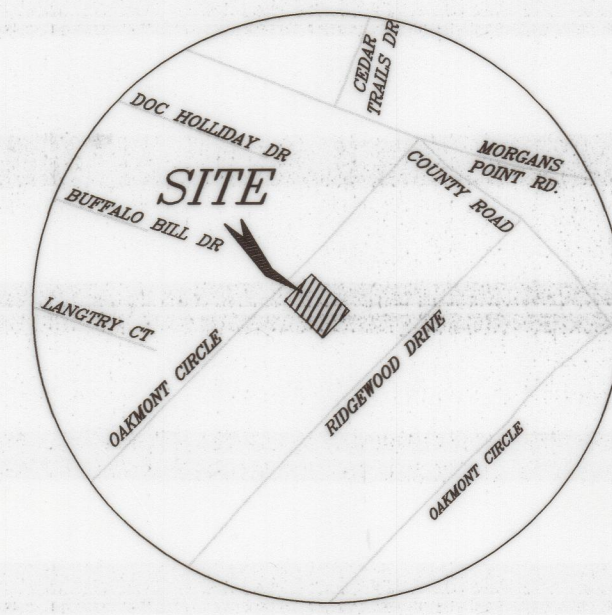


GEORGE W. LINDSEY SURVEY, Abstract Number 835



VICINITY MAP  
Not to Scale

- LEGEND:
- 5/8" Iron Rebar Found, unless otherwise stated.
  - 1/2" Iron Rebar Found, unless otherwise stated.
  - 3/8" Iron Rebar Found
  - Hackberry Tree
  - ( ) Plat Calls
- POB Point of Beginning

NOTES:  
The purpose of this Amending Plat is to combine 2 lots into one lot.

See Field Notes attached.

Water service to be provided by City of Morgan's Point Resort.

Sewer Service to be provided by On-site Septic Sewage Facilities.

Subject to the following easements and building lines: a 20' building line along street property line and a 2' along any side or rear property line, 8' utility easement along the back of the property line and a 2' utility easement along each side of the property line as per restrictions recorded in Volume 1023, Page 525 Bell County Deed Records.

Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET OF NORTH AMERICA, Base Station "TATC" at Temple College in Temple, Texas whose published coordinate value: N=10,366,800.416 E=3,229,830.944. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998579.

The research for the land boundary property line of this tract has been provided by this surveyor or his associates. That research includes the names and references to the adjoining property owners. Those adjoining referenced are for compliance to the Texas Board of Professional Engineers and Land Surveyors regulations, and are shown for information purposes only. All other research for documents such as, but not limited to, easements, deed restrictions, restrictive covenants, leases, etc. are the responsibility of the client's Title Company or other third parties other than this surveyor or company.

Field notes for 2 James, LLC. for:  
Final Plat of AMENDING PLAT OF MORGAN'S POINT RESORT CITY, SECTION 3, LOT 42A, BLOCK 3

All of Lots 42 and 43, Block 3 MORGAN'S POINT RESORT CITY, SECTION 3, as it appears upon the map recorded in Cabinet A, Slide 242-D of the Bell County Plat Records, and described in the deed to 2 James, LLC., recorded in Document Number 2021062389 of the Official Public Records of Bell County.

COMMENCING at a 1/2" iron rebar with cap stamped "HARMON RPLS 4432" found at the intersection of the south line of Oakmont Circle (Gordon Drive per plat 60' wide right-of-way), with the west line of County Road, and for the northeast corner of Lot 54, Block 3 of said MORGAN'S POINT RESORT CITY SECTION 3, then run with said south line of Oakmont Circle, common with the north line of Block 3 of said MORGAN'S POINT RESORT CITY SECTION 3, south 60 degrees-21 minutes-55 seconds west (plat call is south 60 degrees-54 minutes west), 412-13/100 feet to a 3/8" iron rebar found in same for the northeast corner of said Lot 43, common with the northwest corner of Lot 44, Block 3 of said MORGAN'S POINT RESORT CITY, SECTION 3, and for the northeast and BEGINNING corner of the tract herein described.

THENCE south 29 degrees-42 minutes-25 seconds east, with the east line of said Lot 43, common with the west line of said Lot 44, a distance of 140-0/100 feet to a 3/8" iron rebar found for the southeast corner of said Lot 43, common with the southwest corner of said Lot 44, the northeast corner of Lot 12, Block 3 of said MORGAN'S POINT RESORT CITY SECTION 3, and the northwest corner of Lot 11, Block 3 of said MORGAN'S POINT RESORT CITY SECTION 3.

