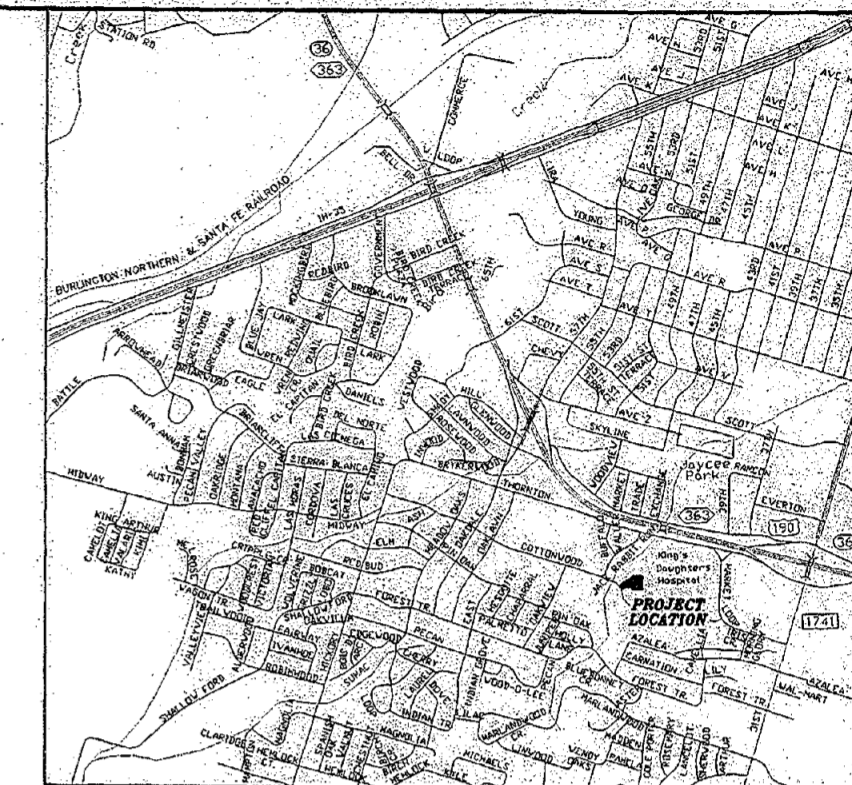
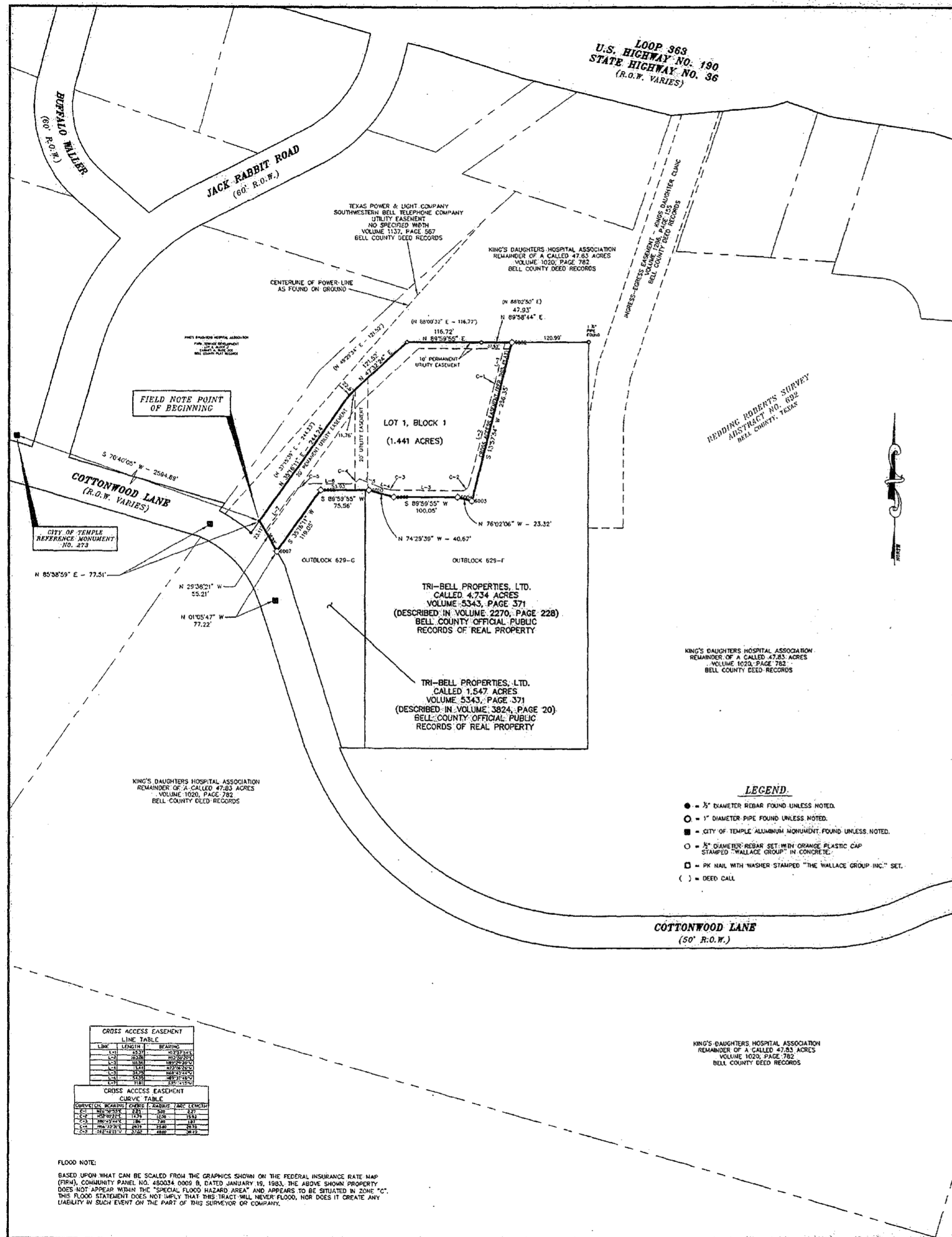


D/212-C

D/212-C



STATE OF TEXAS
COUNTY OF BELL

TRI-BELL PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, GRANTOR, THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 1.441 ACRES DESCRIBED IN FIELD NOTES PREPARED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR DATED SEPTEMBER 2007, WHICH FIELD NOTES ARE ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF AS FULLY AS IF WRITTEN VERBATIM, DOES HEREBY NAME AND DESIGNATE SAID 1.441 ACRE TRACT AS TRI-BELL PROPERTIES TEMPLE NORTH ADDITION, A SUBDIVISION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND DOES HEREBY ADOPT THE ATTACHED MAP AND PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATION.

GRANTOR DOES HEREBY GIVE, GRANT AND CONVEY TO THE CITY OF TEMPLE, TEXAS, ITS ASSIGNEES AND FRANCHISEES FURNISHING PUBLIC UTILITIES IN SAID SUBDIVISION, THE EASEMENTS AS SHOWN ON SAID PLAT FOR DRAINAGE PURPOSES AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE AND REPLACEMENT OF ALL PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS AND TELEPHONE, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT AND CONVEY TO THE CITY OF TEMPLE, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES, THE STREETS, AVENUES, AND ROADWAYS SHOWN ON SAID PLAT.

TO HAVE AND TO HOLD SAID RIGHT-OF-WAY AND EASEMENTS SAID SAID GRANTEE, AND THE UNDERSIGNED HEREBY BINDS HIMSELF, HIS HEIRS, ADMINISTRATORS, EXECUTORS, SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR SAID PREMISES UNTO THE SAID GRANTEE AGAINST EVERY PERSON WHOSEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

TRI-BELL PROPERTIES, LTD.
A TEXAS LIMITED PARTNERSHIP
BY *[Signature]*

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the 30 day of January, 2008, BY JOHN H. RATLOFF, SECRETARY OF TRI-BELL PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF TRI-BELL PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP.

[Notary Seal]
HIFANIE L. VANNATA
County Public, State of Texas
My Commission Expires
May 02, 2010

[Signature]
Notary Public, State of Texas

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

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 20 DAY OF February, 2008.

CHAIRPERSON TO PLANNING AND ZONING COMMISSION: *[Signature]* Susan Ruel

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 20 DAY OF February, 2008.

SECRETARY TO PLANNING AND ZONING COMMISSION: *[Signature]* Tim Allen

RECORDATION INFORMATION:
PLAT RECORDED IN CABINET D, SLIDE 212-C, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION RECORDED IN VOLUME _____ PAGE _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.
FIELD THIS THE 30 DAY OF FEB, 2008.

