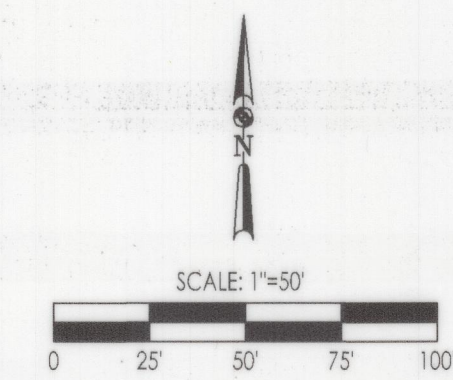


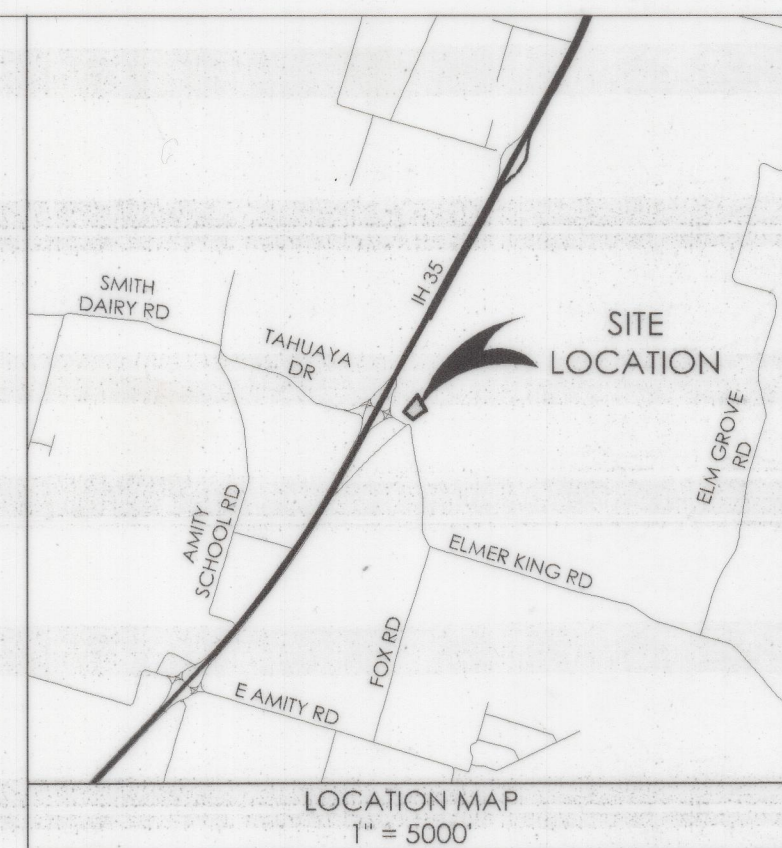
MINOR PLAT OF
EMMA'S GROVE

CITY OF BELTON, BELL COUNTY, TEXAS

BEING A 4.097 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, AND THE FELIPPI MADRIGAL SURVEY, ABSTRACT NO. 554, BELL COUNTY, TEXAS, SAID 4.097 ACRE TRACT, BEING ALL OF THAT CALLED 4.096 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021023389, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



LEGEND
P.O.B.
● POINT OF BEGINNING
○ 1/2" IRON ROD FOUND
○ SET 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP



LOTS - 3
BLOCKS - 1
TOTAL AREA - 4.097 ACRES
RIGHT-OF-WAY DEDICATION - 0.033 ACRES
NET RESIDENTIAL AREA - 4.064

OWNER:
BILL AND ANN MESSER FAMILY LIMITED PARTNERSHIP,
A TEXAS FAMILY LIMITED PARTNERSHIP
7700 NOLAN BLUFF ROAD
BELTON, TEXAS 76513

BUILDING SETBACKS:
LOTS WILL OBSERVE BUILDING SETBACKS AS REQUIRED BY THE CITY OF BELTON ZONING ORDINANCE.

UTILITY NOTE:
THIS PLAT LIES IN THE CITY OF BELTON WATER AND WASTEWATER CCN'S.
THE CITY OF BELTON DOES NOT CURRENTLY HAVE WATER SERVICE OR HYDRANTS IN THIS VICINITY.

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 'EMMA'S GROVE', AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS 17th DAY OF May, 2022 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 'EMMA'S GROVE', AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS 24th DAY OF May, 2022 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

AFFIDAVIT,

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, 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 BY THIS PLAT.

