

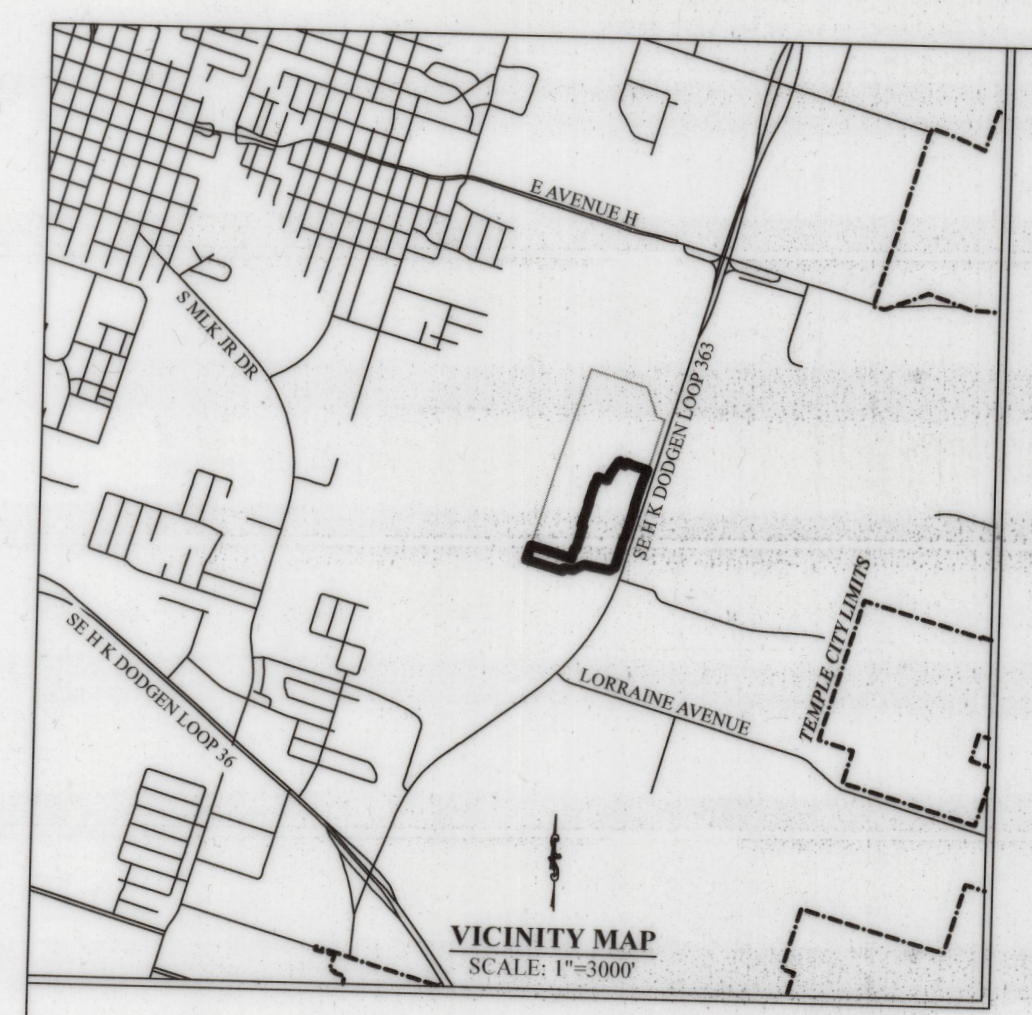
FINAL PLAT

THE RIDGE AT KNOB CREEK PHASE 1

AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS
29.451 acres of land out of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	432.50	100.94	S 46° 50' 11" E	100.71
C2	360.00	111.42	S 46° 50' 11" E	111.24
C3	400.00	136.34	S 63° 17' 13" E	135.68
C4	440.00	155.51	S 63° 17' 13" E	154.88
C5	333.00	96.51	S 24° 31' 44" E	96.30
C6	308.00	5.60	N 31° 18' 13" W	5.60
C7	308.00	24.70	N 24° 31' 44" E	24.70
C8	358.00	43.29	S 29° 47' 0" W	43.29
C9	358.00	43.29	S 29° 47' 0" W	43.29
C10	358.00	12.96	S 17° 55' 5" W	12.96
C11	308.00	12.96	N 17° 55' 5" W	12.96
C12	20.50	12.96	N 48° 52' 4" E	12.96
C13	49.50	240.97	S 16° 33' 33" E	240.97
C14	20.50	12.96	N 48° 52' 4" E	12.96
C15	200.00	114.10	S 28° 29' 2" E	113.84
C16	20.50	12.96	N 48° 52' 4" E	12.96
C17	225.00	28.17	S 69° 51' 14" E	28.17
C18	225.00	46.97	S 69° 51' 14" E	46.97
C19	225.00	46.97	S 69° 51' 14" E	46.97
C20	225.00	46.97	S 69° 51' 14" E	46.97
C21	225.00	46.97	S 69° 51' 14" E	46.97
C22	225.00	46.97	S 69° 51' 14" E	46.97
C23	225.00	46.97	S 69° 51' 14" E	46.97
C24	225.00	46.97	S 69° 51' 14" E	46.97
C25	225.00	46.97	S 69° 51' 14" E	46.97
C26	225.00	46.97	S 69° 51' 14" E	46.97
C27	225.00	46.97	S 69° 51' 14" E	46.97
C28	225.00	46.97	S 69° 51' 14" E	46.97
C29	225.00	46.97	S 69° 51' 14" E	46.97
C30	225.00	46.97	S 69° 51' 14" E	46.97
C31	225.00	46.97	S 69° 51' 14" E	46.97
C32	225.00	46.97	S 69° 51' 14" E	46.97
C33	225.00	46.97	S 69° 51' 14" E	46.97
C34	225.00	46.97	S 69° 51' 14" E	46.97
C35	225.00	46.97	S 69° 51' 14" E	46.97



PROJECT DETAILS:
 TOTAL SF-3 LOTS = 82
 (11,732 acres - Lots 26-35, Block 9;
 Lots 1-18, Block 8; Lots 1-37, Block 6;
 Lots 1-24, Block 5; Lots 21-31, Block 3)
 TOTAL SF LOTS = 36
 (5,862 acres - Lots 3-16, Block 12; Lots
 1-14, Block 11; Lots 1-8, Block 9)
 TOTAL C LOTS = 1
 (1,725 acres - Lot 25, Block 5)
 TOTAL LOTS = 119
 TOTAL BLOCKS = 8
 TOTAL TRACTS = 3
TOTAL ACREAGE = 29.451

BENCHMARK:
 CITY OF TEMPLE SURVEY MONUMENT #530
 Bears S 39° 39' 56" E, 3288.66 feet from the P.O.B.
 Published GPS coordinates based on the NAD83
 State Plane Coordinate System
 N = 1034064.71
 E = 3242966.76

LEGEND:
 AE = ACCESS EASEMENT
 DE = DRAINAGE EASEMENT
 LFE = LANDSCAPE & FENCE EASEMENT
 LSE = LANDSCAPE & SIGN EASEMENT
 PGB = POINT OF BEGINNING
 TE = TRAIL EASEMENT
 UE = UTILITY EASEMENT
 R.O.W. = RIGHT OF WAY
 • = 1/2" IRON ROD FOUND (unless otherwise noted)
 ◊ = CONCRETE HIGHWAY MONUMENT FOUND
 ○ = 1/2" IRON ROD W/ CAP SET
 9 = BLOCK NUMBER
 3 = LOT NUMBER
 6600 = SQUARE FEET

