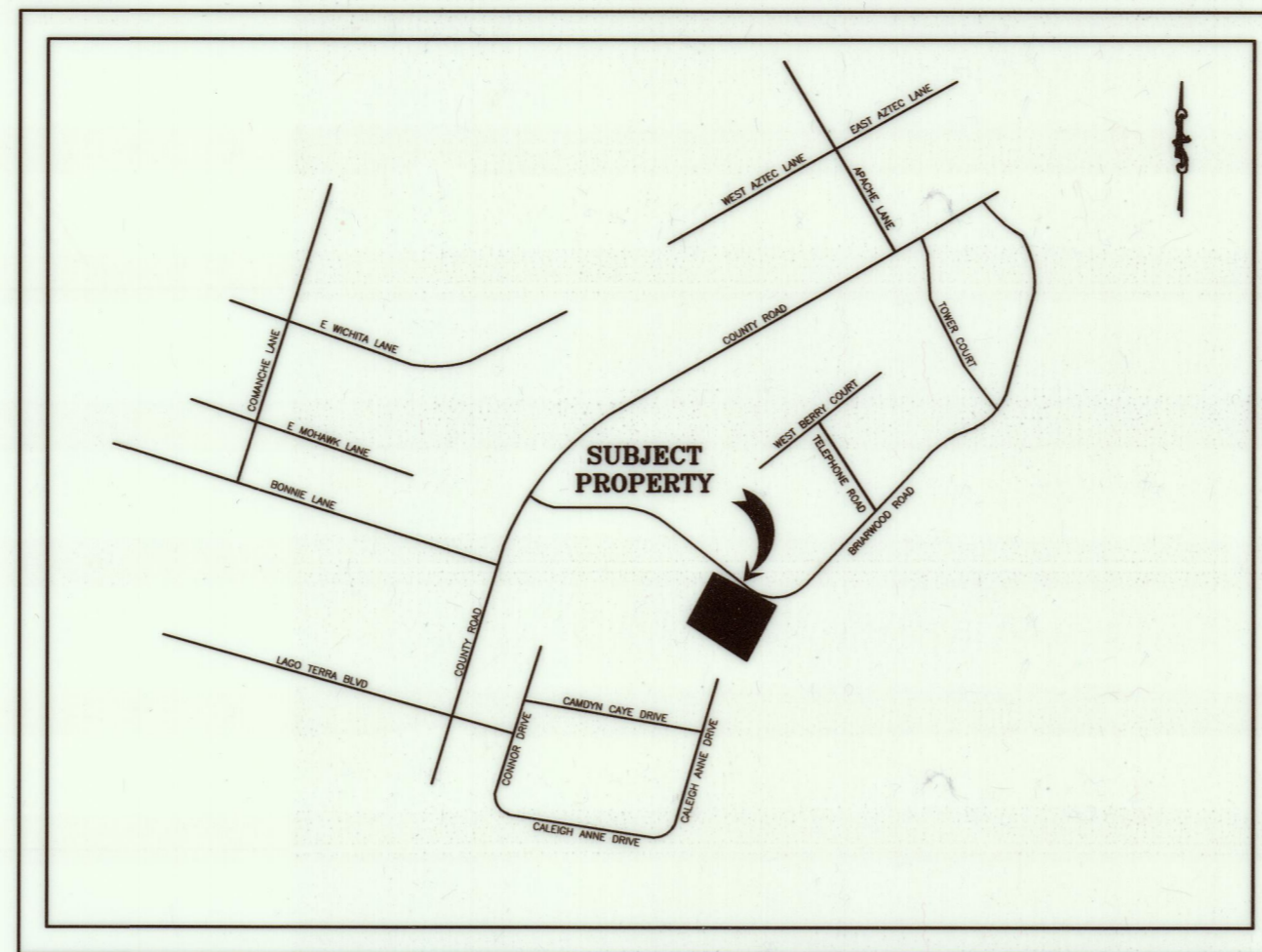


ORIGINAL CONFIGURATION - NOT TO SCALE  
 LOTS 14, 15, AND 16  
 MORGAN'S POINT RESORT CITY, SECTION 2  
 CABINET A SLIDE 242-C



VICINITY MAP- NOT TO SCALE

STATE OF TEXAS  
 COUNTY OF BELL  
 LEONARD CHARBENEAU AND TERRI CHARBENEAU, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS FINAL PLAT OF MORGAN'S POINT RESORT CITY, SECTION 2, A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT, 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.

