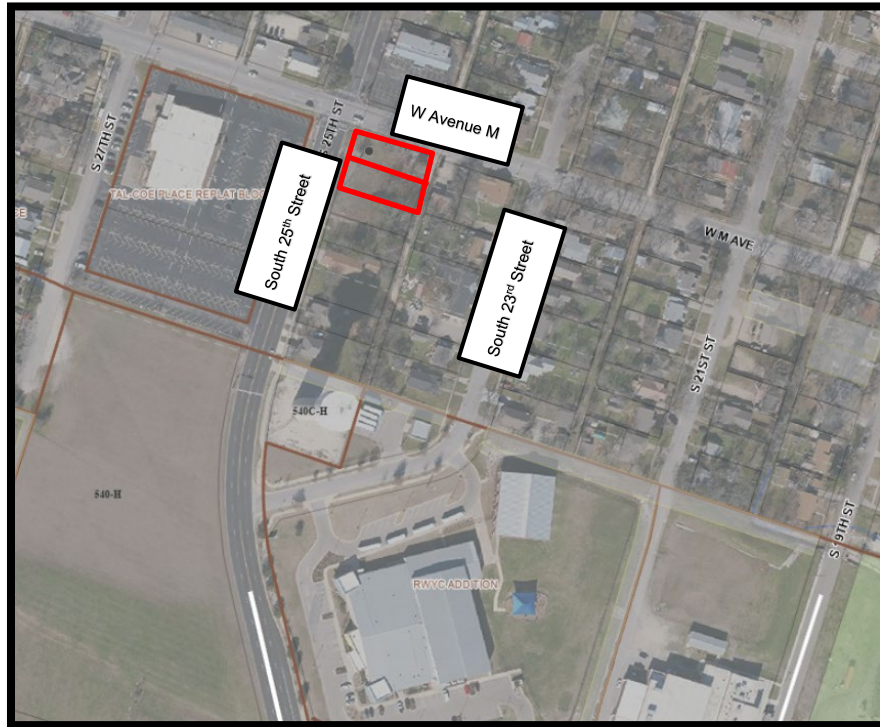


# Maps



**Location Map (ARC GIS Maps)**



**Aerial Map (ARC GIS Maps)**

FINAL PLAT OF  
**HOMEROCK TWINS ADDITION**

a subdivision in the CITY OF TEMPLE, Bell County, Texas, being  
0.3217 ACRE, situated in the E. PENNINGTON SURVEY,  
ABSTRACT 658, Bell County Texas, being a replat of Lots 1  
and 3, Block 22, Tal-Coe Place, according to the plat of  
record in Volume 196, Page 214, Deed Records of Bell County,  
Texas.

STATE OF TEXAS  
COUNTY OF BELL

HRFSJ-V2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE 0.3217 ACRE TRACT OF LAND SHOWN ON  
THIS PLAT, AND DESIGNATED HEREIN AS **HOMEROCK TWINS ADDITION**, A SUBDIVISION WITHIN 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, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT  
BOUNDARIES OF THIS SUBDIVISION.

BY: AARON AMUCHASTEGUI, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON AMUCHASTEGUI, KNOWN TO  
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME AS AUTHORIZED AGENT FOR HRFSJ-V2, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRPERSON

SECRETARY, PLANNING & ZONING

AFFIDAVIT:

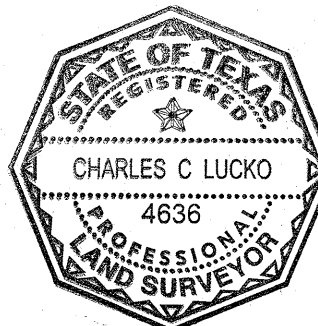
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax  
Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024 A.D.

By: Bell County Tax Appraisal District

STATE OF TEXAS  
COUNTY OF BELL

I, 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.