COORDINATE NOTE

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 COORDINATES ARE REFERENCED TO CITY MONUMENT NO. 273. THE BEARING ANGLE AT CITY MONUMENT NO. 273 IS CITY OF TEMPLE CORNER CORRECTION FACTOR (CCF) IS 0.99998. GRID DISTANCE = SURFACE DISTANCE X CCF. GEODETIC NORTH = GRID NORTH + BEARING ANGLE. REFERENCE TO FROM CITY MONUMENT NO. 273 TO A 1/2" DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" FOUND IN CONCRETE MARKING THE SOUTHWEST CORNER OF THIS SAID SUBDIVISION IS S 70°40'00" W - 2584.85'. THE PUBLISHED CITY SURFACE COORDINATES FOR PROJECT REFERENCE POINT 273 ARE: N=10,367,164.8; E=3,219,221.94.

SURVEYOR NOTES

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT, EASEMENTS, RESTRICTIONS, AND OTHER RIGHTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

ALL LOTS ARE WITHIN THE CITY LIMITS OF TEMPLE, TEXAS AS PER CITY OF TEMPLE ORDINANCE NO. 2004-3979.

SUBJECT TRACT IS PART OF OUTLOOK 829-G AND 829-F. SUBJECT TRACT ALSO FALLS WITHIN PUD-135 AND IS ZONED O2. THE ZONING REQUIREMENTS FOR THIS LOT ARE STATED IN THE CITY OF TEMPLE ORDINANCE NO. 2004-3979 AND THE CITY OF TEMPLE ZONING REGULATIONS.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF TEMPLE, TEXAS PLANNING DEPARTMENT FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCE.

ALL MONUMENTATION, LOT CORNERS, P.T.S. INCL. AND P.T.S. WILL BE SET AT THE END OF ALL CONSTRUCTION.

CITY OF TEMPLE MOVEMENT INFORMATION

ALL PERIMETER BOUNDARY CORNERS HAVE BEEN EITHER FOUND OR SET IN CONCRETE. ALL LOT CORNERS WILL BE 1/2" INCH REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" AND ALL BLOCK CORNERS WILL BE 1/2" INCH REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED BY CONCRETE. ALL LOT CORNERS AND BLOCK CORNERS WILL BE SET WITHIN 30 DAYS OF THE COMPLETION OF SITE DEVELOPMENT CONSTRUCTION.

APPROVAL

The Tax Appraiser 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 20 day of Feb, A.D. 2008
By: *[Signature]* Teresa T. Jensen

**FINAL PLAT
OF BLOCK 1, LOT 1, TRI BELL PROPERTIES TEMPLE NORTH ADDITION
1.441 ACRE TRACT OF LAND LOCATED IN THE REDDING ROBERTS
SURVEY, ABSTRACT NO. 692, BELL COUNTY, TEXAS. BEING A REPLAT
OF PART OF TRACT ONE, A CALLED 4.734 ACRE TRACT OF LAND, AND
PART OF TRACT TWO, A CALLED 1.547 ACRE TRACT OF LAND,
DESCRIBED IN A DEED TO TRI-BELL PROPERTIES, LTD. OF RECORD IN
VOLUME 5343, PAGE 371 OF THE OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BELL COUNTY, TEXAS**

Inst # 2008 7053

REV	DATE	BY	DESCRIPTION

TEXAS ONE CALL BEFORE YOU DIG

0 50 100 200
(IN FEET)

DRAWN: JAR
CHECKED: ESNL

FILE NAME: 20813K-SV-MBPLAT JOB NO: 20813
FIELDBOOK NO: 1092 PLAT NO: D-1215
DRAFT DATE: 9-11-07

© 2008 ALL RIGHTS RESERVED

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
WARREN L. SIMPSON
4122
MAY 12, 2008

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 30 DAY OF JANUARY, 2008.

WARREN L. SIMPSON
RPLS, NO. 4122

SURVEYED: SEPTEMBER, 2007
WARREN L. SIMPSON, RPLS, NO. 4122

ENGINEER ARCHITECT PLANNERS

THE WALLACE GROUP INC.

TRI BELL PROPERTIES, LTD. & SYMBION HEALTHCARE

TEMPLE SURGERY CENTER

**FINAL PLAT
BLOCK 1, LOT 1, TRI-BELL PROPERTIES TEMPLE NORTH
ADDITION**

SHEET 1 OF 5 SHEETS