

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	60.00'	85.90'	82° 01' 58"	S 1° 52' 45" E 78.75'
C2	60.00'	69.91'	66° 45' 29"	S 72° 30' 58" W 66.02'
C3	60.00'	52.84'	50° 27' 28"	N 48° 52' 33" W 51.15'
C4	60.00'	62.03'	59° 13' 55"	N 5° 58' 08" E 59.30'
C5	60.00'	43.48'	41° 31' 10"	N 56° 20' 41" E 42.53'
C6	60.00'	46.77'	44° 39' 48"	S 20° 33' 50" E 45.60'
C7	60.00'	58.73'	56° 05' 10"	S 29° 48' 38" W 56.42'
C8	60.00'	51.58'	49° 15' 02"	S 82° 28' 44" W 50.00'
C9	60.00'	54.10'	51° 39' 31"	N 47° 03' 59" W 52.28'
C10	60.00'	102.88'	98° 20' 29"	N 27° 58' 01" E 90.80'
C11	60.00'	52.60'	50° 13' 47"	S 5° 58' 14" E 50.93'
C12	60.00'	51.57'	49° 14' 55"	S 43° 46' 07" W 50.00'
C13	60.00'	91.00'	86° 54' 04"	N 68° 09' 23" W 82.53'
C14	60.00'	110.99'	105° 59' 18"	S 24° 06' 37" W 95.83'
C15	60.00'	93.96'	89° 43' 18"	S 73° 44' 41" E 84.65'
C16	60.00'	87.35'	83° 24' 42"	N 19° 41' 19" E 79.84'
C17	60.00'	21.86'	20° 52' 42"	N 32° 27' 23" W 21.74'
C18	280.00'	29.46'	6° 01' 41"	S 14° 05' 25" W 29.45'
C19	280.00'	138.75'	28° 23' 33"	S 3° 07' 12" E 137.34'
C20	280.00'	92.32'	18° 53' 25"	S 26° 45' 41" E 91.90'
C21	280.00'	84.09'	17° 12' 27"	S 44° 48' 37" E 83.78'
C22	280.00'	65.15'	13° 19' 51"	S 60° 04' 46" E 65.00'
C23	280.00'	30.06'	6° 09' 02"	S 69° 49' 13" E 30.04'
C24	220.00'	30.09'	7° 50' 15"	N 68° 58' 37" W 30.07'
C25	220.00'	273.23'	71° 09' 33"	N 29° 28' 43" W 256.01'
C26	220.00'	42.25'	11° 00' 12"	N 11° 36' 10" E 42.19'
C27	60.00'	72.43'	69° 09' 45"	S 42° 31' 23" W 68.11'
C28	60.00'	50.27'	48° 00' 11"	S 16° 03' 35" E 48.81'
C29	60.00'	55.15'	52° 39' 52"	S 66° 23' 36" E 53.23'
C30	60.00'	51.57'	49° 14' 55"	N 62° 39' 00" E 50.00'
C31	60.00'	84.74'	80° 55' 17"	N 2° 26' 06" W 77.87'
C32	250.00'	392.70'	90° 00' 00"	S 27° 53' 44" E 353.55'

AREA CONTAINED IN RIGHT-OF-WAY	Length	Acres
SOAPSTONE COURT	= 77,560 feet	11.114 Acres
BULLROCK STREET	= 1,113 feet	1.728 Acres
DEER GROVE DRIVE	= 1,039 feet	1.431 Acres
ROCK CREST DRIVE	= 2,225 feet	1.215 Acres
FIRESTONE DRIVE	= 368 feet	0.506 Acre
TRAVERTINE LANE	= 2,360 feet	3.348 Acres

EASEMENTS AND BUILDING LINES	Length	Acres
FRONT BUILDING LINES	= 25 feet	0.988 Acre
SIDE STREET BUILDING LINES	= 20 feet	
SIDE BUILDING LINES	= 10 feet	
REAR BUILDING LINES	= 15 feet	
EASEMENT ALONG ROAD FRONTAGE	= 20 feet	

DEVELOPMENT STATISTICS	Count
RESIDENTIAL LOTS	= 105
COMMERCIAL LOTS	= 2
TOTAL NUMBER OF LOTS	= 107
TOTAL NUMBER OF TRACTS	= 3

FINAL PLAT
 78.74 acres out of the J. Hobson Survey,
 Abstract 381, Extraterritorial Jurisdiction of
 Temple, Bell County, Texas