*Leonard Charbeneau*  
 LEONARD CHARBENEAU, OWNER

*Terri Charbeneau*  
 TERRI CHARBENEAU, OWNER

STATE OF TEXAS  
 COUNTY OF BELL  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF April, 2019 BY LEONARD CHARBENEAU, OWNER OF SAID PROPERTY.

*Marie Dach*  
 NOTARY PUBLIC

MARIE DACH  
 Notary ID #130153901  
 My Commission Expires  
 March 13, 2023

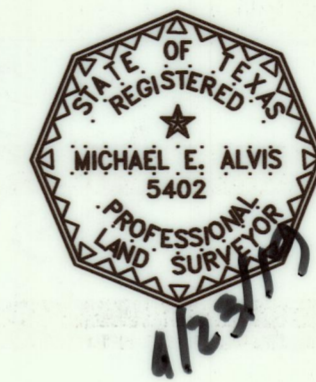
STATE OF TEXAS  
 COUNTY OF BELL  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF April, 2019 BY TERRI CHARBENEAU, OWNER OF SAID PROPERTY.

*Marie Dach*  
 NOTARY PUBLIC

MARIE DACH  
 Notary ID #130153901  
 My Commission Expires  
 March 13, 2023

STATE OF TEXAS  
 COUNTY OF BELL  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

*Michael E. Alvis*  
 MICHAEL E. ALVIS, R.P.L.S., NO. 5402



*Andrew Bill*  
 City Manager of the City of Morgan's Point Resort, Texas do hereby certify that this survey meets the requirements of the City of Morgan's Point Resort, Texas.

*Andrew Bill*  
 City Manager  
 DATE: 4/30/2019

STATE OF TEXAS  
 COUNTY OF BELL  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30 DAY OF April, 2019 BY TERRI CHARBENEAU, OWNER OF SAID PROPERTY.

*Althea Faye Wall*  
 NOTARY PUBLIC

ALTHEA FAYE WALL  
 Notary ID # 129329154  
 My Commission Expires  
 March 1, 2021

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 26th DAY OF April, 2019. BELL COUNTY TAX APPRAISAL DISTRICT

BY: *Michelle Suf*

FILED FOR RECORD THIS 1st DAY OF May, 2019, IN YEAR 2019, PLAT # 76  
 PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # 2019-17877, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

THIS SUBDIVISION [IS SUBJECT] TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT SECTION 5, BLOCK 14, LOTS 21 & 22, RECORDED AT CABINET A, SLIDE 245-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

19-594

BEING a 0.435 acre tract of land situated in the City of Morgan's Point Resort, Bell County, Texas and being all of Lots 14, 15 & 16, Block 2, Morgan's Point Resort City, Section 2 according to the map or plat of record in Cabinet A, Slide 242-C, Plat Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "MAG" brand nail found being the northwest corner of the said Lot 14, Block 2, Morgan's Point Resort City, Section 2 and being the northeast corner of Lot 13, said Block 2 and being in the south right-of-way line of Briarwood Road ( called Glenn Road in said Cabinet A, Slide 242-C ) for corner;

THENCE S. 76° 24' 32" E., 149.50 feet departing the said Lot 13, Block 2 and with the north boundary line of the said Lots 14, 15 & 16, said Block 2 ( calls S. 74° 20' E, 150 feet ) and with the said south right-of-way line to a "MAG" brand nail found being the northeast corner of the said Lot 16, Block 2 and being the northwest corner of Lot 17, said Block 2 for corner;

