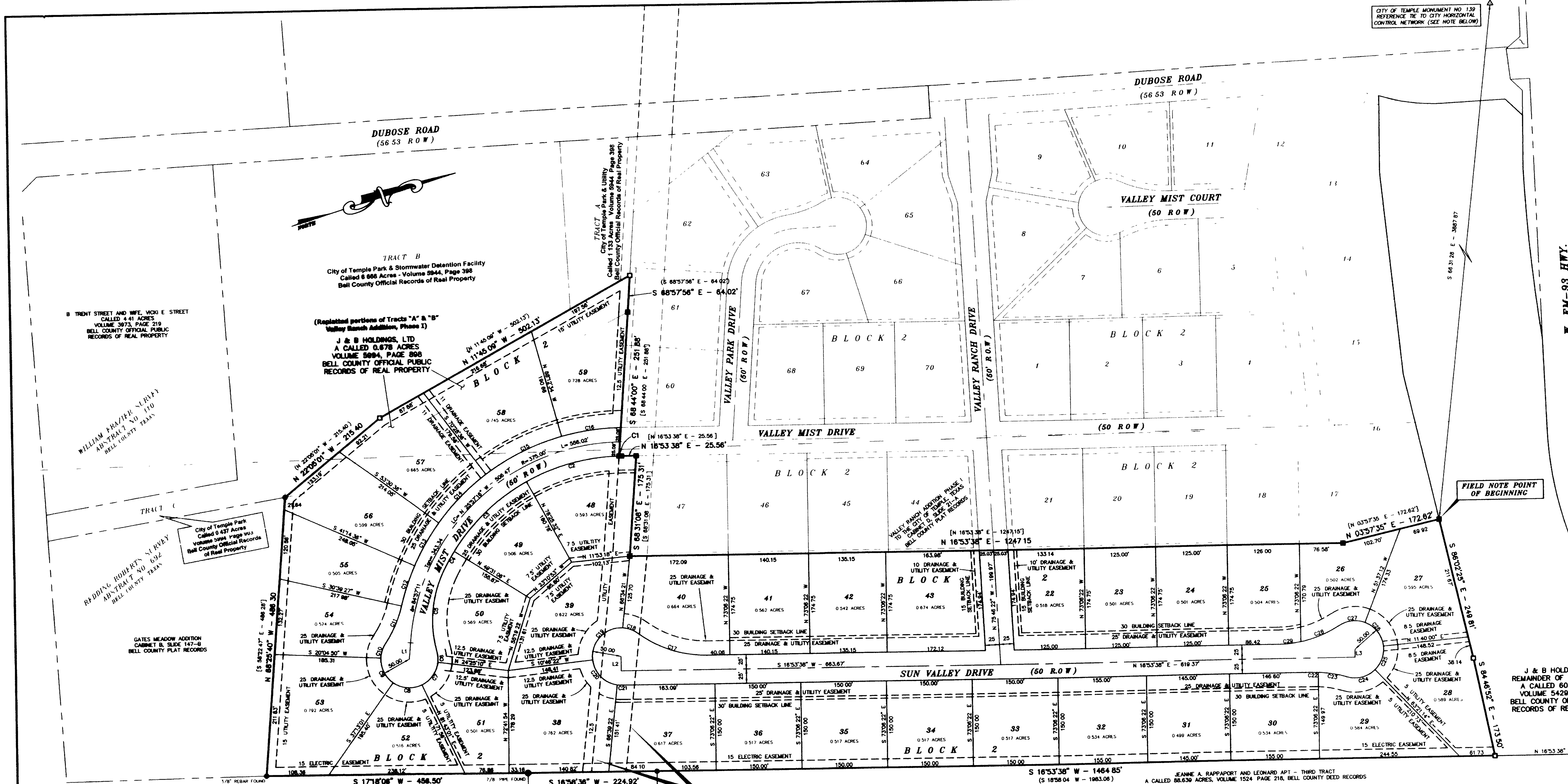


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°28'51" W	28.54
L2	N 73°08'22" W	25.00'
L3	N 73°08'22" W	14.00'

BILLIE LOUISE FORRESTER CROSS
CALLED 150 ACRES
VOLUME 3223, PAGE 803
BELL COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

TEXAS POWER & LIGHT COMPANY
CALLED 1 679 ACRES
VOLUME 2057 PAGE 725
BELL COUNTY DEED RECORDS

BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC.
ELECTRIC TRANSMISSION OR DISTRIBUTION LINE EASEMENT
(NO SPECIFIED WIDTH)
VOLUME 574, PAGE 356
BELL COUNTY DEED RECORDS

60 WIDE ELECTRIC TRANSMISSION LINE EASEMENT DEDICATED TO TXU ELECTRIC DELIVERY DIVISION PER THIS PLAT (NO BUILDINGS OR TREES SHALL BE PERMITTED WITHIN SAID EASEMENT AND FENCING REQUIRES 10' ACCESS – PER TEMPLE TRANSMISSION)

