

VICINITY MAP
Not to Scale

- LEGEND:
- 5/8" Iron Rebar Found, unless otherwise stated.
 - ⊠ 1/2" Iron Rebar Found
 - Calculated Point
 - () Plat Calls
 - CR. Circle
 - POB Point of Beginning

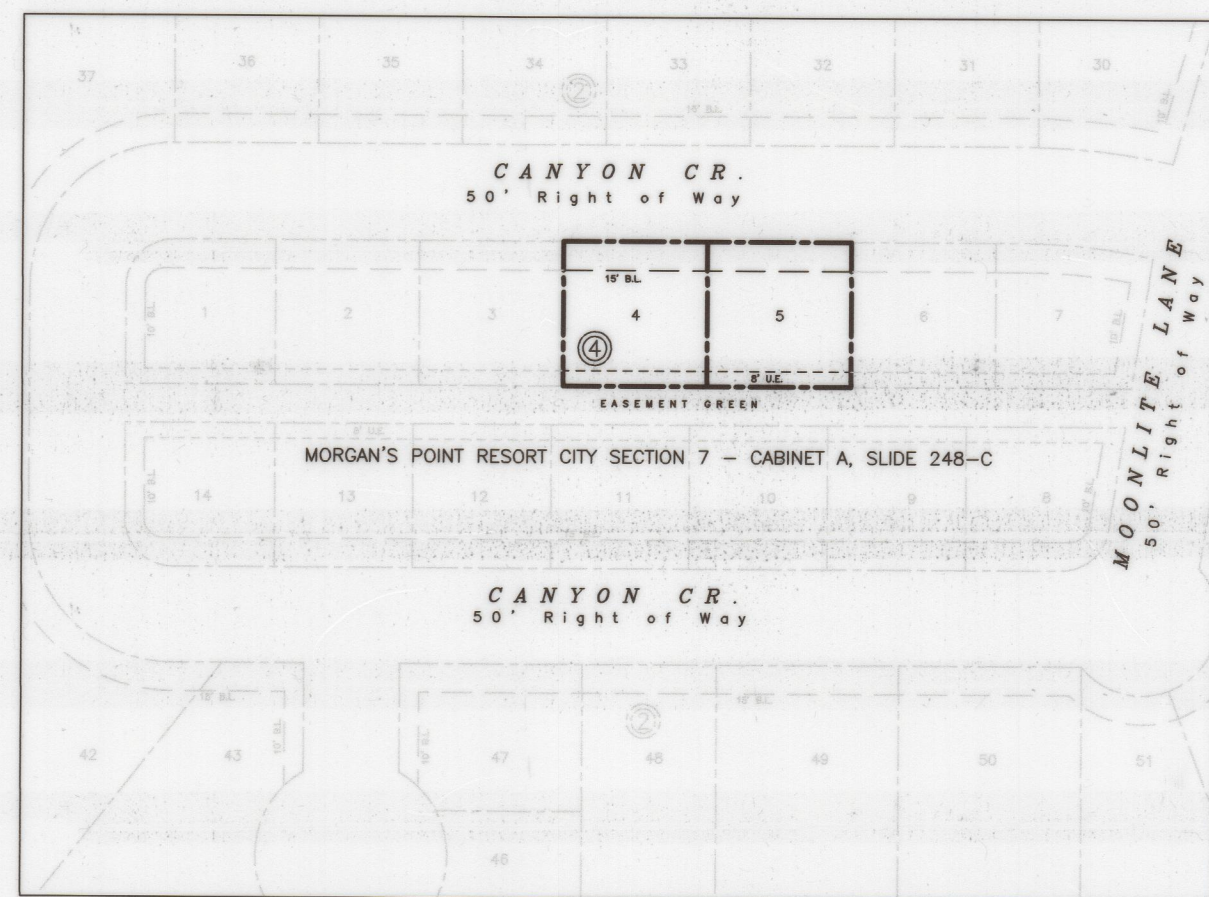
NOTES:
The purpose of this Amending Plat is to combine 2 lots into one lot.

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 5' Side Building Line, a 15' Front Building Line, area designated as "Easement Green" are for the installation and maintenance of utilities. There is an additional aerial easement 20' in height is reserved over such ground easements as per Volume 1032, Page 309 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 "TXTC" 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.