THENCE S. 13° 11' 53" W., 133.15 feet departing the said south right-of-way line and with the east boundary line of the said Lot 16, Block 2 and with the west boundary line of the said Lot 17, Block 2 ( calls N. 15° E., 133 feet ) to a 1/2" iron rod found being the southeast corner of the said Lot 16, Block 2 and being the southwest corner of the said Lot 17, Block 2 and being in the north boundary line of Lot 16, Block 1, The Oaks at Lakewood according to the map or plat of record in Cabinet D, Slide 390-A, Plat Records of Bell County, Texas for corner;

THENCE N. 71° 24' 30" W., 150.27 feet departing the said Lot 17, Block 2 and with the south boundary lines of the said Lots 16, 15 & 14, said Block 2, Morgan's Point Resort City, Section 2 ( calls S. 69° 16' E., 150 feet ) and with the north boundary lines of Lots 16 & 17, Block 1, said The Oaks at Lakewood to a 1/2" iron rod found being the southwest corner of the said Lot 14, Block 2, Morgan's Point Resort City, Section 2 and being the southeast corner of the aforementioned Lot 13, said Block 2 for corner;

THENCE N. 13° 15' 09" E., 120.05 feet departing the said Lot 17, Block 1, The Oaks at Lakewood and with the west boundary line of the said Lot 14, Block 2, Morgan's Point Resort City, Section 2 ( calls N. 15° E., 120 feet ) and with the east boundary line of the said Lot 13, Block 2 to the Point of BEGINNING and containing 0.435 acres of land.

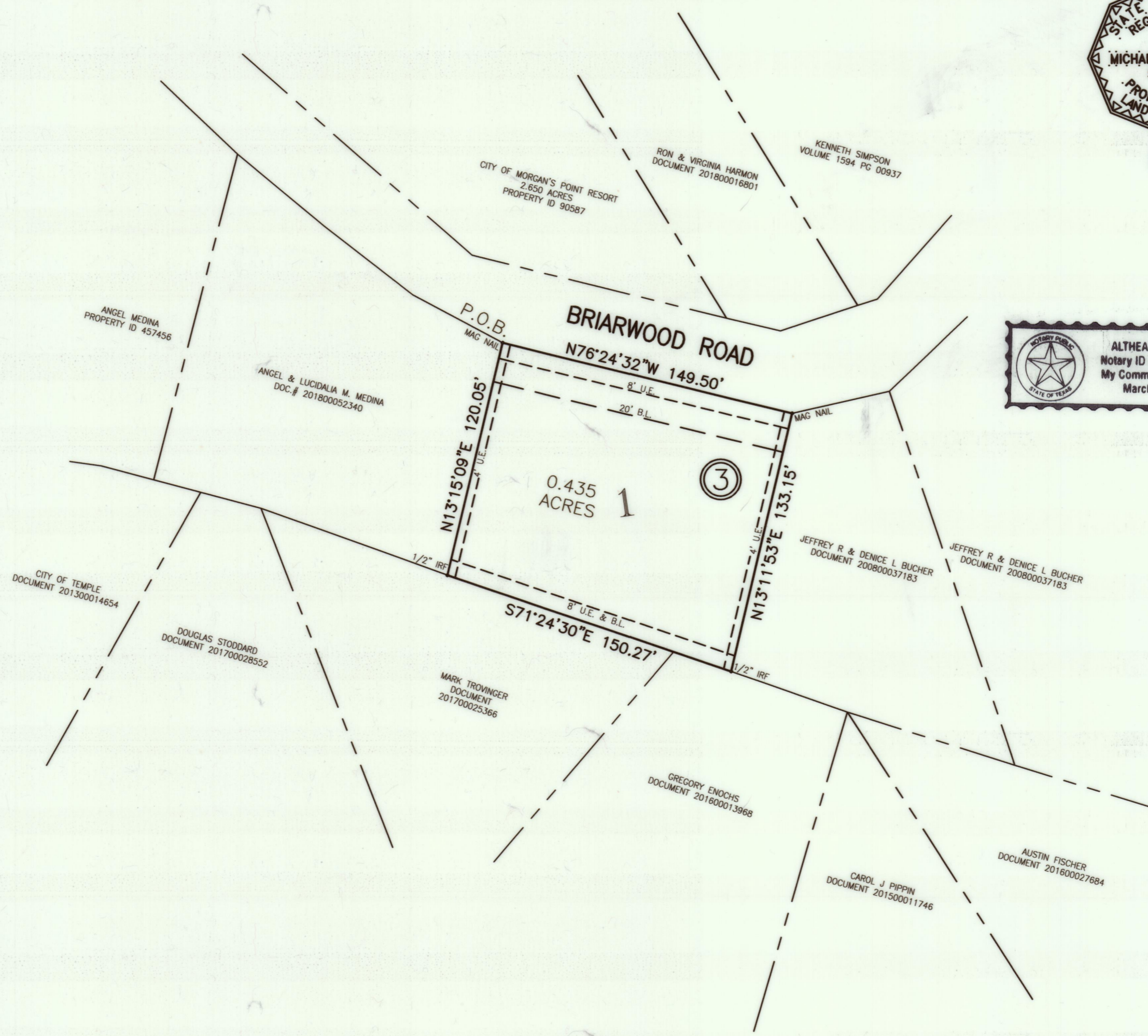
\*\*\*\*\*  
 I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

*Michael E. Alvis*  
 Michael E. Alvis, R.P.L.S. #5402  
 March 29, 2019

Bearing Base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

Page 1 of 1

TURLEY ASSOCIATES, INC. ENGINEERING • SURVEYING • PLANNING  
 301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
 ENGINEERING FIRM #1658 SURVEY FIRM #10058000



B.L. = BUILDING SETBACK LINE  
 U.E. = UTILITY EASEMENT  
 P.O.B. = POINT OF BEGINNING

NOTES:  
 1. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No.48027C0175E, DATED SEPTEMBER 26, 2008  
 2. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.  
 3. THIS TRACT IS TO BE SERVED BY AN ON SITE SEPTIC FACILITY (O.S.S.F.).

FINAL PLAT OF:  
**LOT 1, BLOCK 3**  
**MORGAN'S POINT RESORT CITY**  
**SECTION 2**

BEING AN AMENDING PLAT OF LOTS 14, 15, AND 16, BLOCK 2, MORGAN'S POINT RESORT CITY SECTION 2, CABINET A, SLIDE 242-C, PLAT RECORDS OF BELL COUNTY, TEXAS  
 0.435 ACRES

1 BLOCK, 1 LOT

A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT CITY  
 BELL COUNTY, TEXAS

THIS PLAT IS FOR SINGLE-FAMILY RESIDENTIAL USE

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 14, 15, AND 16, BLOCK 2, MORGAN'S POINT RESORT CITY SECTION 2, INTO ONE LOT.

TURLEY ASSOCIATES, INC.  
 ENGINEERING • SURVEYING • PLANNING  
 301 N. 3rd St.  
 TEMPLE, TEXAS 76501  
 254.773.2400  
 www.turley-inc.com  
 TBP# No. F-1658 • TBPLS No. 10058000

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SURVEY OF:  
 LOT 1, BLOCK 3  
 MORGAN'S POINT RESORT  
 SECTION 2  
 A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT  
 BELL COUNTY, TEXAS

PREPARED FOR:  
 BRIAN FIELDS

| REVISIONS |             |      |
|-----------|-------------|------|
| DATE      | DESCRIPTION | DFTR |
|           |             |      |
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DRAFTSMAN:  
 MJK  
 DATE:  
 April 1, 2019  
 COMPUTER FILE NAME:  
 19-594 Plat  
 REFERENCE DRAWING NUMBERS:  
 19-594  
 DRAWING NUMBER:  
 19594-D

PAGE #  
**01**

Inst# 2019-17877