10	N 26°45'10" E	115.50	6.42	6.42
L11	N 18°47'25" W	214.31	C11	N 01°10'11" E	150.00	124.83	121.28
L12	N 19°58'48" E	108.18	C12	N 53°50'23" W	150.00	85.81	85.28
L13	N 19°58'48" E	288.00	C13	N 88°00'48" W	150.00	54.32	53.92
L14	N 34°50'07" E	18.11	C14	S 65°54'58" W	100.00	80.77	80.78
L15	N 34°50'07" E	41.80	C15	S 33°54'04" W	100.00	21.75	21.71
L16	N 18°13'33" E	50.41	C16	S 21°07'44" W	125.00	116.09	111.97
L17	N 64°50'11" E	68.36	C17	S 16°55'58" E	200.00	74.15	73.72
L18	N 25°24'16" E	23.77	C18	S 42°40'10" E	200.00	11.06	11.06
L19	N 47°39'30" W	98.18	C19	S 13°50'16" E	50.00	54.82	51.88
L20	N 68°22'06" W	50.11	C20	S 28°50'20" W	275.00	78.12	75.88
L21	N 88°22'06" W	51.28	C21	S 28°51'56" W	325.00	81.90	81.89
L22	S 47°44'08" W	4.74	C22	S 17°20'28" W	325.00	28.05	28.04
L23	S 05°28'42" E	21.05	C23	S 01°02'46" E	325.00	178.63	178.39
L24	S 44°15'12" E	168.34	C24	S 02°51'43" W	250.00	171.50	168.15
L25	S 18°13'33" E	169.80	C25	N 02°51'43" E	275.00	188.65	184.97
L26	S 34°50'07" W	87.90	C26	N 01°23'40" E	300.00	180.78	187.58
L27	S 19°58'48" W	572.27	C27	N 28°51'56" E	300.00	75.60	75.40
L28	S 18°47'25" E	190.29	C28	N 28°50'20" E	300.00	83.04	82.77
L29	S 18°47'25" E	372.27	C29	N 41°32'03" E	70.84	57.59	56.01
L30	S 22°30'51" W	198.25	C30	N 11°14'53" W	100.00	87.67	87.42
L31	N 22°30'51" E	198.34	C31	N 11°44'53" W	125.00	158.87	148.39
L32	N 18°47'25" W	271.13	C32	N 88°00'48" W	125.00	45.18	44.84
L33	N 19°58'48" W	372.27	C33	S 28°51'56" W	75.00	85.64	75.37
L34	N 34°50'07" E	57.90	C34	S 21°07'44" W	100.00	85.88	85.97
L35	N 18°13'33" E	51.85	C35	S 24°51'07" E	175.00	118.43	118.18
L36	N 64°50'11" E	70.18	C36	S 13°20'48" E	50.01	53.65	51.37
L37	N 25°24'16" E	23.77	C37	N 11°14'53" W	100.00	127.90	118.73
L38	N 47°39'30" W	98.18	C38	S 13°20'48" E	50.00	36.15	35.95
L39	N 68°22'06" W	101.37	C39	S 78°41'01" W	50.00	95.78	92.91
L40	S 47°44'08" W	4.74	C40	S 21°07'44" W	75.00	89.88	87.18
L41	S 05°28'42" E	21.05	C41	S 24°51'07" E	140.00	101.81	99.56
L42	S 44°15'12" E	184.50	C42	S 78°42'31" E	50.00	61.88	58.01
L43	N 47°39'30" W	98.18	C43	N 44°58'56" E	85.50	44.36	44.48
L44	N 68°22'06" W	101.37					
L45	S 47°44'08" W	4.74					
L46	S 05°28'42" E	21.05					
L47	S 44°15'12" E	184.50					
L48	N 64°50'11" E	47.98					
L49	N 25°24'16" E	23.77					

NOTE: This project is NOT referenced to the City of Temple Coordinate System, The grid bearing from City of Temple monument No. 544 to City of Temple Monument No. 545 is N. 65°27'03" W., 5124.06'
The Project bearing from City of Temple monument No. 544 to City of Temple Monument No. 545 is N. 63°09'45" W., 5124.46'
The Project tie from City of Temple Monument No. 544 to the southeast corner of THREE FORKS BLUFF SUBDIVISION is N. 64°25'45" W., 1546.05'

NOTE:
DRAINAGE DETENTION IN THE AMOUNT OF 0.571 ACRE-FT REQUIRED, AND THE PLAN FOR SUCH DETENTION MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS, OR HIS DESIGNEE, PRIOR TO APPLICATION FOR A BUILDING PERMIT.

BENCHMARK RM# 137 A 60D NAIL IN THE WEST FACE OF A POWER POLE IN THE NORTHEAST QUADRANT OF A CURVE IN THREE FORKS ROAD, 0.2 TENTHS OF A MILE SOUTH OF STATE HIGHWAY NO. 436. ELEV.=513.21'
BENCHMARK T.B.M. A PK NAIL AND CAP SET IN THE SOUTH EDGE OF PAVEMENT OF STATE HIGHWAY NO. 436 WHICH BEARS S. 55°39'29" E., 350.30 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THREE FORKS BLUFF SUBDIVISION. ELEV.=541.43'

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