

ORIGINAL CONFIGURATION OF LOTS 28 & 29, BLOCK 4, MORGAN'S POINT RESORT CITY, SECTION 5, AN ADDITION TO THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS.
SCALE: N.T.S.

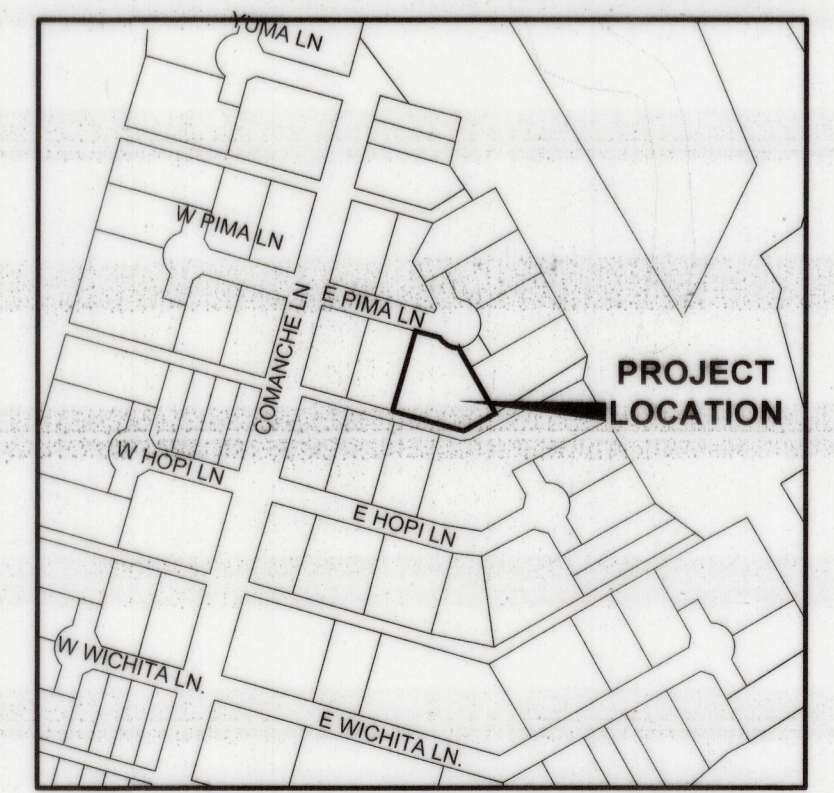
NOTES

- EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF MORGAN'S POINT RESORT CITY SECTION FIVE, AS RECORDED IN CABINET A, SLIDE 245-C, PLAT RECORDS OF BELL COUNTY, TEXAS, AND VOLUME 524, PAGE 914, DEED RECORDS OF BELL COUNTY, TEXAS.
- THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- 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.
- WATER SERVICES FOR THIS DEVELOPMENT ARE PROVIDED BY THE CITY OF MORGAN'S POINT RESORT, CCN #11309.
- THE USE OF THIS PROPERTY IS SINGLE-FAMILY RESIDENTIAL ONLY.
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.