THENCE south 60 degrees-21 minutes-55 seconds west, with the south line of said Lot 43, common with the north line of said Lot 12, a distance of 39-63/100 feet to a 10' Hackberry Tree found at the southwest corner of said Lot 43, common with the northwest corner of said Lot 12, the northeast corner of Lot 13, Block 3 of said MORGAN'S POINT RESORT CITY SECTION 3, and the southeast corner of said Lot 42.

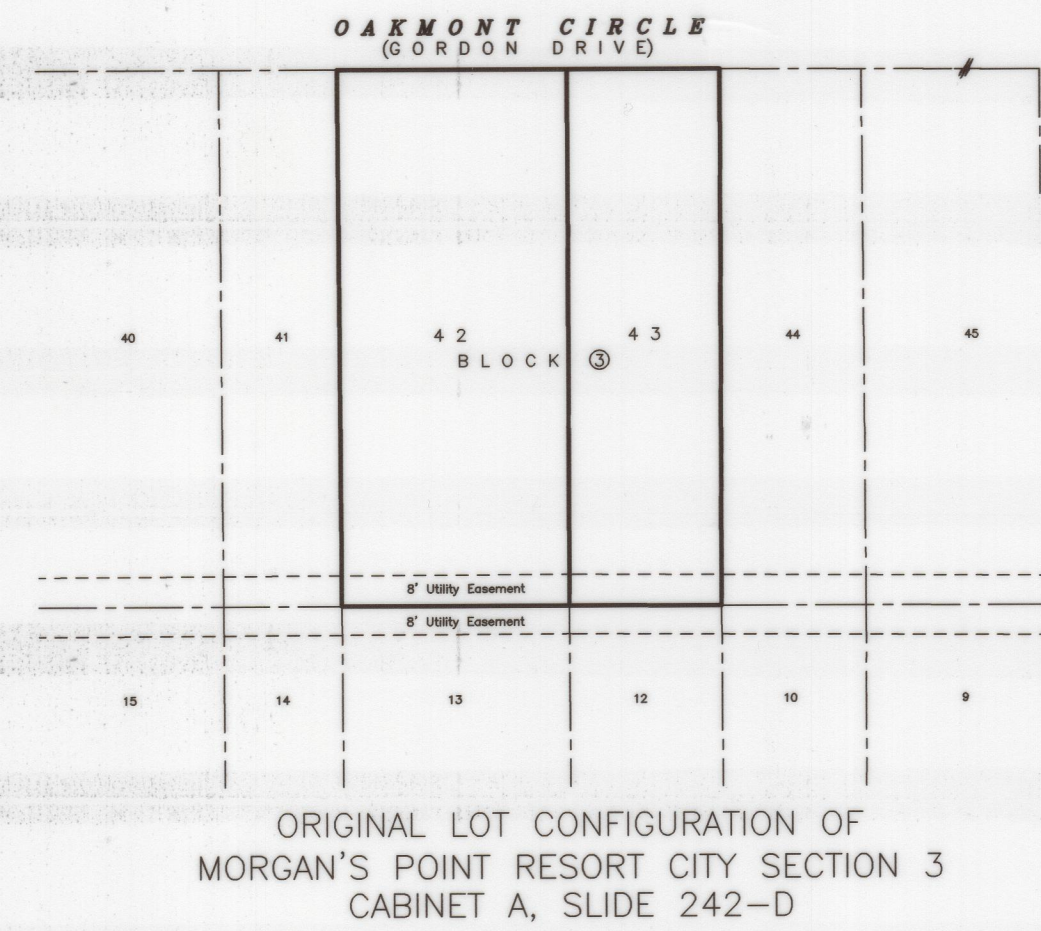
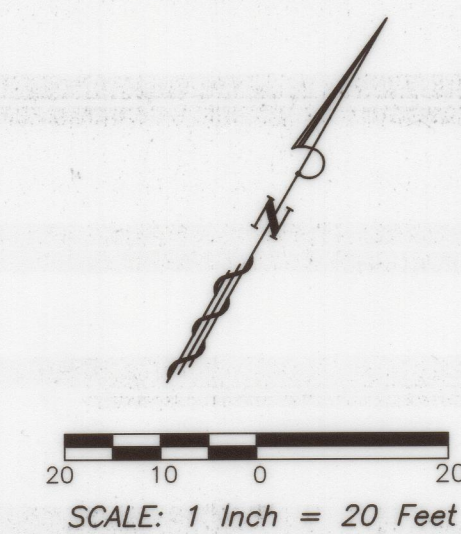
THENCE south 60 degrees-08 minutes-00 seconds west, with the south line of said Lot 42, common with the north line of said Lot 13, a distance of 59-19/100 feet to a railroad spike found for the southwest corner of said Lot 42, common with the northwest corner of said Lot 13, the northeast corner of Lot 14, Block 3 of said MORGAN'S POINT RESORT CITY SECTION 3, and the southeast corner of said Lot 41, Block 3 of said MORGAN'S POINT RESORT CITY SECTION 3.