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	LONG CHORD
C1	0°42'42"	350.00'	4.35'	N 16°32'17" E - 4.35
C2	27°45'24"	350.00'	169.56	S 02°18'14" W - 167.90'
C3	28°54'26"	350.00'	176.58'	S 28°01 41" E - 174.72'
C4	6°20'25"	350.00'	38.73'	S 43°39'08" E - 38.71
C5	41°11'24"	200.00'	143.78'	S 67°25'01" E - 140.70'
C6	22°25'53"	50.00'	19.58'	N 78 47'46" W - 19.45
C7	57°17'51"	50.00'	50.00'	N 38°55'54" W - 47.94
C8	61°03'56"	50.00'	53.28'	N 22°15'00" E - 50.80'
C9	57°17'51"	50.00'	50.00'	N 81°25'54" E - 47.94
C10	31°02'42"	50.00'	27 09'	S 54°23'49" E - 26.76'
C11	20°28'06"	200.00'	71.45	N 48°06'30" W - 71.07'
C12	10°35'09"	400.00'	73.90'	S 54°02'58" E - 73.80'
C13	12°16'00"	400.00'	85.64	S 42°37'24" E - 85.47'
C14	16°58'00"	400.00'	118.45	S 28°00'24" E - 118.02
C15	21°18'51"	400.00'	148.80'	S 08°51'58" E - 147.94
C16	15°01 40"	400.02'	104.92'	S 08°18'17" W - 104.62'
C17	36°52'12"	200.00'	128.70'	N 35°19'44" E - 128.49'
C18	32°40'24"	50.00'	28.51	S 37°28 38" W - 28.13'
C19	100°19'04"	50.00'	87.54	S 28°04'08" E - 76.78'
C20	75°10'32"	50.00'	65.60'	N 63°11'08" E - 61.00'
C21	8°42'11"	50.00'	7.59'	N 21°14 44" E - 7.58'
C22	2°11 08"	220.11	8.40'	N 17°06'27" E - 8.40'
C23	14°06 46"	207.97'	51.17'	S 28°47'24" W - 51.04
C24	60°35'58"	50.00'	52.88'	N 03°39'13" E - 50.45
C25	51 41'13"	50.00'	45.11	N 52°28'23" W - 43.59'
C26	63°17'13"	50.00'	55.23'	S 70°01 24" W - 52.46'
C27	53°55'16"	50.00'	47.05	S 11°25'10" W - 45.34
C28	21°01'12"	200.00'	73.37'	N 05°01 52" W - 72.96'
C29	11°24'54"	200.00'	39.85	N 11°11'11" E - 39.78'

COMMUNITY BUILDERS

LOTS-34
BLOCKS-1
AREA-22.404 ACRES

DEVELOPER:

OMEGA COMMUNITY BUILDERS, INC.
P.O BOX 1908
TEMPLE, TEXAS 76503

RECORDATION INFORMATION

PLAT RECORDED IN CABINET D SLIDE 160-C PLAT RECORDS OF BELL COUNTY TEXAS

DEDICATION RECORDED IN ~~VOLUME~~ Instrument # 5860 ~~PAGE~~ ______ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY TEXAS

FILED THIS THE 7 DAY OF February 2007

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VALLEY RANCH ADDITION PHASE II PARTIALLY WITHIN THE CITY LIMITS OF THE CITY OF TEMPLE, BELL COUNTY TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION

OMEGA COMMUNITY BUILDERS, INC

BY [signature]
JAMES L HOWE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES I HOWE, 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 CONSIDERATION THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF October 2006

[signature]
NOTARY PUBLIC, STATE OF TEXAS

CATHY DENNISON
Notary Public State of Texas
Commission Expires 05/01/07

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 THIS PLAT

Paul M. Boyer 10-16-06
PAUL M BOYER P E
REGISTRATION NO 69090

THIS 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 16th DAY OF October 2006

[signature]
PLANNING COMMISSION CHAIRPERSON

THIS 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 16th DAY OF October 2006

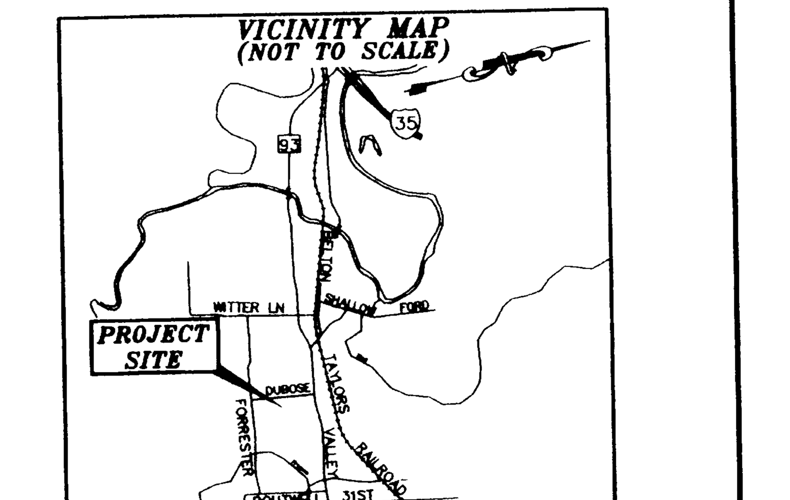
[signature]
SECRETARY OF THE PLANNING AND ZONING COMMISSION

