



LEGEND
- 12" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET
- D.R.B.C.T. = DEED RECORDS OF BELL COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS OF BELL COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- L.E. = LANDSCAPE AND FENCE EASEMENT TO TEMPLE FRIARS CREEK HOMEOWNERS ASSOCIATION, INC.
- D.E. = DRAINAGE EASEMENT
- W.L.E. = WATERLINE EASEMENT
- E.E. = ELECTRIC EASEMENT
- 1 = BLOCK NUMBER

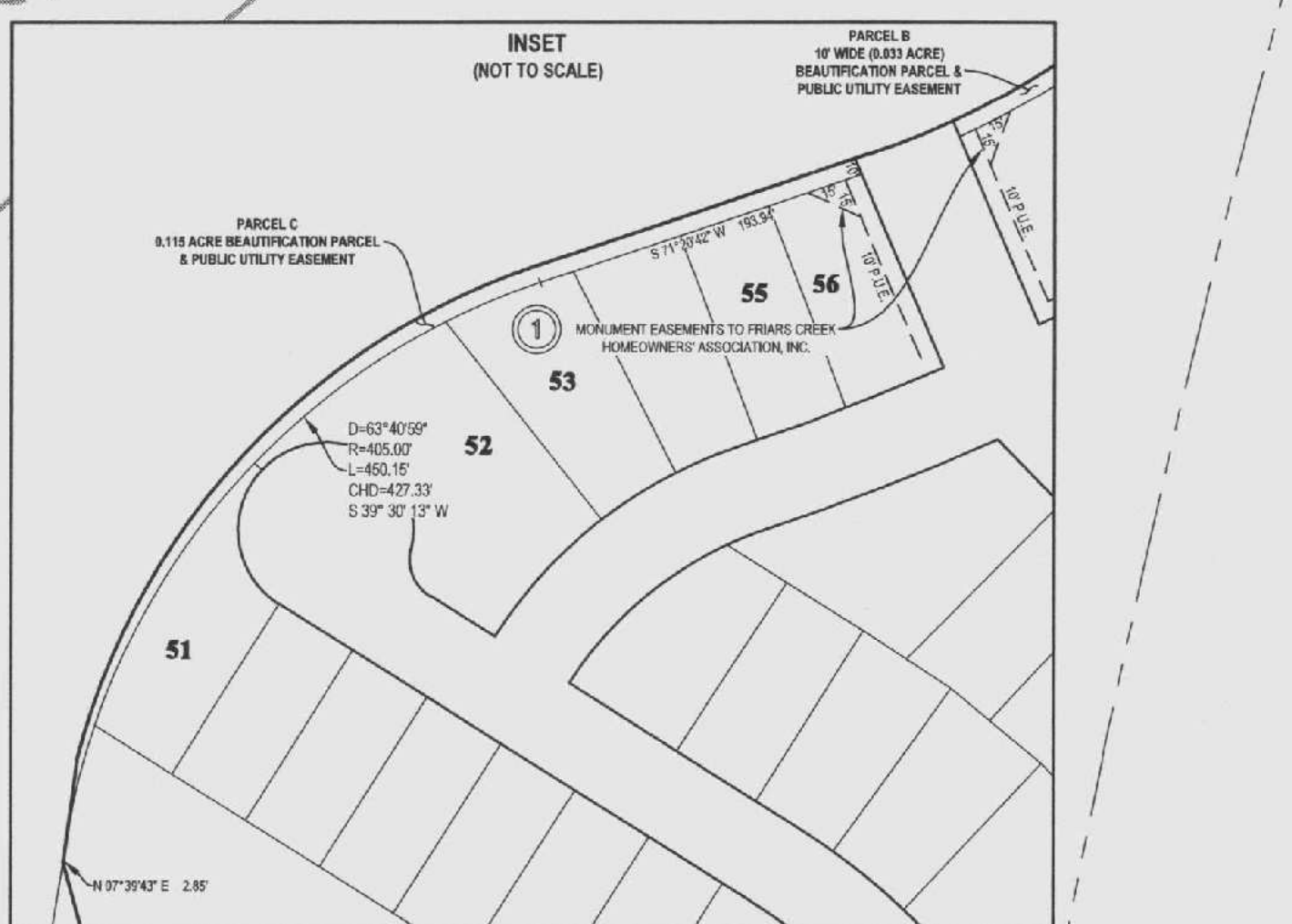
GENERAL NOTES

SURVEYOR'S NOTE: AFTER COMPLETION OF STREET AND UTILITY CONSTRUCTION MONUMENTS WILL BE SET IN COMPLIANCE WITH THE CITY OF TEMPLE'S UNIFORM DEVELOPMENT CODE.
FLOODING INFORMATION: FEDERAL INVENTORY MANAGEMENT AGENCY (FEMA) FLOODING ONLY THIS PROPERTY IS IN FEMA "OTHER FLOOD AREAS" ZONE X-A...

CURVE TABLE
CURVE LENGTH RADIUS DELTA CHORD
C-1 162.62 228.00 29.58521 31.41354 E-153.47

CURVE TABLE (continued)
C-46 46.00 228.00 11.74269 6.52722 W-43.92
C-47 46.00 228.00 11.74269 6.52722 W-43.92
C-48 46.00 228.00 11.74269 6.52722 W-43.92

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD. Contains 44 entries from C-1 to C-44.



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.
Jacob Bell
JACOB BELL, P.E.
REGISTRATION NO. 56462
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 9th DAY OF March, 2021.

STATE OF TEXAS
COUNTY OF BELL
BELFAIR DEVELOPMENT, INC., A TEXAS CORPORATION, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS FRIARS CREEK LANDING ADDITION, WITHIN THE CITY LIMITS OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.
GARY FREYTAG, VICE PRESIDENT
STATE OF TEXAS
COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY FREYTAG, 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 25th DAY OF March, 2021.

FINAL PLAT
FRIARS CREEK LANDING
TO THE CITY OF TEMPLE,
BELL COUNTY, TEXAS

LOTS - 81
BLOCKS - 3
PARCELS - 3
AREA - 24.872 ACRES
Belfair Development Inc.
7353 West Adams Avenue
Temple, Texas 76502 - 254/300-1939

4 ADDED DRAINAGE EASEMENT 03/04/21
3 ADDED ELECTRIC EASEMENT LOTS 3-4, BLK 1 01/27/21
2 REVISED ESMT LANGUAGE IN THE INSET 11/11/20
1 REVISED LOTS ALONG HARTTRICK ADDED ESMT 10/31/20
REV. DESCRIPTION DATE

FINAL PLAT
FRIARS CREEK LANDING
TO THE CITY OF TEMPLE,
BELL COUNTY, TEXAS

Walker Partners engineers \* surveyors
523 W. Highway 60, Temple, Texas 76701
Phone: 1-254-714-1600 • T.S.P.E., Registered No. 9053
T.S.P.L.S., Registration No. 15025600
PLAT NUMBER: D1-924
PROJECT NUMBER: 1-0231
DRAWN BY CHECKED BY: MPP/RSB
FIELD NOTE NO.: 1-0231-FN-01
DRAWING NAME: 1-0231-FN-DWG
DRAFT DATE: 02/18/20
SHEET NUMBER: 1 OF 1