THENCE north 30 degrees-02 minutes-25 seconds west, with the west line of said Lot 42, common with the east line of said Lot 41, a distance of 140-0/100 feet to a 3/8" iron rebar found in said south line of Oakmont Circle, for the northwest corner of said Lot 42, common with the northeast corner of said Lot 41.

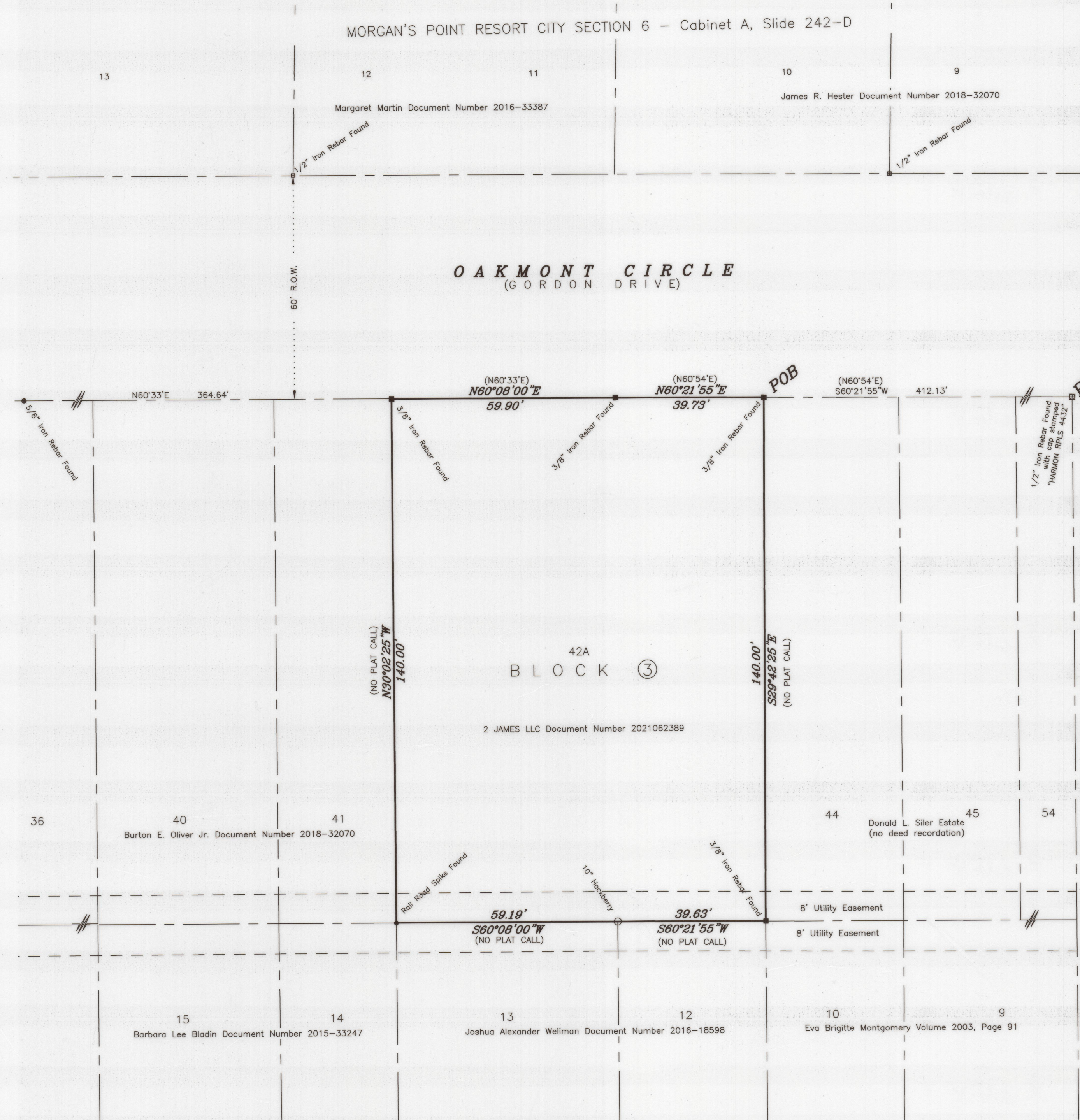
THENCE with said south line of Oakmont Circle, common with the north line of said Lot 42, and continuing with the north line of said Lot 43 as follows:

North 60 degrees-08 minutes-00 seconds east, 59-90/100 feet to a 3/8" iron rebar found for the northeast corner of said Lot 42, common with the northwest corner of said Lot 43, and

North 60 degrees-21 minutes-55 seconds east, 39-73/100 feet to the place of BEGINNING and containing 0-32/100 of an acre, as surveyed.