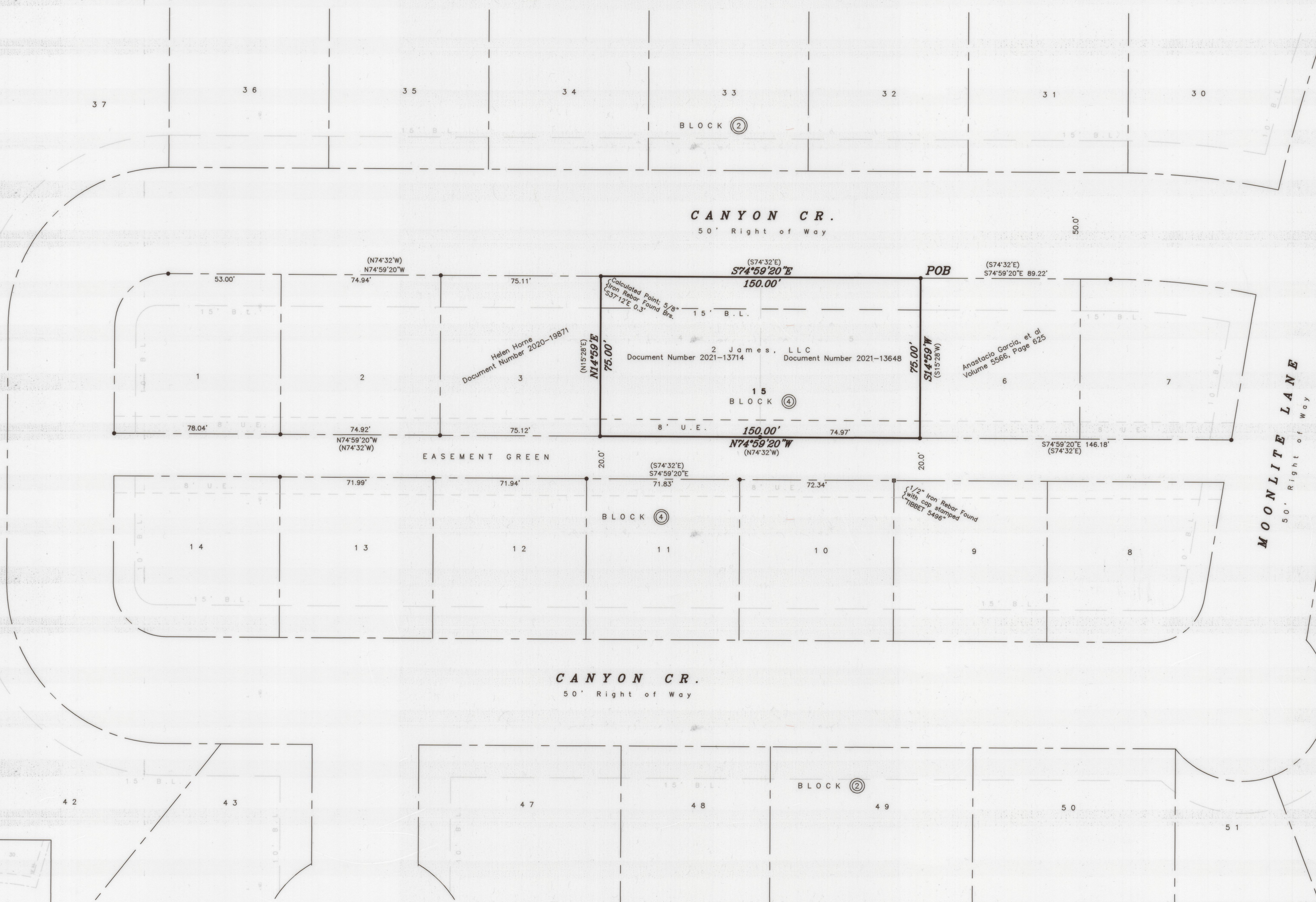
The research for the land boundary property line of this tract has been provided by this surveyor or his associates. That research includes the names and references to the adjoining property owners. Those adjoining references are for compliance to the Texas Board of Professional Engineers and Land Surveyors 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.



ORIGINAL LOT CONFIGURATION OF MORGAN'S POINT RESORT CITY SECTION 7 CABINET A, SLIDE 248-C



SCALE: 1 Inch = 30 Feet



Final Plat of
AMENDING PLAT OF MORGAN'S POINT RESORT CITY, SECTION 7, LOT 15, BLOCK 4
being an Amending Plat of Lots 4 & 5, Block 4 of MORGAN'S POINT RESORT CITY, SECTION 7,
a subdivision situated in Morgan's Point Resort City, in Bell County, Texas as it
appears upon the map recorded in Cabinet A, Slide 248-C of the
Bell County Plat Records.
Surveyed March 11, 2021.
RONALD CARROLL SURVEYORS, INC.

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

FILED IN INSTRUMENT NUMBER 2021-

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 7, LOT 15, BLOCK 4", being an Amending Plat of Lots 4 & 5, Block 4, of MORGAN'S POINT RESORT CITY, SECTION 7, a subdivision situated in Morgan's Point Resort City, in Bell County, Texas as it appears upon the map recorded in Cabinet A, Slide 248-C 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]
Lonnie Gruner Co-owner
[Signature]
Clayton Pratt Co-owner

STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Lonnie 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 20th day of May, 2021.

[Signature]
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 20th day of May, 2021.

[Signature]
Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF BELL

I, Dalton 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] 6/4/2021
City Manager 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 10 day of June, 2021 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *[Signature]*

RECORDATION INFORMATION

Plat and Dedication Recorded in Document Number 2021-38116 of the Official Public Records Bell County.

Filed this the 16th day of June, 2021.

[Signature]
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: *[Signature]* Dated this 28 day of May, 2021.

Title: RS
Bell County Health Department

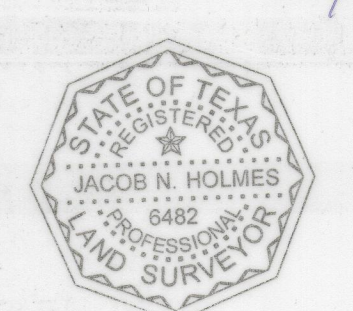
STATE OF TEXAS
COUNTY OF BELL

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 18th day of May, 2021.

[Signature]
JACOB N. HOLMES, RPLS 6482



Final Plat of
AMENDING PLAT OF MORGAN'S POINT RESORT CITY, SECTION 7, LOT 15, BLOCK 4
being an Amending Plat of Lots 4 & 5, Block 4 of MORGAN'S POINT RESORT CITY, SECTION 7
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: M.J.S. DATE: 4/1/21 DRAWING NAME: 21021-PL-GRUNER
SHEET SIZE: 24x36 JOB#: 21021 FIELD BOOK: 302 PG 77-78

INSTR # 2021-38116