OWNER/DEVELOPER
 WALL DEVELOPMENT, LLC
 8702 ADAMS LANE, TEMPLE, TEXAS 76702

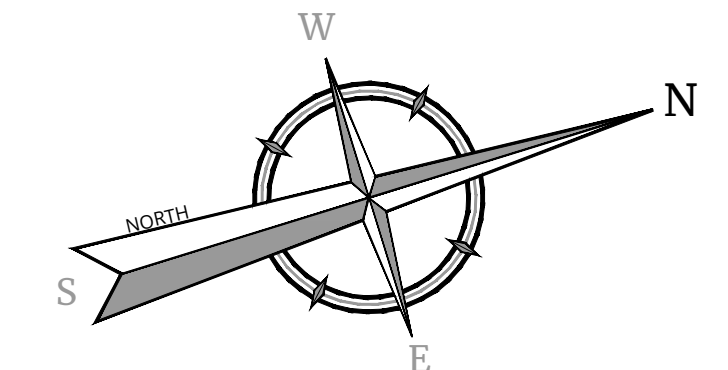
ENGINEER
 CLARK & FULLER, PLLC
 T.B.P.E. REGISTRATION NO. F-10384
 215 N. MAIN STREET, TEMPLE, TEXAS 76701
 254-899-0999

SURVEYOR
 COLLIER'S ENGINEERING & DESIGN
 DBA MASER CONSULTING, INC.
 T.B.P.E.L. FIRM NO. 10194550
 4500 RATLIFF LANE, SUITE 113 ADDISON, TEXAS 75001
 214-613-1204

LEGEND

- Found Monumentation (As Noted)
- 5/8-inch Iron Rod Set With Cap Stamped "MASER CONSULTING"
- Block Number
- R.O.W.
- C.I.R.S.
- VOL., PG.
- TxDOT
- D.R.B.C.T.
- B.L.
- U.E.
- D.E.

Found Monumentation (As Noted)
 5/8-inch Iron Rod Set With Cap Stamped "MASER CONSULTING"
 Block Number
 Right-Of-Way
 C.I.R.S.
 Volume, Page
 Texas Department of Transportation
 Deed Records Of Bell County, Texas
 Official Records Of Bell County, Texas
 Building Line
 Utility Easement
 Drainage Easement



Colliers
 Engineering & Design

www.colliersengineering.com

Copyright © 2022, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the service was contracted or to whom it is certified. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER CONSULTING**

811
 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 Know what's below.
 Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



1/2" IRF
 N: 10,412,924.70'
 E: 3,199,698.79'

BUT FOR LLC.
 CALLED 75.449 ACRES
 DOC NO. 2016001226
 D.R.B.C.T.

KIMBERLY KAY LANGSTON
 CALLED 33.75 ACRES
 DOC NO. 20130011570
 D.R.B.C.T.

CORY RANCE
 CALLED 10.25 ACRES
 DOC NO. 201506354
 D.R.B.C.T.

MOFFAT WATER SUPPLY CORPORATION
 CALLED 1,000 ACRES
 VOL. 6034, PG. 363
 D.R.B.C.T.

MOFFAT WATER SUPPLY CORPORATION
 CALLED 0.91 ACRES
 VOL. 2978, PG. 561
 D.R.B.C.T.

POB
 4"x4" CONC MON
 N: 10,415,330.03'
 E: 3,200,438.97'



DICKIE DREW CALLED 1.37 ACRES
 DOC NO. 20150028302
 D.R.B.C.T.

DICKIE DREW CALLED 0.79 ACRES
 DOC NO. 20150028301
 D.R.B.C.T.

DANA DREW KARL CALLED 9.16 ACRES
 VOL. 1859, PG. 47
 D.R.B.C.T.

ANNE JENNINGS CALLED 16.00 ACRES
 VOL. 4548, PG. 79
 D.R.B.C.T.

0.47 ACRE R.O.W. DEDICATION
 ROSWITHA BRAMMELL CALLED 6.14 ACRES
 VOL. 2732, PG. 788
 D.R.B.C.T.

BILLY BUSHING CALLED 3 ACRES
 DOC NO. 2013052985
 D.R.B.C.T.

DAVID FOUNTAIN CALLED 1 ACRE
 DOC NO. 2019033589
 D.R.B.C.T.

MELISSA GAIL AYCOCK & SHERRY RENE AYCOCK CALLED 18.5 ACRES
 VOL. 6127, PG. 703
 D.R.B.C.T.

FINAL SUBDIVISION PLAT FOR DEER GROVE SUBDIVISION

78.74 ACRES
 J. HOBSON SURVEY, A-381
 TEMPLE EXTRATERRITORIAL JURISDICTION
 BELL COUNTY TEXAS

Colliers
 Engineering & Design

DALLAS
 4500 Ratliff Lane,
 Suite 113
 Addison, TX 75001
 Phone: 214.613.1204
 COLLIER'S ENGINEERING & DESIGN, INC.
 DOING BUSINESS AS MASER CONSULTING

SCALE: 1"=100' DATE: 03/18/2021 DRAWN BY: HCF/RDL CHECKED BY: CAG
 PROJECT NUMBER: 21001475A DRAWING NAME: DEER_GROVE_2-3-22
 SHEET TITLE: FINAL PLAT
 SHEET NUMBER: 01 of 02

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.