ORIGINAL LOT CONFIGURATION  
MORGAN'S POINT RESORT CITY SECTION 3  
CABINET A, SLIDE 242-D



Final Plat of  
**AMENDING PLAT OF MORGAN'S POINT RESORT CITY, SECTION 3, LOT 42A, BLOCK 3**  
being an Amending Plat of Lots 42 & 43, Block 3 of MORGAN'S POINT RESORT CITY, SECTION 3,  
a subdivision situated in Morgan's Point Resort City, in Bell County, Texas as it  
appears upon the map recorded in Cabinet A, Slide 242-D of the  
Bell County Plat Records.  
Surveyed September 8, 2021.  
**RONALD CARROLL SURVEYORS, INC.**

OWNER:  
2 James, LLC  
3202 Forest Trail  
Morgan's Point Resort, Texas 76502  
1 LOT  
0.32 of an Acre

STATE OF TEXAS  
COUNTY OF BELL

That 2 James, LLC, being the owners of the land shown in this plat, in the GEORGE W. LINDSEY SURVEY, Abstract Number 513 and being designated herein as the "AMENDING PLAT OF MORGAN'S POINT RESORT CITY, SECTION 3, LOT 42A, BLOCK 3", being an Amending Plat of Lots 42 & 43, Block 3, of MORGAN'S POINT RESORT CITY, SECTION 3, a subdivision situated in Morgan's Point Resort City, in Bell County, Texas as it appears upon the map recorded in Cabinet A, Slide 242-D of the Bell County Plat Records, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places as shown hereon within the plat boundary of this subdivision.

*[Signature]*  
Lannie Gruner Co-owner

*[Signature]*  
Clayton Pratt Co-owner

STATE OF TEXAS  
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Lannie Gruner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the 19 day of October, 2021.

*[Signature]*  
Meloni Shad  
Notary Public, State of Texas



STATE OF TEXAS  
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Clayton Pratt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the 19 day of October, 2021.

*[Signature]*  
Meloni Shad  
Notary Public, State of Texas



STATE OF TEXAS  
COUNTY OF BELL

I, Daton Rice, Manager for the City of Morgan's Point Resort City, Texas do hereby certify that this survey meets the subdivision requirements of the City of Morgan's Point Resort City, Texas.

*[Signature]*  
Daton Rice  
City Manager  
11/9/2021  
Date

TAX CERTIFICATE

The Bell County Tax appraisal District, the taxing authority for all taxing 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 the 20th day of October, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

By Megan Bowser

RECORDATION INFORMATION

Plat and Dedication Recorded in Document Number 2021-74088 of the Official Public Records Bell County.

Filed this the 10th day of November, 2021.

*[Signature]*  
Mickey Boston  
County Clerk

I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision, and its wastewater system has been reviewed for compliance with applicable state and other requirements governing such systems and is hereby approved for installation as indicated.

Approved Sarah Little Dated this 1 day of November, 2021.

Title Registered Sanitarian  
Bell County Health Department

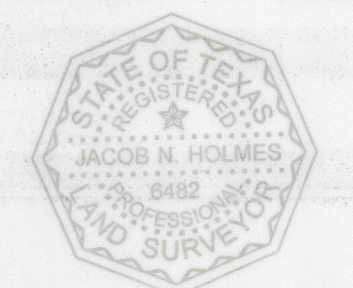
STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jacob N. Holmes, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my supervision, in accordance with the City of Morgan's Point Resort Subdivision Regulations.

IN WITNESS THEREOF, my hand and seal, this 19th day of October, 2021.

*[Signature]*  
JACOB N. HOLMES, RPLS 6482



Final Plat of  
**AMENDING PLAT OF MORGAN'S POINT RESORT CITY, SECTION 3, LOT 42A, BLOCK 3**  
being an Amending Plat of Lots 42 & 43, Block 3 of  
MORGAN'S POINT RESORT CITY, SECTION 3  
Bell County, Texas.

**RONALD CARROLL SURVEYORS, INC.**

Phone: (254) 773-1447 Fax: (254) 773-1728  
5302 South 31st Street - Temple, Texas 76502

TBPLS FIRM No. 10028400

DRAWN BY: V.J.F. DATE: 10/19/21 DRAWING NAME: 21075-PL-MPRC  
SHEET SIZE: 24x36 JOB#: 21075 FIELD BOOK: 320 PG 18 - 19

FILED IN INSTRUMENT NUMBER 2021-74088

Inst # 2021-74088