

NAMA'S TEMPLE TOWNHOMES

A subdivision within the City of Temple

1.630 acres out of the C.S. Masters Survey, Abstract No. 550, Bell County, Texas



CURVE TABLE:

1. The bearings recited herein are grid bearings derived from GPS observations based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. All coordinates are referenced to the City of Temple survey monument #100, which bears S 44°51'10" W, 2083.78 feet from the P.O.B. to the center of the monument.
2. No portion of this tract is shown to be within a Special Flood Zone Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, parcel number 48027C0355E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
3. Building setback lines shall comply with the City of Temple's zoning ordinance, unless otherwise noted on this plat.
4. Utility providers are as follows: Water = City of Temple, Wastewater = City of Temple, Electricity = Oncor
5. Legal Field Notes accompany this plat.
6. Tract A is to be owned and maintained by the HOA; however, the water and wastewater within the P.U.E. are City owned and maintained.
7. The entirety of Tract A is for private access, private drainage & public utility easements.
8. 5' sidewalk in front of property along 41st Street is to be built by developer.
9. The purpose of this replat is to subdivide Lot 2 Block 1 for residential use.
10. A 4' sidewalk is required on both sides of Nama Way 1 to be built with home construction. Said sidewalk shall be owned and maintained by the HOA.
11. Both sides of Nama Way and Rojas Ave shall be striped as Fire Lane. Fences along the west side of Lots 11 and 12 must remain a minimum distance of 5 feet from the property line. Fences shall also be clear of any drainage easements.

OWNER/DEVELOPER:
Texaplex Builders, LLC,
a Texas limited liability company
3301 Tswana Drive
Leander, Texas 78641

ENGINEER:
Republic Engineering & Development Services
P.O. Box 3123
Harker Heights, Texas 76548

SURVEYOR:
Frobish Land Surveying, PLLC
P.O. Box 1411
Belton, Texas 76513

TOTAL LOTS = 22
TOTAL TRACTS = 1
TOTAL BLOCKS = 1
TOTAL ACREAGE = 1.630

CITY OF TEMPLE SURVEY MONUMENT #100
Bears S 44°51'10" W, 2083.78 feet from P.O.B.
Published GPS coordinates based on the NAD83 State
Plane Coordinate System, Texas Central Zone No. 4203
N = 10374530.04
E = 3224171.53

- A.E. = ACCESS EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- B-B = BACK TO BACK OF CURB
- D.E. = DRAINAGE EASEMENT
- P.O.B. = POINT OF BEGINNING
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- W.W.E. = WASTEWATER EASEMENT
- = CORNER MONUMENT FOUND

FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



KNOW ALL MEN BY THESE PRESENTS, that **TEXPLEX BUILDERS, LLC**, a Texas limited liability company, being the owner of the land shown on this plat designated as **NAMA'S TEMPLE TOWNHOMES**, being a 1.630 acre tract of land out of the C.S. Masters Survey, Abstract No. 550, Bell County, Texas, and being all of Lot 2, Block 1, Baker Subdivision Replat No. 1, as described by a deed to said owner, recorded in Document No. 2024021258, Real Property Records in Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: _____
Sandeep Nama
 Manager of TexaPlex Builders, LLC,
 a Texas limited liability company, on behalf of said company.

This instrument was acknowledged before me on the _____ day of _____, 20____, by Sandeep Nama, Manager of TexaPlex Builders, LLC, a Texas limited liability company, on behalf of said company.

Notary Public for the State of Texas
My Commission Expires: _____

Approved this _____ day of _____, 20__, by the Planning and Zoning Commission
of the City of Temple, Texas.

Approved this _____ day of _____, 20__, by the City of Council of the City of Temple, Texas.

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

BELL COUNTY TAX APPRAISAL DISTRICT

SURVEYOR'S CERTIFICATE

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 12/17/2024
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



DATE PRINTED: 12/17/2024