Charles C. Lucko  
CHARLES C. LUCKO, R.P.L.S.  
REGISTRATION NO. 4636

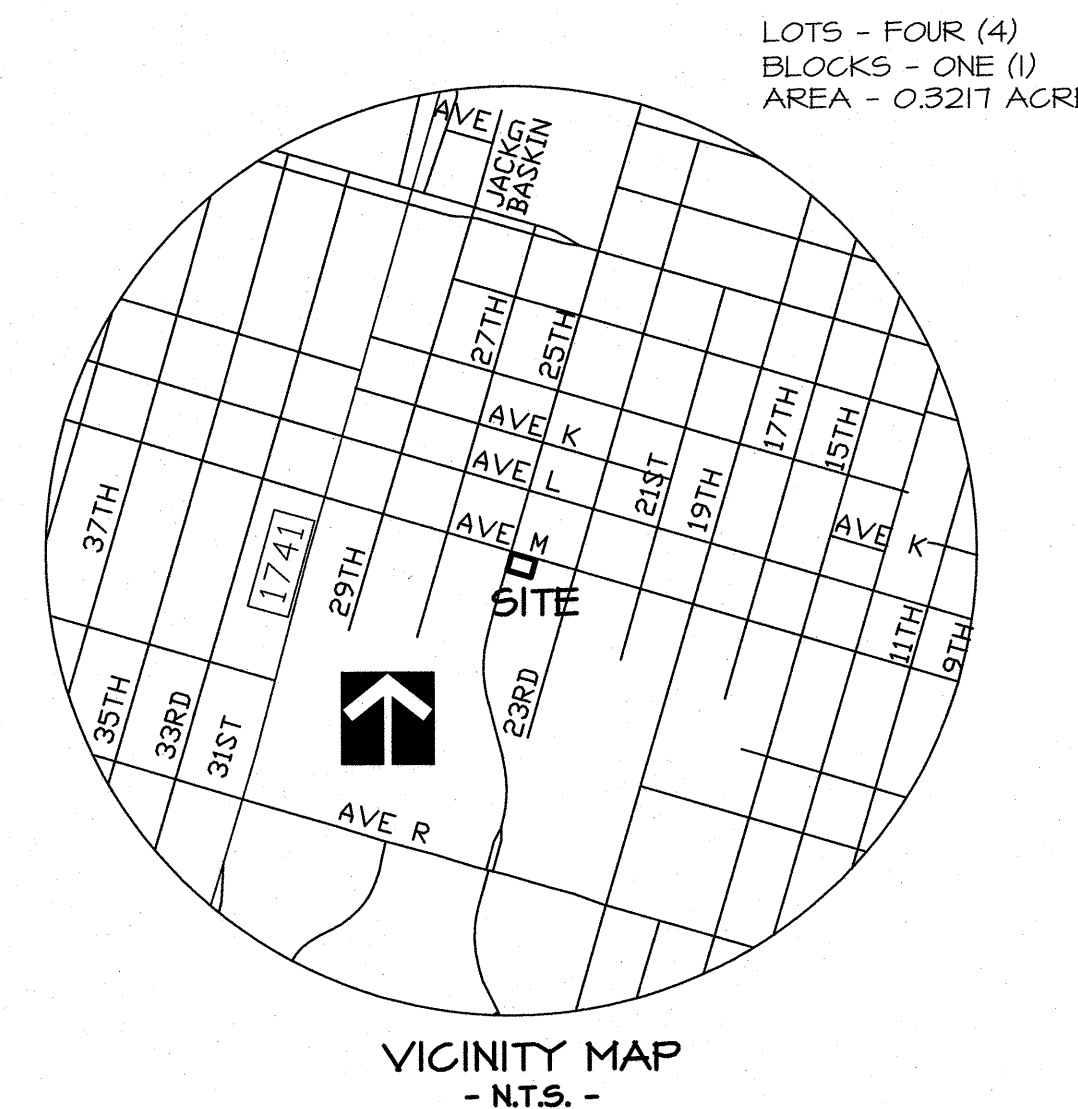
DATE SURVEYED: NOVEMBER 22, 2023

This project is referenced to the Texas State Plane Coordinate System, Central Zone, NAD83. All distances are horizontal  
surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 518.  
The theta angle at City Monument No. 518 is  $01^{\circ}31'55''$ . The combined correction factor (CCF) is 0.998484. Grid distance =  
Surface distance  $\times$  CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 518 to the  
northwest corner of this 0.3217 acre tract is  $S 71^{\circ}32'00'' E$  84.43 feet. Published City coordinates for project reference  
point 518 are N = 10,371,731.24 E = 3,221,443.25.

