

11/14/10

FINAL PLAT
TROY SUBDIVISION
5862 N GENERAL BRUCE DRIVE
6.869 ACRES
VINCENT BARROW SURVEY
ABSTRACT NO. 64
CITY OF TEMPLE
BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS THAT WE, WRA ENTERPRISES, INC. ACTING BY AND THROUGH RAY SHAW, OUR DULY AUTHORIZED REPRESENTATIVE, OWNERS OF 6.869 ACRES OF LAND OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO 64, CITY OF TEMPLE, BELL COUNTY TEXAS, CONVEYED TO US AS 6.892 ACRES BY DEED RECORDED IN DOCUMENT NO. 200900006225, OFFICIAL PUBLIC RECORDS OF BELL COUNTY DO HEREBY SUBDIVIDE SAID 6.869 ACRES IN ACCORDANCE WITH THE ACCOMPANYING PLAT TO BE KNOWN AS:

TROY SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED, SUBJECT TO ANY COVENANTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

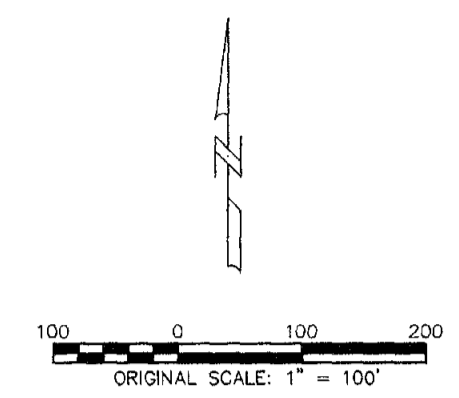
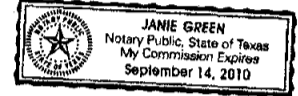
WITNESS MY HAND AND THIS THE 19th DAY OF March 2010 A.D.

Ray Shaw
RAY SHAW
WRA ENTERPRISES, INC.
P.O. BOX 960
MANOR, TEXAS 78653

STATE OF TEXAS
COUNTY OF BELL
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED RAY SHAW OF WRA ENTERPRISES, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN THEREIN EXPRESSED.

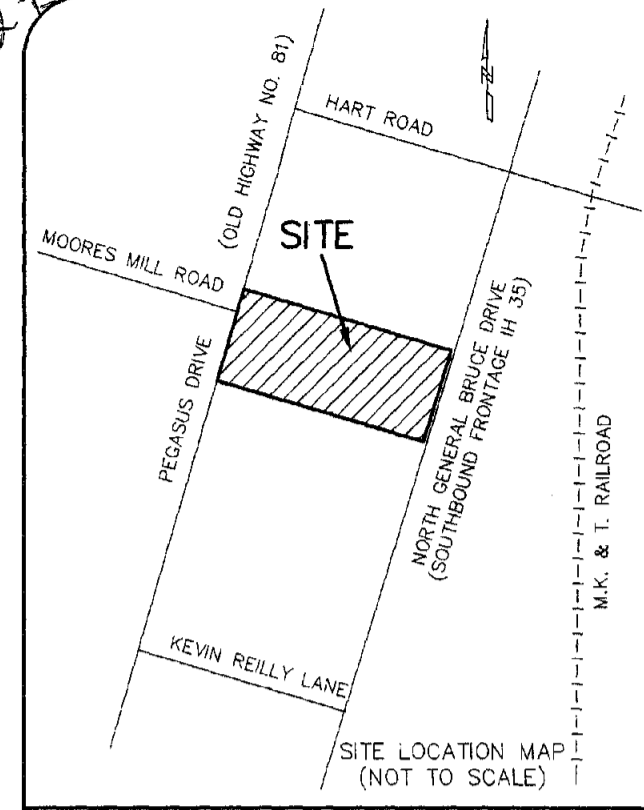
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF March 2010 A.D.

Janie Green
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- POWER POLE
- WIRE FENCE
- OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT
- ⊙ BLOCK DESIGNATION
- ⊙ MFFE MINIMUM FINISHED FLOOR ELEVATION



CITY OF TEMPLE CONTROL POINT NO. 4030
THETA ANGLE: 01°33'27"
PUBLISHED CITY COORDINATES:
N = 10,395,340.35 / E = 3,236,485.09
GRID DISTANCE = SURFACE DISTANCE X CCF
S 80°30'01" E 874.94' FROM MONUMENT
TO POINT OF BEGINNING

