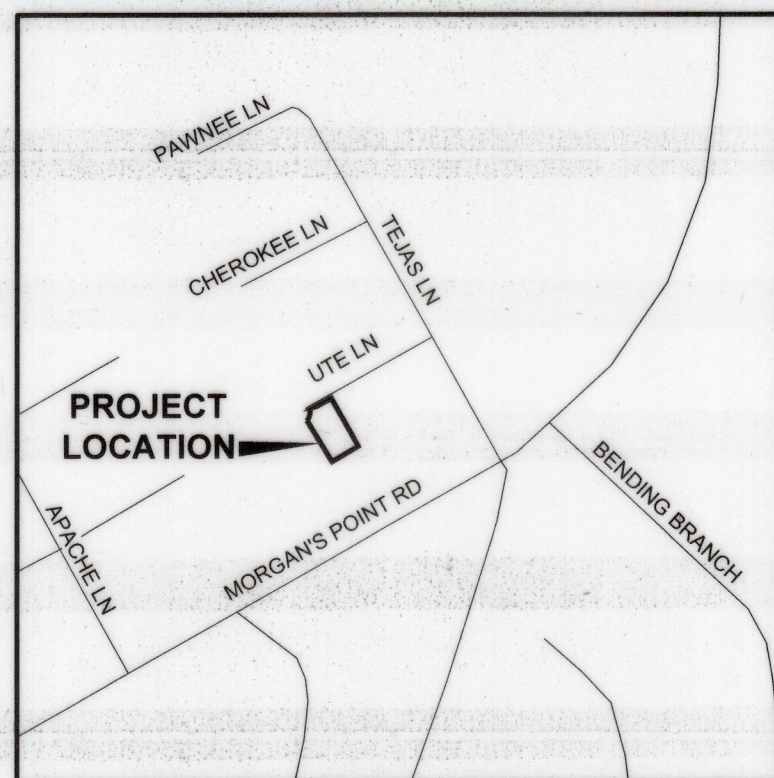


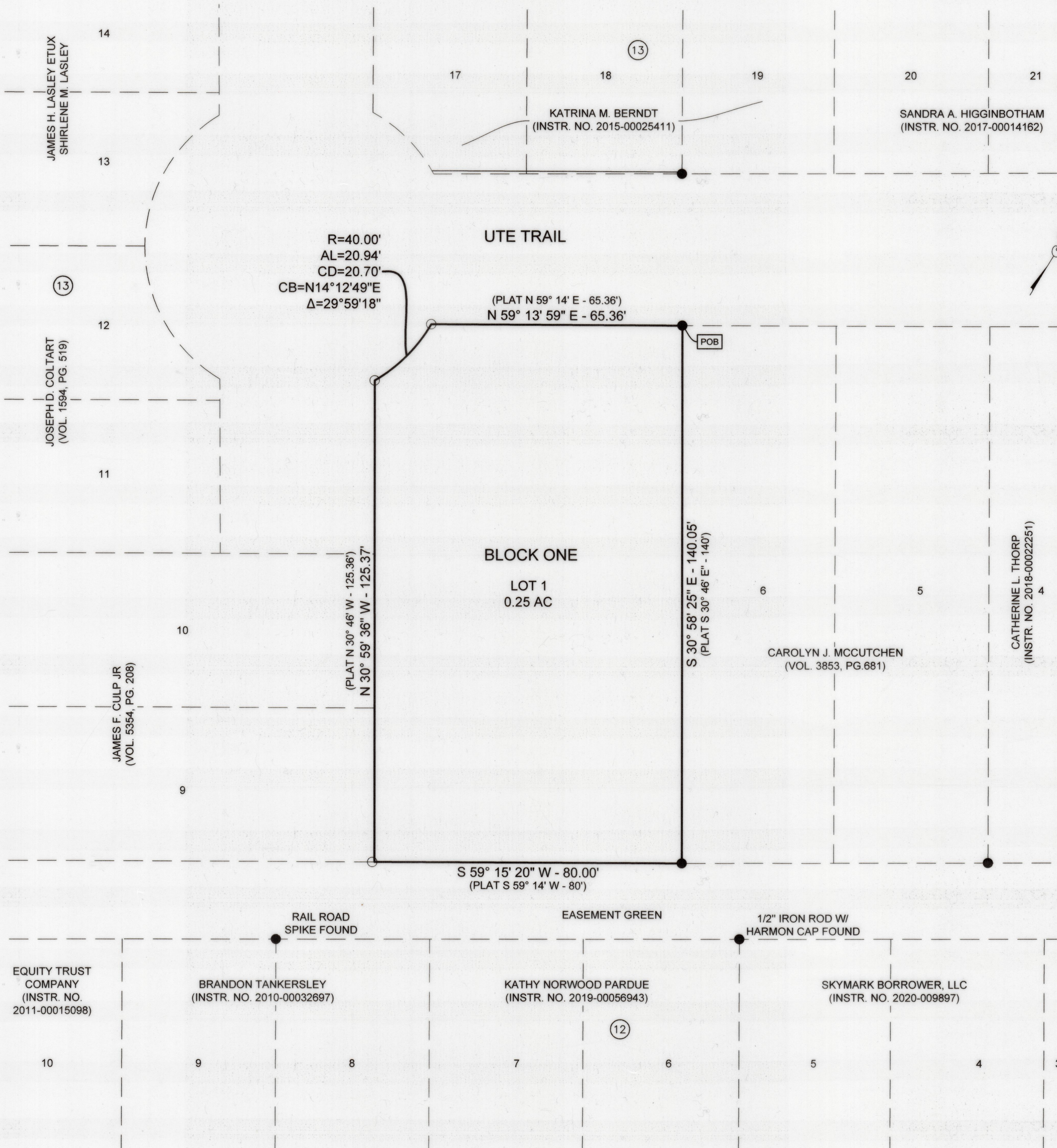
ORIGINAL CONFIGURATION OF MORGAN'S POINT RESORT CITY, SECTION 5, AN ADDITION TO THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS. SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH CAP STAMPED "QUINTERO 10194110"
- **UNLESS OTHERWISE NOTED**
- ⑥ BLOCK NUMBER



LOCATION MAP
SCALE: N.T.S.