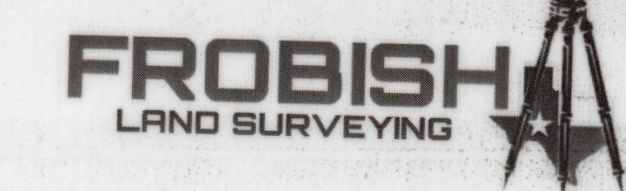
- NOTES:**
- The bearings recited herein are grid bearings derived from GPS observations based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9998530. All coordinates are referenced to the City of Temple survey monument #530, which bears S 39° 39' 56" E, 3288.66 feet from the P.O.B.
 - No portion of this tract is shown to be within a 100-Year Flood Zone, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0355E, effective 09/25/2008. 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.
 - Building setback lines shall comply with the City of Temple's zoning ordinance.
 - Utility providers are as follows: Water = City of Temple, Wastewater = City of Temple, Electric = Oncor.
 - This plat is subject to the City of Temple ordinance #2023-0013-O.
 - No driveways or access is allowed for residential lots along Avenue N.
 - Lot 25, Block 5 is a commercial lot.
 - Tracts A and B are drainage tracts to be owned and maintained by the HOA.
 - A 10-foot shared use path shall be provided along south side of Avenue N.
 - Avenue N's eastern entrance shall have a type 6 entrance in accordance with The City of Temple Residential subdivision ordinances.
 - Avenue N's western entrance shall have a type 5 entrance in accordance with the City of Temple Residential subdivision ordinances.
 - Wildcat Ridge Road shall have a type 5 entrance in accordance with the City of Temple Residential subdivision ordinances.
 - SE HK Dodgen Loop pavement width = 44' EOP-EOP (edge of pavement).
 - Tower Road pavement width = 31' EOP-EOP.
 - Avenue N entrance pavement width from Loop 363 to Union Ridge Drive = 41' BOC-BOC (back of curb), cumulative with additional median.
 - Avenue N from Union Ridge Drive to west property line = 41' BOC-BOC.
 - All streets pavement width = 31' BOC-BOC, save and except Wildcat Ridge Road pavement width from Loop 363 to Post Oak Ridge Drive = 41' BOC-BOC.
 - Kneuckles will follow the City of Temple engineering department's Local Street Elbow detail dated July 22, 2010.
 - There is a 1-foot Non-Access Easement along the east boundary line parallel with Loop 363.
 - Park fee requirements will apply for any multi-family development built on the commercial tracts.
 - The city may choose to up size the required 6' sidewalk along HK Dodgen Loop to meet the Trails Master Plan requirement.
 - The trail easement along the rear of residential lots and commercial lots shall not be fenced in but is to remain open for public use.
 - All corner monuments set are 6" diameter iron rods with blue caps.
 - The 20' drainage easement in block 5 lot 25 is a private easement to be owned and maintained by the HOA.
 - The temporary emergency access is to be an all weather surface with a radius of 38', maintenance of sidewalk in said easement.
 - 4' sidewalk to be built in access easement on Lots 30 & 31, Block 3. HOA is responsible for Tract C is to be owned and maintained by the HOA.

OWNER/DEVELOPER:
 Joshua Welch, Director of The Ridge at Knob
 Creek Development, Inc., a Texas Corporation
 2002 Rustic Manor Drive
 Temple, Texas 76702

