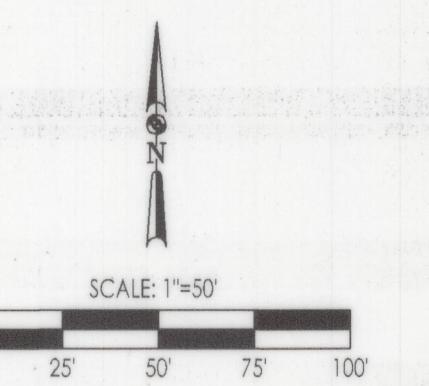


MINOR PLAT OF
EMMA'S GROVE

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 FELIPI 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.



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.

Bill Messer

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 THE 28 DAY OF June, 2022

Kristi Combs
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.

Ann Messer

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 THE 28 DAY OF June, 2022

Kristi Combs
NOTARY PUBLIC, STATE OF TEXAS



KNOW ALL MEN BY THESE PRESENTS:

THAT I, TRAVIS 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 ARE 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. WORK PERFORMED ON JUNE 7, 2022.
2. ADDRESS: 459 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:
10a. EASEMENTS TO TEXAS POWER & LIGHT COMPANY - RECORDED IN VOLUME 803, PAGE 109 AND VOLUME 764, PAGE 244, DEED RECORDS, BELL COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
10b. EASEMENT TO TEXAS POWER & LIGHT COMPANY - RECORDED IN VOLUME 1873, PAGE 221, DEED RECORDS, BELL COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
10c. EASEMENT TO SALADAS WATER SUPPLY CORPORATION - RECORDED IN VOLUME 2081, PAGE 448, DEED RECORDS, BELL COUNTY, TEXAS. (EASEMENT HAS BEEN TERMINATED AS DESCRIBED IN DOCUMENT NO. 2021029450, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.)
10e. 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 DRAINS AND IRREGULAR SMALL STREAMS. ALL PROPERTY LOCATED OUTSIDE SPECIAL FLOOD HAZARD AREAS IS SUBJECT TO FLOODING. 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

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
Chairman

Alto Reed
Secretary

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

LOT 1
1.911 ACRES

POOLE, JEFFREY E & LISA G
CALLED 11.442 ACRES
DOCUMENT NO. 202007192
OFFICIAL PUBLIC RECORDS

STATE OF TEXAS
COUNTY OF BELL

SAYAD 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

Amy M. Casey
CITY CLERK

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: *Sarah L. Heers*
BELL COUNTY PUBLIC HEALTH DISTRICT

RECORDATION INFORMATION
FILED FOR RECORD THIS 13th DAY OF July, 2022

IN YEAR 2022 PLAT #20220444679 PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 20220444679, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

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CITY OF BELTON, BELL COUNTY, TEXAS

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