

**LEGEND:**

- = 5/8" Iron Rebar Set with cap stamped "RCS INC", unless otherwise stated.
- = 1" Iron Pipe Found.
- = 1/2" Iron Rebar Found
- ( ) = Plat Calls
- POB = Point of Beginning
- POC = Point of Commencement
- LFE = Lowest Floor Elevation

**PLAT NOTES:**

1. A portion of this tract does appear within the Zone AE of the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Map Number 48027C0575E effective date September 26, 2008. This statement does not imply this tract will never flood, nor does it create liability on the part of this surveyor or company in such an event.

2. All floodplain areas shall be verified by a Professional Land Surveyors and be displayed accurately on plans. Development in the floodplain will be subject to a hydraulic study by a licensed engineer, may also be submitted to the review. All drainage development shall meet the drainage design criteria stated in the Bell County Engineering Subdivision Regulations Section 203.6-Drainage and Topography, Section 302-Streets and Drainage, Section 307-Drainage.

3. Owners' Responsibilities Note: 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 or 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 prepared by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing one or 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.

\*Clearwater Underground Water Conservation District (CUCWD) District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells for \*\*domestic use on tracts of land platted less than 10 acres after March 1st, 2004. Permitting of Wells on tracts less than 10-acres and greater than 2-acres is possible under district rules if the purpose of the well meets the definition of beneficial use. Per District Rules, it is possible to drill on-site wells on tracts of land platted to less than 2 acres after March 1st, 2004, is not possible". All current and future wells must meet the 100-ft setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduced to a minimum of 50 feet. Clearwater UUCWD District Rules are at: <http://www.cucwd.org>

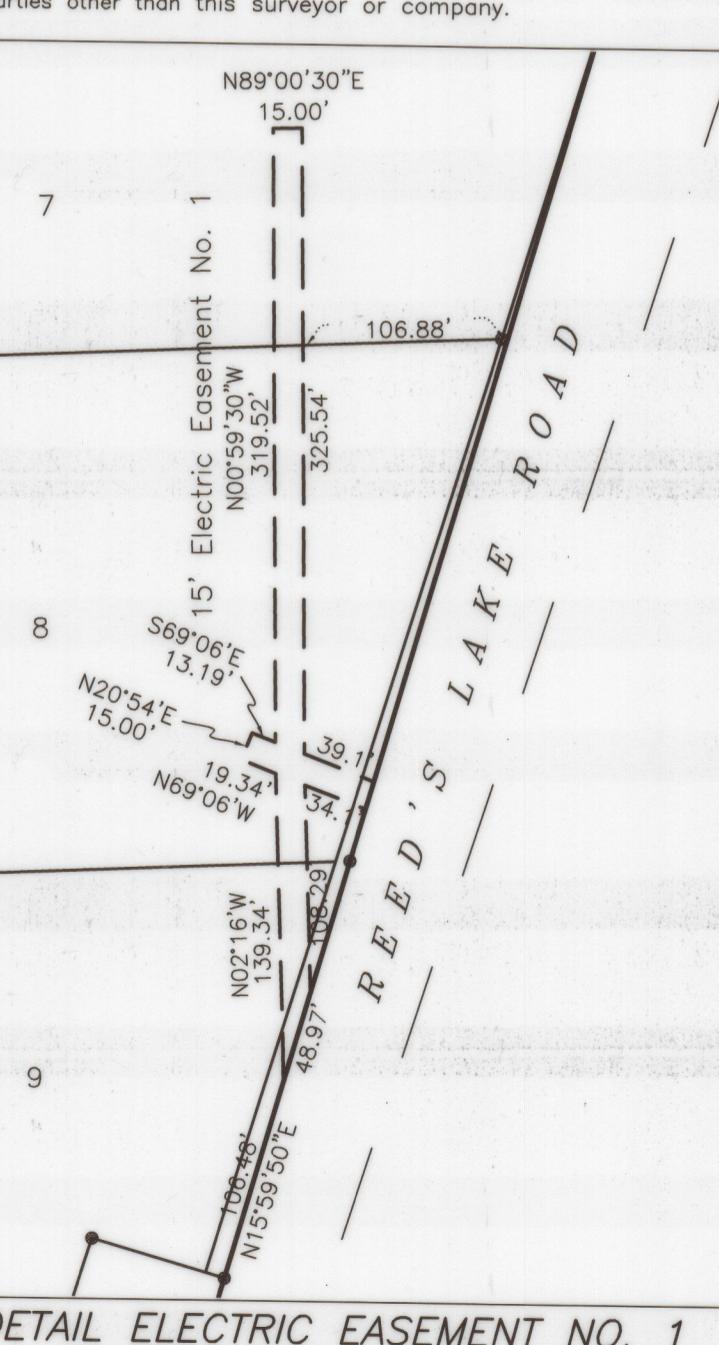
4. Water supplied by Bell Milam-Falls  
5. Sewer by Septic.  
6. Electric by Oncor  
7. Telephone by Centurylink  
All public roadways and easements to be dedicated to the public and shown on this plat are free of liens according to the owner.

**SURVEY NOTES:**

SEE FIELD NOTES ATTACHED

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" of Temple College in Temple, Texas whose published coordinate value: N=10,366,800.433 E=3,229,831.030. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998634.

The research for the land boundary property line of this tract has been provided by this surveyor or his references. That research includes the names and references to the adjoining property owners. Those adjoining references for corner lines include the Texas Board of Professional Land Surveyors regulations, and are shown for information purposes only. All other property boundaries 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.



**RIGHT OF WAY DEDICATION DETAIL B**  
Not to Scale

SCALE: 1 Inch = 200 Feet

**MAXIMO MORENO SURVEY, Abstract Number 14,**

Dustin Linn Deaver  
Document Number 2016-38501

Dustin Linn Deaver  
Document Number 2016-38504

STATE OF TEXAS  
COUNTY OF BELL

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Robert Marshall, President of KJR Holdings LLC, owner of the certain tract of land shown hereon and described in a deed recorded in Document Number 2011-12311 of the Bell County Official Public Records, do hereby join, approve, and consent to all subdivisions and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown herein. This subdivision is to be known as **MIS** **SAMMIE'S PRETTY PLACE**, I hereby acknowledge that I am the owner of this property and do hereby state that there are no lien holders or any unpaid debt for which this property represents

*Robert Marshall*  
KJR HOLDINGS LLC  
Robert Marshall, President  
Temple, Texas 76502-6646

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 Robert Marshall, President of KJR Holdings LLC, 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 the 29 day of October 2019.

*Melissa Sheld*  
Notary Public in and for the State of Texas  
401-21  
My Commission Expires On:



BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE:

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.

*Kent Stephens*  
Signature:  
Bell County Public Health District

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUCWD) CERTIFICATE:

Clearwater Underground Water Conservation District (CUCWD) is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff.

*Dirk Aaron*  
Dirk Aaron  
General Manager CUCWD  
Date 10/15/19

STATE OF TEXAS  
COUNTY OF BELL

I hereby certify this plat was approved this 10 day of November, 2019, by the Bell County Commissioners' Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

*Brian Alman*  
County Judge  
Witness my hand this the 18<sup>th</sup> day of November, 2019.

*Tanja Poboril*  
Notary Public, State of Texas  
Expires DECEMBER 17, 2020  
I.D. # 1292369-1

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 5<sup>th</sup> day of November, 2019 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

*Meagan Bowen*

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Ronald Carroll, do hereby certify that I prepared this plat from an on the ground survey of the land and that the corner monuments shown herein were properly placed, under my personal supervision, in accordance with the Bell County Subdivision Regulations.

*Ronald Carroll*  
RONALD CARROLL, RPLS 2025  
Vice President

RECORDATION INFORMATION

Filed for Record this 26<sup>th</sup> day of November, 2019 A.D., in Plat Year 2019, Map Number 203  
Plat Records of Bell County, Texas.

*Shelley Linton, by Manuel Saenz, Deputy Clerk*  
County Clerk

Final Plat of  
**MISS SAMMIE'S PRETTY PLACE**  
being part of the MAXIMO MORENO SURVEY,  
Abstract Number 14, situated in Bell County, Texas.

**RONALD CARROLL SURVEYORS, INC.**

Phone: (254) 773-1447 Fax: (254) 773-1728  
5302 South 31 Street - Temple, Texas 76502  
DRAWN BY: M.J.S. DATE: 10/25/19 DRAWING NAME: 2013-PL-KJR SHEET SIZE: 24X36  
JOB#: 19013 FIELD BOOK: 208 PG 17-18; 208 PG 74-79  
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Inst# 2019-542716