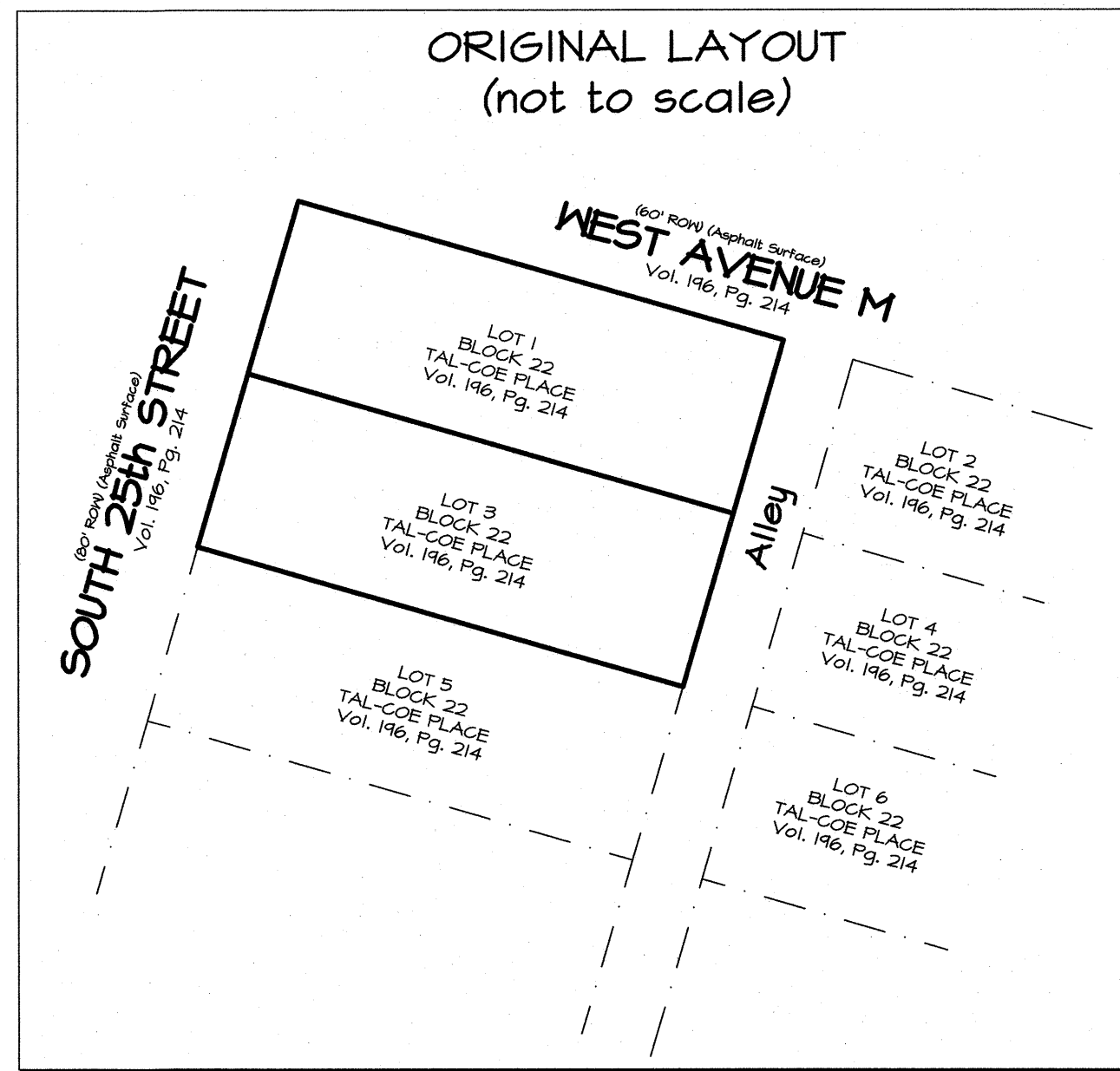
Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No.  
48027C0355E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard  
Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it  
create any liability in such event on the part of this surveyor or company.

GENERAL NOTES:

1. The purpose of this replat is to create 4 lots from 2  
lots for residential/townhouse development.
2. Site Development shall be compliant with the  
THMED/T14 standards per UDC 6.3.
3. Driveway access to be from the alley on the east.
3. Sidewalks along Avenue M will be added to match the  
existing sidewalks along South 25th Street.



VICINITY MAP  
- N.T.S. -



Plot Date: 01-24-2024  
Survey  
completed 11-22-2023  
Scale: 1" = 20'  
Job No. 231418  
Dwg No. 231418.2P  
Drawn by SLW  
Surveyor CCL #4636  
Copyright 2024 All County Surveying, Inc.

RECORDATION INFORMATION:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY, BELL COUNTY, TEXAS.

