

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS_____ _, 2022, BY THE BELL COUNTY COMMISSIONERS COURT, AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF

Notary Public, State of Texas My Comm. Exp. 12/17/2024 Notary ID# 12923669-1

LEGEND:

P.O.B. POINT OF BEGINNING BUILDING LINE IRON ROD FOUND ROW RIGHT-OF-WAY B-B BACK OF CURB TO BACK OF CURB

- ALL COORDINATE VALUES ARE REFERENCED TO CITY OF TEMPLE MONUMENT NUMBER 549 THE THETA ANGLE AT SAID CITY MONUMENT IS 1' 31' 29" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999887 PUBLISHED CITY COORDINATES ARE X = 3,222,194.03, Y = 10,407,471.62THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS N73'07'36"W, 2337.14 FEET GRID DISTANCE - SURFACE DISTANCE X CCF GEODETIC NORTH = GRID NORTH + THETA ANGLE
- THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID
- THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0175E, DATED SEPTEMBER 26, 2008.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS
- ALL CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS" 2475" FOUND UNLESS OTHERWISE NOTED.
- LETTER OF COMPLIANCE: THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT; INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED
- BASIC EASEMENT RESEARCH WAS PERFORMED, HOWEVER, NO TITLE COMMITMENT WAS PROVIDED. THERE MAY BE ADDITIONAL EASEMENTS NOT SHOWN WHICH AFFECT THIS PROPERTY.
- WATER PROVIDED BY PENDLETON WSC CCN NO. 10003

, OFFICIAL RECORDS OF REAL

STATE OF TEXAS

COUNTY OF BELL

REGINA M. CANTYNE AND DAVID K. CANTYNE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CANTYNE ADDITION, A SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

Notary Public, State of Texas

Notary ID 129878809

STATE OF TEXAS

COUNTY OF BELL WAS ACKNOWLEDGED BEFORE ME ON THE THE DAY OF 2022 BY REGINA M. CANTYNE.

Comm. Expires 07-08-2022

STATE OF TEXAS

COUNTY OF BELL WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF 2022 BY DAVID K. CANTYNE.

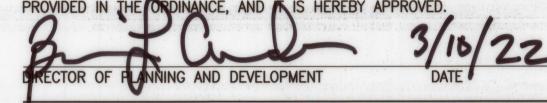


AFFIDAVIT

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL

BELL COUNTY TAX APPRAISAL DISTRICT

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF TEMPLE, IT QUALIFIES FOR ADMINISTRATIVE PLAT APPROVAL AS



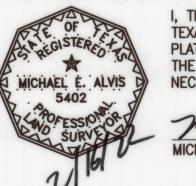
THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

SIGNATURE: DATE: 2/28/22 TITLE: Registered Santarian BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS

COUNTY OF BELL THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN

STATE OF TEXAS COUNTY OF BELL



WILLIAM F. SISCO

123121 PON LICENSED GIA

> 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.

MICHAEL E. ALVIS R.P.L.S., No. 5402

FINAL PLAT OF:

CANTYNE ADDITION

2 LOTS, 1 BLOCK 14.490 ACRES

OUT OF AND A PART OF THE JOHN HENNING SURVEY, ABSTRACT NO. 406

A SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE

CITY OF TEMPLE, BELL COUNTY, TEXAS

TURLEY ASSOCIATES, INC

HIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST B SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC

CANTYNE ADDITION
STRATERRITORIAL JURISDICTION OF THE

REVISIONS DATE DESCRIPTION DFTR 1/27 1/24/22 COMMENTS AMJ

12/7/2021 COMPUTER FILE NAME: 21-2869 FINAL PLAT REFERENCE JOB NUMBER:

DRAWING NUMBER:

14.490 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES