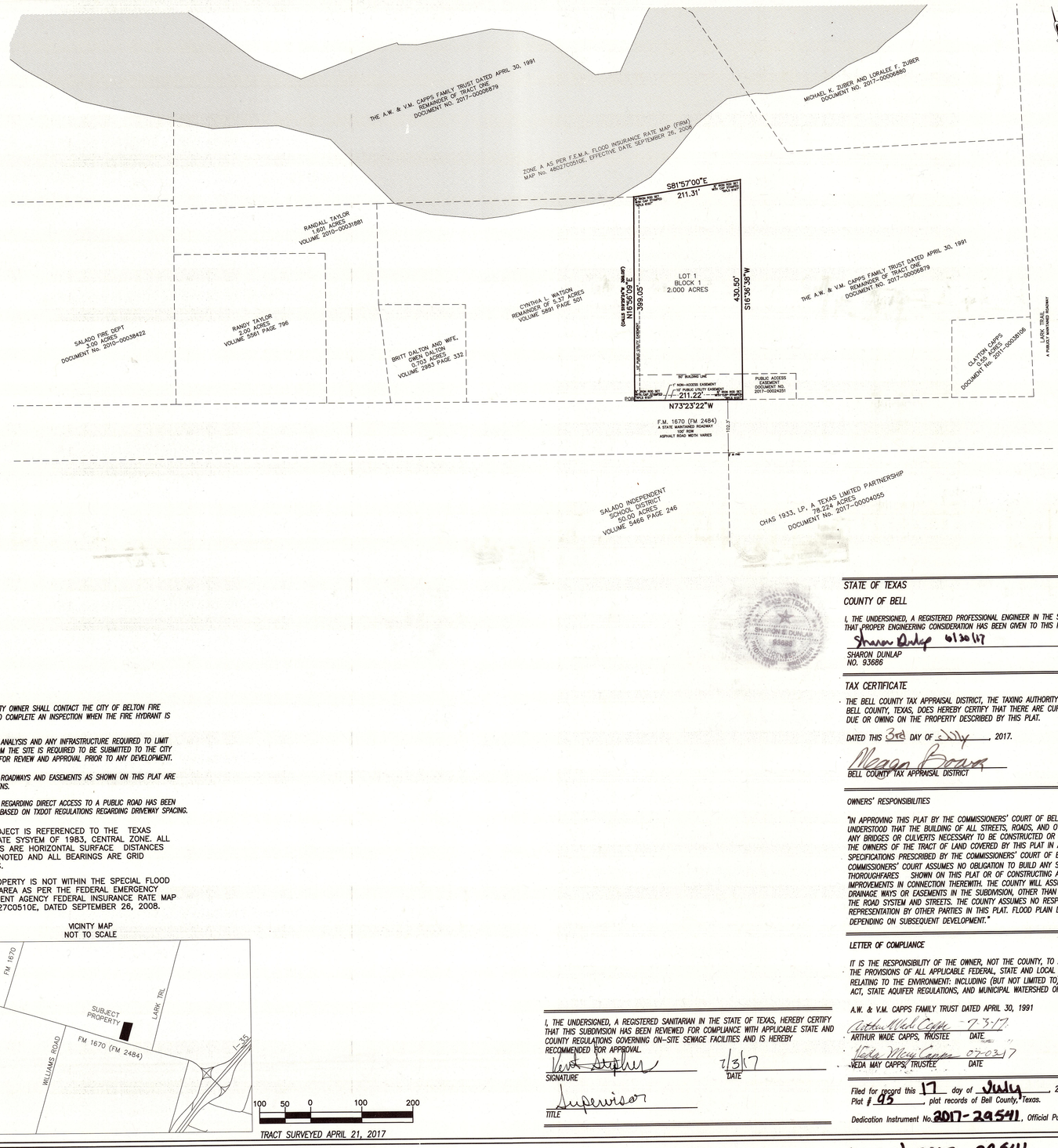
2017
95



SCALE: 1"=100'

THE PROPERTY OWNER SHALL CONTACT THE CITY OF BELTON FIRE MARSHALL TO COMPLETE AN INSPECTION WHEN THE FIRE HYDRANT IS INSTALLED.

A DRAINAGE ANALYSIS AND ANY INFRASTRUCTURE REQUIRED TO LIMIT RUNOFF FROM THE SITE IS REQUIRED TO BE SUBMITTED TO THE CITY OF BELTON FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT.

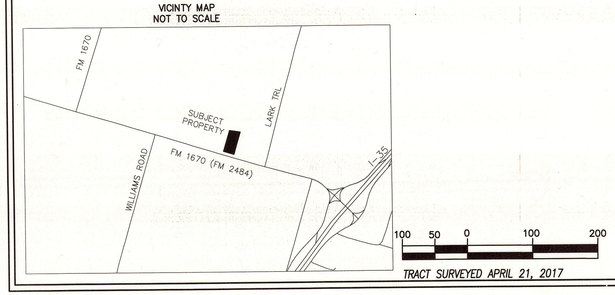
ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

A VARIANCE REGARDING DIRECT ACCESS TO A PUBLIC ROAD HAS BEEN REQUESTED BASED ON TXDOT REGULATIONS REGARDING DRIVEWAY SPACING.

THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSYEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 48027C0510E, DATED SEPTEMBER 26, 2008.

VICINTY MAP
NOT TO SCALE



TRACT SURVEYED APRIL 21, 2017

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

SIGNATURE _____ DATE 7/3/17

Supervisor
TITLE

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

Sharon Dunlap 6/30/17
SHARON DUNLAP
NO. 93686

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 3rd DAY OF July, 2017.

Nancy Bowen
BELL COUNTY TAX APPRAISAL DISTRICT

OWNERS' RESPONSIBILITIES

"IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT."

LETTER OF COMPLIANCE

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT: INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991

Arthur Wade Capps 7-3-17
ARTHUR WADE CAPPS, TRUSTEE DATE

Veda May Capps 07-03-17
VEDA MAY CAPPS, TRUSTEE DATE

Filed for record this 17 day of July, 2017 A.D., in year 2017
Plat # 95 plat records of Bell County, Texas.

Dedication Instrument No. 2017-29541, Official Public Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL KNOW ALL MEN BY THESE PRESENTS:

THAT I, SHARON E. DUNLAP, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

Sharon E. Dunlap 6/30/17
SHARON E. DUNLAP, R.P.L.S., NO. 6197

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HEART OF TEXAS, A SUBDIVISION IN THE ETJ OF THE CITY OF BELTON AND THE ETJ OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS, WAS APPROVED THIS THE 27th DAY OF June, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON TEXAS.

CHAIRMAN _____ Erin Smith
SECRETARY

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HEART OF TEXAS, A SUBDIVISION IN THE ETJ OF THE CITY OF BELTON AND THE ETJ OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS, WAS APPROVED THIS THE 27th DAY OF June, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON TEXAS.

MAYOR _____ Michelle Garcia
SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.
DATED THIS 27th DAY OF June, 2017.

Amy M. Casey
CITY CLERK

I hereby certify this plat was approved this 17th day of July, 2017, by the Bell County Commissioners' Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

County Judge

Witness my hand this 17th day of July, 2017.

Tanja Pobanz
Notary Public
TANJA POBANZ Notary Public, State of Texas Expires September 11, 2020 ID.# 126233669-1

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT ARTHUR WADE CAPPS, TRUSTEE, AND VEDA MAY CAPPS, TRUSTEE, OF THE A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HEART OF TEXAS, A SUBDIVISION IN THE ETJ OF THE CITY OF BELTON AND THE ETJ OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991

Arthur Wade Capps 7-3-17 _____ Veda May Capps 07-03-17
ARTHUR WADE CAPPS, TRUSTEE VEDA MAY CAPPS, TRUSTEE

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ARTHUR WADE CAPPS, TRUSTEE OF THE A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991, ON BEHALF OF SAID TRUST, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF July, 2017.

Puri G. Ortiz
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PURI G ORTIZ Notary Public State of Texas ID # 004159536 My Comm. Expires 12-21-2019
MY COMMISSION EXPIRES ON: 12-21-19

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED VEDA MAY CAPPS, TRUSTEE OF THE A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991, ON BEHALF OF SAID TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF July, 2017.

Puri G. Ortiz
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PURI G ORTIZ Notary Public State of Texas ID # 004159536 My Comm. Expires 12-21-2019
MY COMMISSION EXPIRES ON: 12-21-19

FINAL PLAT OF:

HEART OF TEXAS

1 LOT, 1 BLOCK
2.000 ACRES
YOUNG WILLIAMS SURVEY, ABSTRACT No. 861
A SUBDIVISION IN THE ETJ OF THE VILLAGE OF SALADO
AND THE ETJ OF THE CITY OF BELTON
BELL COUNTY, TEXAS

2.000 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPERATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

DUNLAP ENGINEERING & SURVEYING, LLC
1101 DAKOTA DRIVE
TEMPLE, TEXAS 76504
254-791-0152
TBPE No. F-12548 TBPLS No. 10186400

FINAL PLAT OF:
HEART OF TEXAS
YOUNG WILLIAMS SURVEY, ABSTRACT No. 861
A SUBDIVISION IN THE ETJ OF THE VILLAGE OF SALADO AND THE ETJ OF THE CITY OF BELTON BELL COUNTY, TEXAS

PREPARED FOR:
A.W. & V.M. CAPPS FAMILY TRUST
DATED APRIL 30, 1991
P.O. Box 631
SALADO, TEXAS 76571

REVISIONS		
SED	COMMENTS	5/29/17
SED	COMMENTS	6/14/17

DATE:	5/08/17
DRN. BY:	SED
REF.:	
JOB NO.:	17017
SHEET	1 OF 4
COMPUTER DWG. NO.	CAPPS2ACPLAT

17017-D
DRAWING NUMBER

Inst # 2017-29541