DATED THIS 12th DAY OF July, 2022

BY: CITY CLERK

STATE OF TEXAS

COUNTY OF BELL

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND THIS 24th DAY OF May, 2022

CITY CLERK

RECORDATION INFORMATION,

FILED FOR RECORD THIS 13 DAY OF July, 2022

IN YEAR 2022 PLAT # 2022044679 PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 2022044679, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BELL

I/WE, BILL AND ANN MESSER FAMILY LIMITED PARTNERSHIP, A TEXAS FAMILY LIMITED PARTNERSHIP, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS 'EMMA'S GROVE', A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: BILL MESSER

FOR: BILL AND ANN MESSER FAMILY LIMITED PARTNERSHIP, A TEXAS FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 28 DAY OF June, 2022

NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS

COUNTY OF BELL

I/WE, BILL AND ANN MESSER FAMILY LIMITED PARTNERSHIP, A TEXAS FAMILY LIMITED PARTNERSHIP, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS 'EMMA'S GROVE', A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: ANN MESSER

FOR: BILL AND ANN MESSER FAMILY LIMITED PARTNERSHIP, A TEXAS FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 28 DAY OF June, 2022

NOTARY PUBLIC, STATE OF TEXAS



KNOW ALL MEN BY THESE PRESENTS:

THAT I, TRAVIS L. QUICKSALL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON, TEXAS.



TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6447

NOTES:

- 1) FIELD WORK PERFORMED ON: JUNE 7, 2022
- 2) ADDRESS: 6589 TOLL BRIDGE ROAD, BELTON, TEXAS
- 3) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 21-1670, ISSUED DATE OF APRIL 9, 2021, EFFECTIVE DATE OF MARCH 31, 2021 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN; THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

RESTRICTIONS:

1. THOSE RECORDED IN VOLUME 1747, PAGE 725, DEED RECORDS, BELL COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

100. EASEMENTS TO TEXAS POWER & LIGHT COMPANY - RECORDED IN VOLUME 803, PAGE 109 AND VOLUME 764, PAGE 264, DEED RECORDS, BELL COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
100. EASEMENT TO TEXAS POWER & LIGHT COMPANY - RECORDED IN VOLUME 1873, PAGE 271, DEED RECORDS, BELL COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
103. EASEMENT TO SALADO WATER SUPPLY CORPORATION - RECORDED IN VOLUME 2081, PAGE 448, DEED RECORDS, BELL COUNTY, TEXAS. (EASEMENT HAS BEEN TERMINATED AS DESCRIBED IN DOCUMENT NO. 2021029430, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.)
106. 25' ACCESS EASEMENT - RECORDED IN VOLUME 1747, PAGE 725, DEED RECORDS, BELL COUNTY, TEXAS. (APPLIES ALONG NORTHWEST LINE OF SUBJECT PROPERTY, SHOWN ON SURVEY)

FLOOD NOTE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C0550E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE 'X', WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLANE. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

HELM, BILLY & VICKI
CALLED 9.739 ACRES
DOCUMENT NO. 2021066171
OFFICIAL PUBLIC RECORDS

LOT 3
1.282 ACRES

SOUTHERLAND, JOHN W
VOLUME 2841, PAGE 353
OFFICIAL PUBLIC RECORDS

BLOCK 1

LOT 2
0.871 ACRES

LOT 1
1.911 ACRES

MESSER, BILL & ANN FAMILY
LIMITED PARTNERSHIP
CALLED 1.329 ACRES
DOCUMENT NO. 2021023389
OFFICIAL PUBLIC RECORDS

POOLE, JEFFREY E & LISA G
CALLED 11.442 ACRES
DOCUMENT NO. 2020007192
OFFICIAL PUBLIC RECORDS

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER.

SIGNATURE: *[Signature]*
BELL COUNTY PUBLIC HEALTH DISTRICT

INST # 2022044679

OWNER:
BILL AND ANN MESSER FAMILY LIMITED PARTNERSHIP,
A TEXAS FAMILY LIMITED PARTNERSHIP
7700 NOLAN BLUFF ROAD
BELTON, TEXAS 76513

Quick Inc.
Land Surveying, Land Planning, Consulting,
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

MINOR PLAT OF
EMMA'S GROVE
CITY OF BELTON, BELL COUNTY, TEXAS

BEING A 4.097 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, AND THE FELIPPI MADRIGAL SURVEY, ABSTRACT NO. 554, BELL COUNTY, TEXAS, SAID 4.097 ACRE TRACT, BEING ALL OF THAT CALLED 4.096 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021023389, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO.	21-2120
DATE	JUNE 7, 2022
DRAWN	DH
CHECKED	TLQ
SHEET	1 OF 1