NOTES:

- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT CITY SECTION 6, RECORDED AT CABINET A, SLIDE 24-D OF PLAT RECORDS OF BELL COUNTY, TEXAS.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0175E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- THIS PROPERTY WILL BE SERVED BY ON-SITE SEWAGE FACILITIES (OSSF). ALL PROPOSED OSSF SHALL BE IN ACCORDANCE WITH THE POLICIES AND LAWS OF THE BELL COUNTY HEALTH DISTRICT. THE BELL COUNTY HEALTH DISTRICT IS HEREBY DESIGNATED AS THE FINAL AUTHORITY REGARDING THE USE OF PRIVATE SEWAGE SYSTEMS.
- DOMESTIC WATER TO BE SUPPLIED BY THE CITY OF MORGAN'S POINT RESORT.
- THE USE OF THIS PROPERTY IS SINGLE-FAMILY RESIDENTIAL.

KNOW ALL MEN BY THESE PRESENTS, THAT SHUFFORD DAY PARR JR. AND LENORA DENISE PARR, BEING THE SOLE OWNER OF THAT CERTAIN 0.25 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE G.W. LINDSEY SURVEY, ABSTRACT NUMBER 513, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 2, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS AND SHUFFORD DAY PARR JR. AND LENORA DENISE PARR, DOES HEREBY DEDICATE TO SAID CITY AND COUNTY ALL STREETS, AVENUES, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF MORGAN'S POINT RESORT.

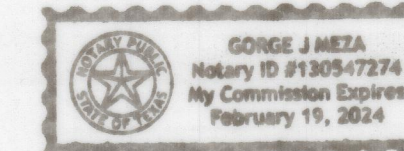
THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON ON THIS 29 DAY OF December, 2020.

Shufford Day Parr Jr.
SHUFFORD DAY PARR JR., OWNER

Lenora Denise Parr
LENORA DENISE PARR, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SHUFFORD DAY PARR JR. AND LENORA DENISE PARR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.



George J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24

CITY OF MORGAN'S POINT RESORT

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF "MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 2" TO THE CITY OF MORGAN'S POINT RESORT WAS APPROVED THIS 28th DAY OF October, 2020, BY THE CITY OF MORGAN'S POINT RESORT, TEXAS AND THAT SAID SUBDIVISION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

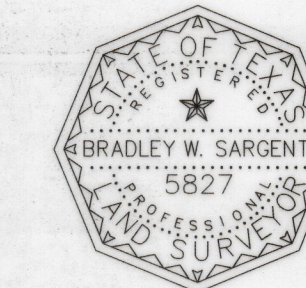
Dwayne Gosset
DWAYNE GOSSET, MAYOR

Donna Hartman
DONNA HARTMAN, MAYOR PRO TEM

SURVEYORS' CERTIFICATE:

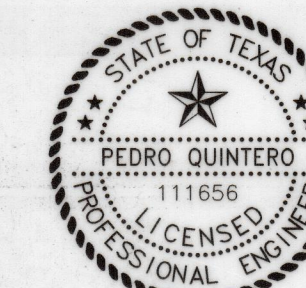
I, BRADLEY W. SARGENT, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

Bradley W. Sargent 10/20/20
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
1501 W. STAN SCHLUETER LP
KILLEEN, TX 76549



ENGINEER CERTIFICATE:

Pedro Quintero
PEDRO QUINTERO
P.E. 111656
1501 W. STAN SCHLUETER LP
KILLEEN, TX 76549



BELL COUNTY PUBLIC HEALTH DISTRICT

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 SEWAGES FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

Kurt Stephen
KURT STEPHEN
BELL COUNTY PUBLIC HEALTH DISTRICT

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE 16th DAY OF November, 2020 A.D.

Shelley Costen
SHELLEY COSTEN
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 29th DAY OF December, 2020, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2020072942 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

Shelley Costen

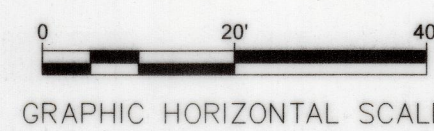
SURVEY:	G.W. LINDSEY SURVEY, A-513	OWNER:	SHUFFORD DAY PARR JR AND LENORA DENISE PARR
NUMBER OF BLOCKS:	1		3101 BRISCOE DRIVE, KILLEEN, TEXAS 76549
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC
TOTAL ACREAGE:	0.25 Ac.		1501 W. STAN SCHLUETER LP, KILLEEN, TEXAS 76541 (254) 493-9962
DATE:	SEPTEMBER 2020		



FINAL PLAT FOR:
MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 2
MORGAN'S POINT RESORT CITY, BELL COUNTY, TEXAS

MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 2,
IS A REPLAT OF ALL OF LOT 7 & 8, BLOCK 13, MORGAN'S POINT RESORT CITY, SECTION 5, AN ADDITION TO THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS.

PROJECT NO.: **039-20**
DRAWING NO.: **P1**



Inst# 2020072942