162.376 ACI
ROBERT A. BERRY
(1568/592)
1125 MOORES MILL RD.
TEMPLE, TEXAS, 76504

1.00 AC
GARY L. THIGPEN
LEE K. THIGPEN
(4236/494)
1822 S. 39TH ST
TEMPLE, TEXAS, 76504

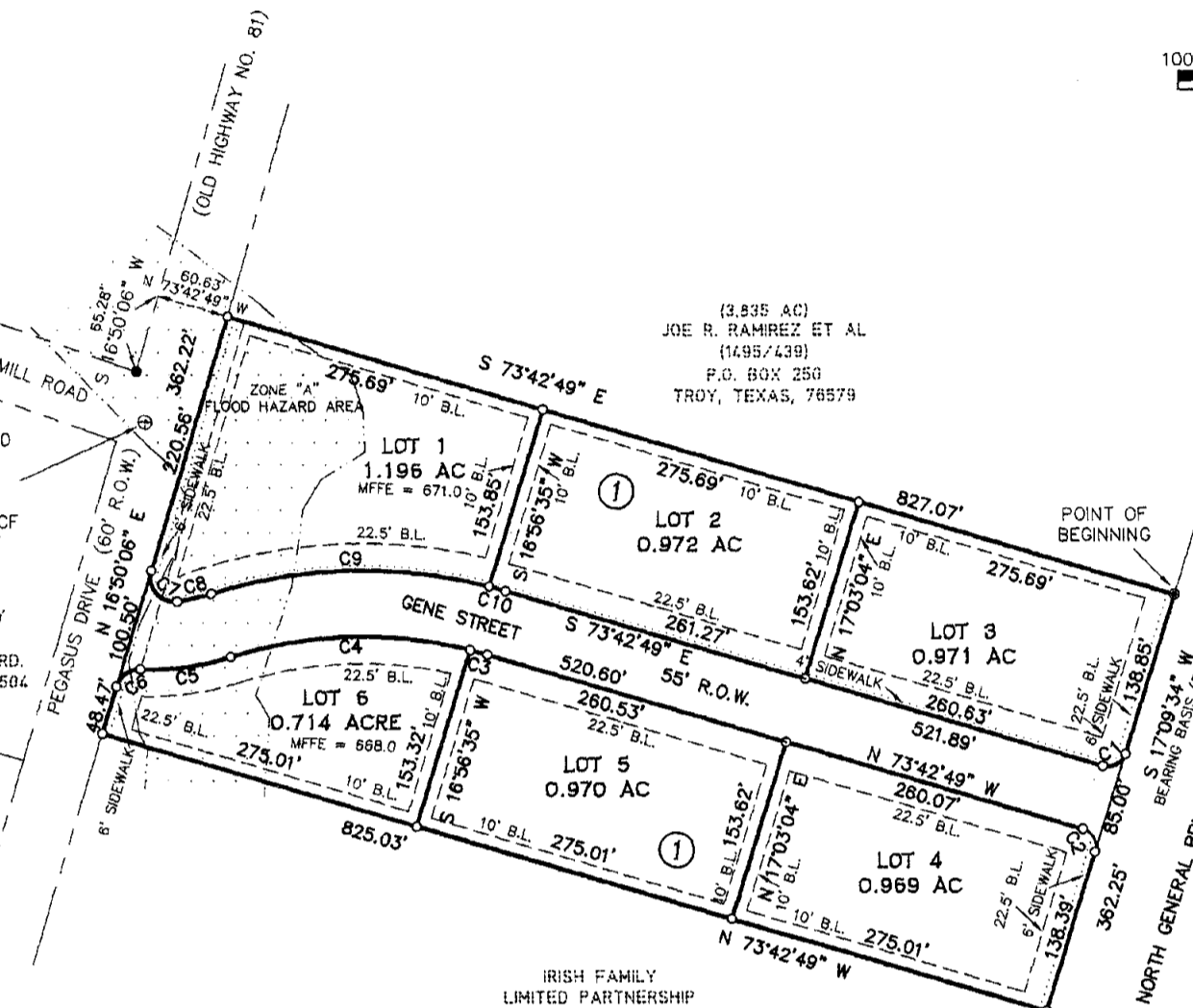
3.835 AC
JOE R. RAMIREZ ET AL
(1495/439)
P.O. BOX 250
TROY, TEXAS, 78579