**ACS**  
ALL COUNTY SURVEYING, INC.  
1x Firm No. 10023600  
4380 South 5th Street  
Temple, Texas 76702  
254-778-2272 Killeen 254-634-4636  
Fax 254-774-1608  
www.allcountysurveying.com



a subdivision in the CITY OF TEMPLE, Bell County, Texas, being 0.3217 ACRE, situated in the E. PENNINGTON SURVEY, ABSTRACT 658, Bell County Texas, being a replat of Lots 1 and 3, Block 22, Tal-Coe Place, according to the plat of record in Volume 196, Page 214, Deed Records of Bell County, Texas.

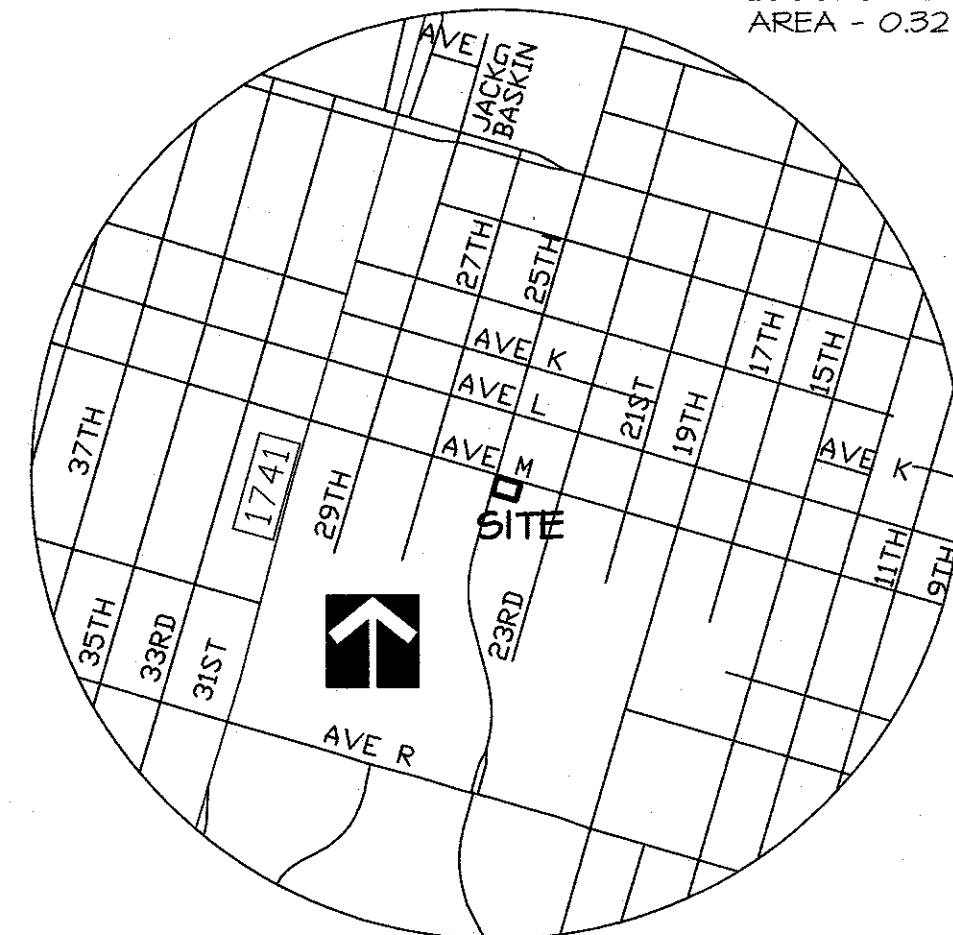
The location of the underground utility lines shown hereon is based on record information. Locations shown are generally schematic in nature and may not accurately reflect the correct size and location of each particular utility. Some utility lines may not be shown. Prior to any construction, all utility companies should be notified to mark any buried lines. Contractors shall assume responsibility for actual field location and protection of existing utility facilities whether shown or not.

The contour lines shown hereon are from STACKHOUSE maps provided by the City of Temple and are not the result of an on-the-ground survey.