AFFIDAVIT

THE TAX APPRAISAL DISTRICT OF BELL COUNTY TEXAS, 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 ON THIS PLAT

DATED THIS THE 23rd DAY OF October 2006 A.D
Marvin Hahn
~~CARL MOORE,~~ CHIEF APPRAISER

BY [signature] DEPUTY



LEGEND

△ = 3-1/4" DIAMETER ALUMINUM CAP-CITY OF TEMPLE MONUMENT (TWG-___)

● = 1/2" DIAMETER REBAR FOUND (UNLESS OTHERWISE NOTED)

◻ = 1/2" DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED WALLACE GROUP IN CONCRETE FOUND

■ = 1/2" DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED WALLACE GROUP SET IN CONCRETE

[ ] = PLATTED CALL

( ) = DEED CALL

FLOOD NOTE

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON THE FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO 480706 0225 B DATED FEBRUARY 15, 1984 THE ABOVE SHOWN PROPERTY DOES NOT APPEAR WITHIN THE "SPECIAL FLOOD HAZARD AREA AND APPEARS TO BE SITUATED IN ZONE C" THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY

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 139 THE THETA ANGLE AT CITY MONUMENT NO 139 IS 01 30 10" THE COMBINED CORRECTION FACTOR (CCF) IS 0 999858 GRID DISTANCE = SURFACE DISTANCED X CCF GEODETIC NORTH = GRID NORTH + THETA ANGLE. REFERENCE TIE FROM CITY MONUMENT NO 139 TO A 1/2 DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" FOUND IN CONCRETE MARKING THE NORTHWEST CORNER OF THIS SAID SUBDIVISION IS S 66°31 28" E - 3887 87' THE PUBLISHED CITY SURFACE COORDINATES FOR PROJECT REFERENCE POINT 139 ARE N=10 355,279 91 E=3 210 126 12

SURVEYOR NOTES

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

ALL LOTS FALL WITHIN PUD-127 AND PUD-128 AND ARE ZONED UE THE ZONING REQUIREMENTS FOR THESE LOTS ARE STATED IN THE CITY OF TEMPLE ORDINANCE NO 2004-3979 AND THE CITY OF TEMPLE ZONING REGULATIONS

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

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 ORDINANCES.

THE ORIGINAL RECORD DOCUMENT IS SIGNED AND STAMPED IN RED INK AND HAS AN EMBOSSED RAISED SEAL

ALL MONUMENTATION LOT CORNERS PI S, PC S, AND PT'S WILL BE SET AT THE END OF ALL CONSTRUCTION

THE FINISH FLOOR ELEVATION IS TO BE A MINIMUM OF 1 ABOVE THE TOP OF THE CENTERLINE AT THE LOWEST POINT ALONG THE FRONT OF THE PROPERTY OR A DRAINAGE PLAN WILL BE SUBMITTED

CITY OF TEMPLE
MONUMENT 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 IN CONCRETE ALL LOT CORNERS AND BLOCK CORNERS WILL BE SET WITHIN 30 DAYS OF THE COMPLETION OF STREET AND UTILITY CONSTRUCTION

VALLEY RANCH

FINAL PLAT
VALLEY RANCH ADDITION, PHASE II TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS LOCATED IN THE WILLIAM FRAZIER SURVEY, ABSTRACT NO 310, AND THE REDDING ROBERTS SURVEY, ABSTRACT NO 692, BELL COUNTY, TEXAS ALSO BEING A PORTION OF THE REMAINDER OF TRACT THREE, A CALLED 60 051 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO J & B HOLDINGS, LTD. OF RECORD IN VOLUME 5249, PAGE 490 AND ALL OF A CALLED 0 678 ACRE TRACT OF LAND DESCRIBED TO J & B HOLDINGS, INC OF RECORD IN VOLUME 5994, PAGE 898 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS

REV	DATE	BY	DESCRIPTION

TEXAS ONE CALL SYSTEM 1-800-245-4545 STOP-CALL BEFORE YOU DIG!

0 50 100 200 (IN FEET)

DRAWN: TAB
CHECKED: PDN

FILE NAME: 19271K-SV-FINPLAT.dwg JOB NO: 19271
FIELDBOOK NO. 1040/6 PLAT NO: K1710
DRAFT DATE. 10-18-06

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STATE OF TEXAS REGISTERED P D NIXON 5276 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF BELL

I THE UNDERSIGNED A REGISTERED PROFESSIONAL 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

SURVEYED MARCH 2006
P. Dan Nixon 10-16-06
P DAN NIXON RPLS, NO. 5276

ENGINEERS ARCHITECTS THE WALLACE GROUP INC. SURVEYORS PLANNERS

OMEGA COMMUNITY BUILDERS, INC.

FINAL PLAT

VALLEY RANCH ADDITION, PHASE II
34 LOTS - 1 BLOCK

COMMUNITY BUILDERS

SHEET C1.2