5.000 AC
GRAY MANAGEMENT, LTD
(4131/351)
4312 S 31ST ST. APT 317
TEMPLE, TEXAS, 76502

0.93 AC
FRANK B. GRAY, JR.
(1571/771)
4312 S 31ST ST. APT 317
TEMPLE, TEXAS, 76502

5.000 AC
GRAY MANAGEMENT, LTD
(4131/351)
4312 S 31ST ST. APT 317
TEMPLE, TEXAS, 76502

IRISH FAMILY
LIMITED PARTNERSHIP
(3489/282)
1801 BROADWAY
LUBBOCK, TEXAS, 79401



CURVE TABLE

NUMBER	I =	R =	A =	C =	C.B. =
C1	89°07'37"	15.00	23.33	21.05	S 61°43'23" W
C2	90°52'23"	15.00	23.79	21.37	N 28°16'37" W
C3	02°16'20"	372.50	14.77	14.77	N 74°50'59" W
C4	31°19'38"	372.50	203.67	201.14	S 88°21'02" W
C5	18°21'26"	227.50	76.88	76.50	S 82°21'56" W
C6	75°12'32"	20.00	26.25	24.41	S 64°26'23" W
C7	114°28'38"	20.00	39.96	33.64	N 40°24'13" W
C8	09°40'16"	172.50	29.12	28.08	N 77°31'21" E
C9	31°42'16"	427.50	236.56	233.55	N 88°32'20" E
C10	01°53'43"	427.50	14.14	14.14	N 74°39'40" W

RESOLUTION NO. 2010-5968-R
FOR PRIVATE UTILITIES ON GENE STREET AND PEGASUS DRIVE

GENE STREET: 1.077 ACRE, 846.49 LINEAR FEET TO BE DEDICATED AS A 55' PUBLIC RIGHT-OF-WAY

PUBLIC UTILITY EASEMENT AND SETBACKS - ALL LOTS:
22.5' FROM STREET RIGHT-OF-WAY
10' SIDE LINE
10' REAR LINE

NOTES:

- 6.869 ACRES BEING 1.077 ACRE FOR GENE STREET 55' RIGHT-OF-WAY, 5.792 ACRES FOR 6 LOTS - ALL COMPRISING 1 BLOCK.
- 6' SIDEWALK REQUIRED ALONG PEGASUS AND GENERAL BRUCE RIGHT-OF-WAY AND 4' SIDEWALK REQUIRED ALONG NORTH RIGHT-OF-WAY OF GENE STREET.
- THIS PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.

The Tax Appraiser has reviewed the plat and the authority for all taxing entities in Bell County, Texas does hereby certify that there are no delinquent taxes due or owing on the property described by this plat.
Dated this 19th day of March 2010
By *Tommy T. Lewis*

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

DATED THIS THE 15th DAY OF March 2010

M. J. ...
CHAIRMAN, PLANNING AND ZONING COMMISSION

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

DATED THIS THE 15th DAY OF March 2010

Timothy D. Dixon
SECRETARY TO THE PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BELL
I, SHELLY COSTON, CLERK OF BELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF March 2010 A.D. AT 0'CLOCK M. DULY RECORDED ON THE 26th DAY OF March 2010 AT 0'CLOCK M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. AT 0'CLOCK M. PLAT RECORDS OF BELL COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 26th DAY OF March 2010 A.D.

Shelley Coston
SHELLY COSTON, COUNTY CLERK
J. Arnold
DEPUTY

PROFESSIONAL LAND SURVEYORS

C. RICHARD RALPH, R.P.L.S. NO. 4758
1515 CHESTNUT STREET
BASTROP, TEXAS 78602

PH: (512) 303-0952
FAX: (512) 332-0961
PROFLANDSURV@AOL.COM

REVISIONS: 1/15/10 - ADDRESS 1/17/10 DESIGN REVIEW COMMITTEE NOTES
1/15/10 - ADDS RECORDING NO. AND FINISHED FLOOR ELEVATIONS FOR LOT 1 & 2

DRAWN: ORR
DATE: 12/14/09
FIELD BOOK: 109/50
PROJ: 0655010

I, MIRZA T. BAIG, P.E., THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

ENGINEERING BY:
PROFESSIONAL STRUCTURAL ENGINEERS, INC.
12710 RESEARCH BLVD. SUITE 390
AUSTIN, TEXAS 78759
(512) 238-6422



Mirza T. Baig
MIRZA T. BAIG, P.E.
DATE 3/19/10

I, C. RICHARD RALPH, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND ALL SURVEY MONUMENTS ARE CORRECTLY SHOWN HEREON.

LAND SURVEYING BY:
PROFESSIONAL LAND SURVEYORS
1515 CHESTNUT STREET
BASTROP, TEXAS 78602
(512) 302-0952
FAX: (512) 332-0961



C. Richard Ralph
C. RICHARD RALPH, R.P.L.S.
DATE 3/19/10

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN ZONE(S) A AND X AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD HAZARD AREA DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48027C PANEL NO. 0190 E, DATED SEPT. 26, 2008.

THE FLOOD HAZARD AREA DEPICTED HEREON WAS SCALED FROM THE ABOVE REFERENCED F.I.R.M. PANEL. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE ACCURACY OF SAID PANEL.

SHEET 1
OF
1

2010
Inst # 10146