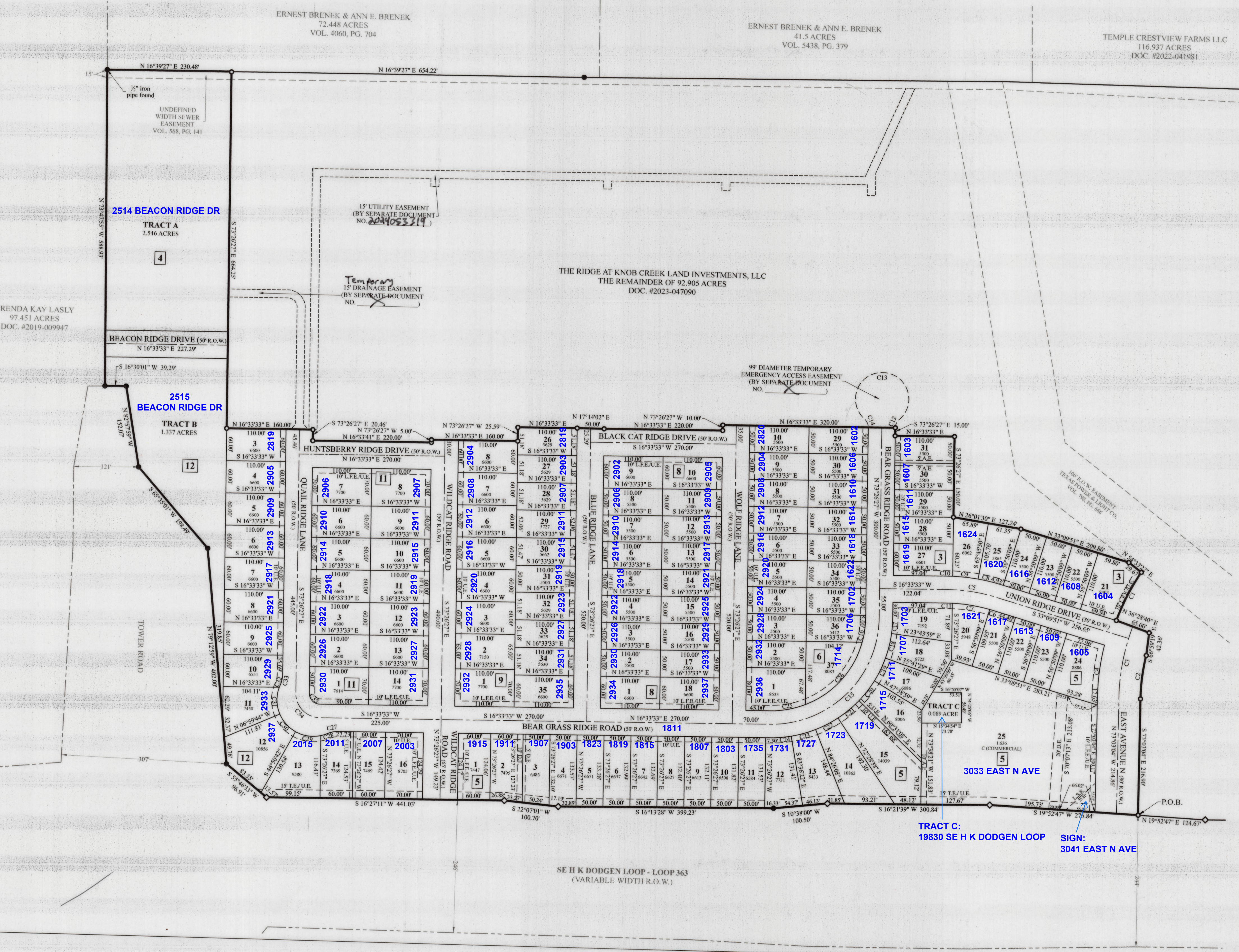
ENGINEER:
 Republic Engineering &
 Development Services
 P.O. Box 3123
 Harker Heights, Texas 76548

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

FILED FOR RECORD THIS 4th DAY OF December, 2024
 IN DOCUMENT NUMBER 2024053727 OFFICIAL PUBLIC
 RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



REPUBLIC ENGINEERING & DEVELOPMENT SERVICES: P.O. Box 3123, Harker Heights, TX 76548, TEMPLA Form No. 21633
 FROBISH LAND SURVEYING: P.O. Box 1411, Belton, TX 76513-5411, (254) 624-7088, TEMPLA Registration No. 10194672



STATE OF TEXAS
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that The Ridge at Knob Creek Development, Inc., a Texas Corporation, being the owner of the land shown on this plat designated as THE RIDGE AT KNOB CREEK PHASE 1, being 29.451 acres of land out of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, and being part of that same 92.905 acres Moreno Survey, Abstract No. 14, Bell County, Texas, do hereby join, approve, and consent to all dedications and plat 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: *Joshua Welch*
 Joshua Welch
 Director of The Ridge at Knob Creek Development, Inc., a Texas Corporation

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 13 day of Nov., 2024 by Joshua Welch, Director of The Ridge at Knob Creek Development, Inc., a Texas Corporation on behalf of said company.

Notary Public for the State of Texas
 My Commission Expires:

CITY OF TEMPLE

Approved this 2nd day of December, 2024 by the
 Planning and Zoning Commission of the City of Temple, Texas.

Chris...
 Chairman

...
 Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

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 10/23/24
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200

TAX CERTIFICATION:

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.

DATED THIS 4 DAY OF NOV, A.D. 2024
 BELL COUNTY TAX APPRAISAL DISTRICT

BY: *...*

Inst # 2024053727