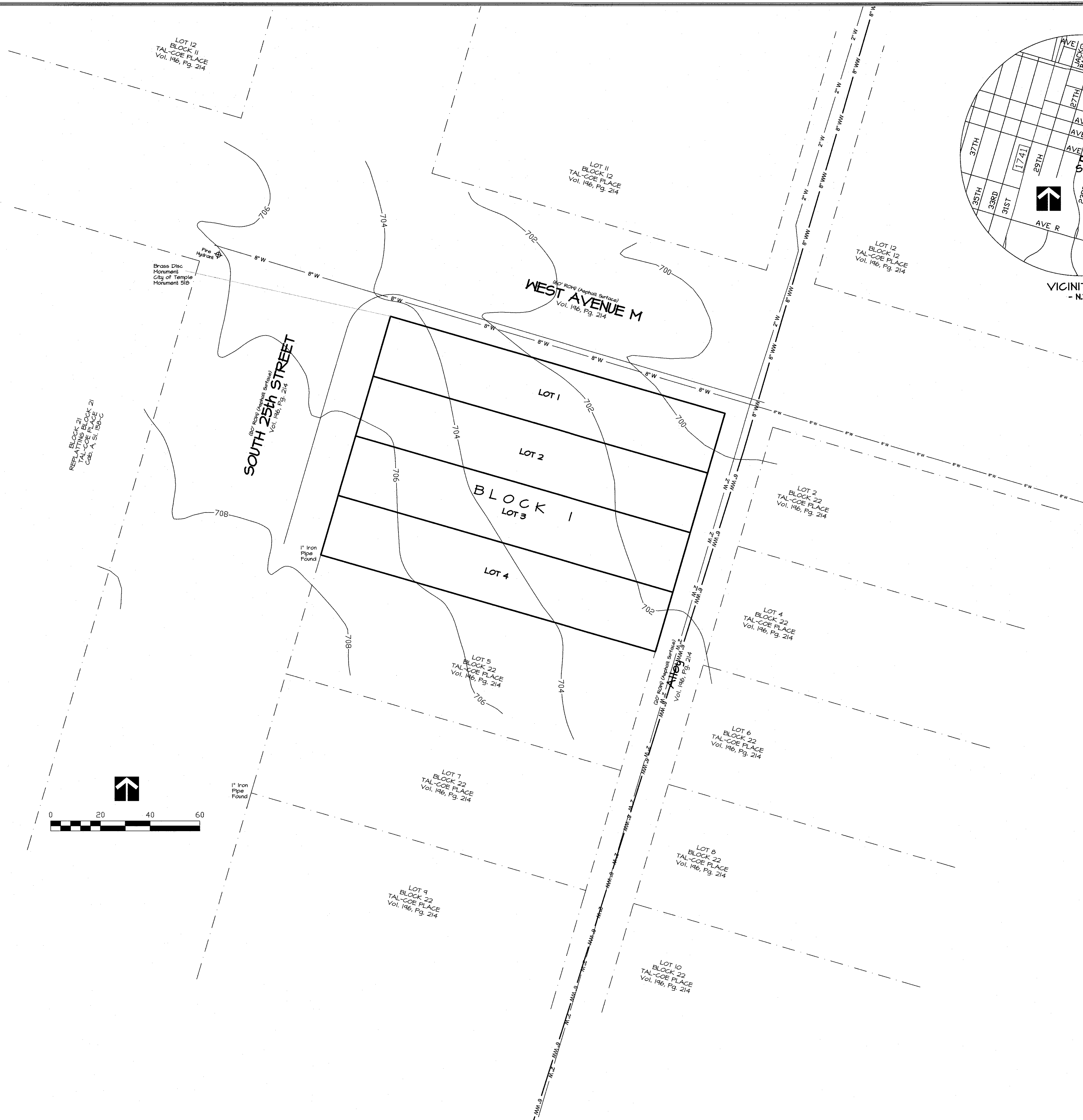
This project is referenced to the Texas State Plane Coordinate System, Central Zone, NAD83. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 518. The theta angle at City Monument No. 518 is  $0^{\circ}13'31.55''$ . The combined correction factor (CCF) is 0.9994049. Grid distance = Surface distance  $\times$  CCF. Geodetic north = Grid north + theta angle. Reference tie from City Monument No. 518 to the northwest corner of this 0.3817 acre tract is  $S 77^{\circ}30'0'' E$  84.43 feet. Project City coordinates for project reference point 174 are N = 10,371,791.29 E = 3,227,447.23

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0355E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. 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.

LOTS - FOUR (4)  
BLOCKS - ONE (1)  
AREA - 0.3217 ACRE



VICINITY MAP  
- N.T.S. -



Plot Date: 04-30-2024

completed 11-22-2023

Scale: 1" = 20'

Job No. 231418

Dwg No. 231418.2-1&U

DRAWN BY SEN  
CUSTOMER CCI #4636

501 Vogel 502 Vogel

Copyright 2024 All County Surveying,



ALL COUNTY SURVEYING, INC.

Tx. Firm No. 10023600

4550 South 5th Street  
Temple, Texas 76502

254-778-2272 Killeen 254-634-4636  
Fax 254-774-7608

www.allcountysurveying.com

1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.