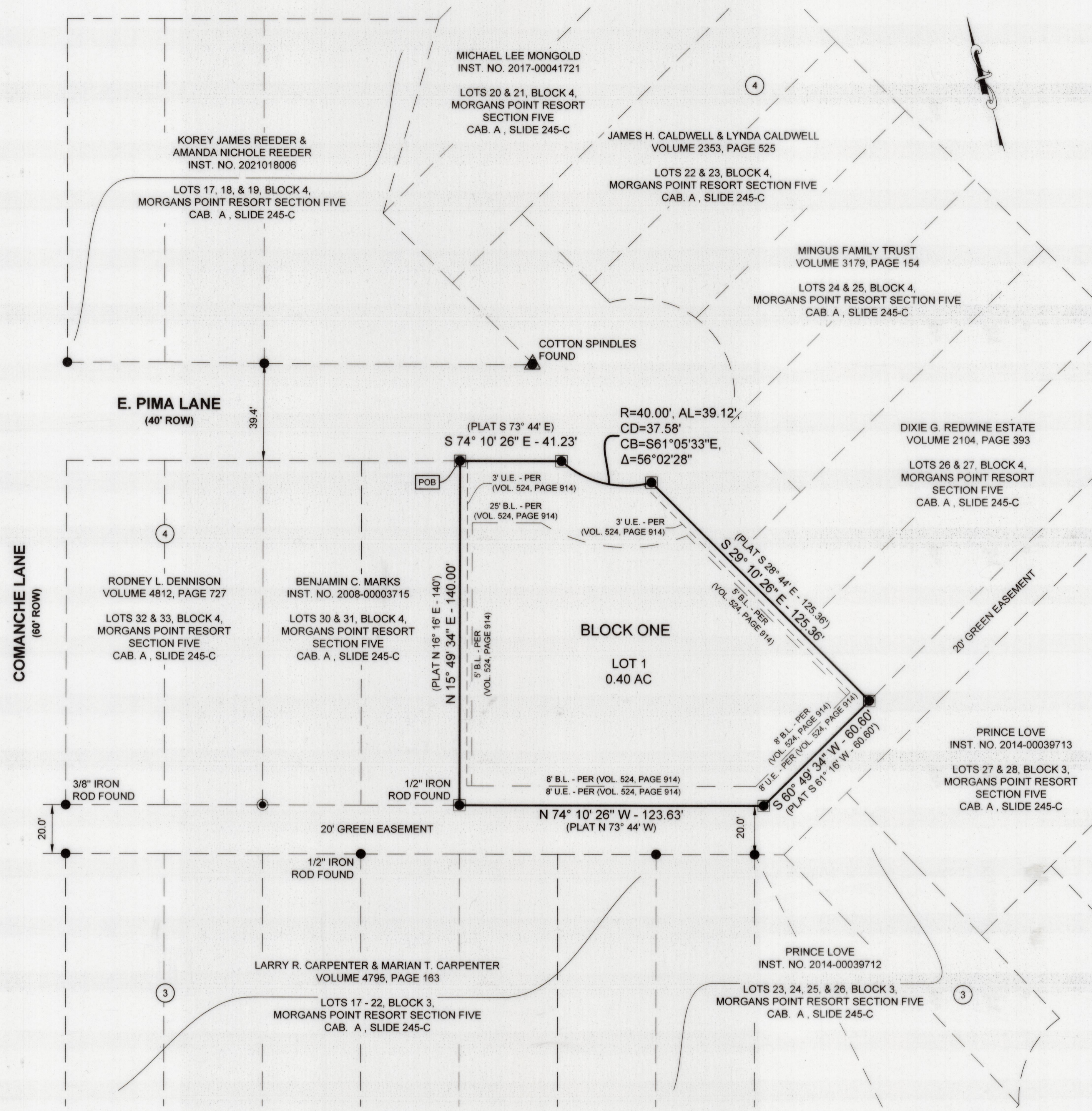
FEMA NOTES

- THIS PROPERTY LIES WITHIN THE FEM "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0175E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2008.

FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



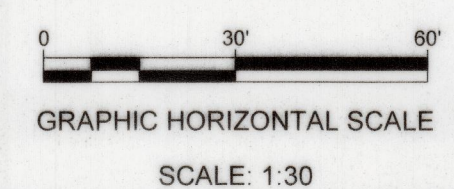
LOCATION MAP
SCALE: NTS



LEGEND

- PROPERTY BOUNDARY
- - - BUILDING LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 5/8" IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- ▲ COTTON SPINDLE FOUND
- 1/2" IRON ROD FOUND WITH CAP STAMPED "QE"
- ⑧ BLOCK NUMBER

UNLESS OTHERWISE NOTED



GRAPHIC HORIZONTAL SCALE
SCALE: 1:30

KNOW ALL MEN BY THESE PRESENTS, THAT PABLO LOPEZ & MARIA LOPEZ, BEING THE SOLE OWNERS OF THAT CERTAIN 0.40 ACRE TRACT OF LAND IN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, SITUATED IN THE S.P. TERRY SURVEY, ABSTRACT NUMBER 812, BELL COUNTY, TEXAS, BEING ALL OF LOTS 28 & 29, BLOCK 4, MORGAN'S POINT RESORT CITY, SECTION 5, AN ADDITION TO THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 245-C, PLAT RECORDS OF BELL COUNTY, TEXAS, SAID LOTS DESCRIBED IN A DEED TO PABLO LOPEZ & MARIA LOPEZ, RECORDED IN INSTRUMENT NO. 2019-00044158, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 4, 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 MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 4, 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.

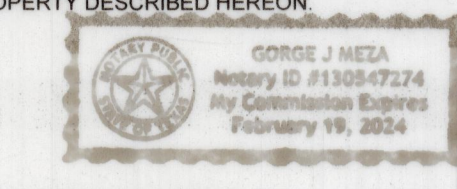
THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 26th DAY OF JANUARY, 2023.

Pablo Lopez
PABLO LOPEZ
OWNER

Maria Lopez
MARIA LOPEZ
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PABLO LOPEZ & MARIA LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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:

BELL COUNTY JUDGE

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS DAY OF 2023, BY THE BELL COUNTY COMMISSIONER'S COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, BY THE COUNTY CLERK.

BELL COUNTY JUDGE

WITNESS THE EXECUTION HEREOF, ON THIS DAY OF 2023.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES:

CITY OF MORGAN'S POINT RESORT

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF "MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 4" TO THE CITY OF MORGAN'S POINT RESORT WAS APPROVED THIS DAY OF 2023, 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.

City Representative
City Manager

SURVEYOR'S CERTIFICATE:

I, SETH H. BARTON, 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 AND BELL COUNTY, TEXAS.



Seth H. Barton
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP
KILLEEN, TX 76549

BELL COUNTY PUBLIC HEALTH DISTRICT

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.

By: [Signature]
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 6th DAY OF February, 2023 A.D.

By: Handan Lewis
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 5th DAY OF March, 2023, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023009575 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: [Signature]
COUNTY CLERK

SURVEY:	S.P. TERRY SURVEY, A-812	OWNER:	PABLO LOPEZ & MARIA LOPEZ 3707 MINTHORN DRIVE KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76541 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.40 AC.		
DATE:	JANUARY 2023		



FINAL PLAT FOR:
MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 4
MORGAN'S POINT RESORT CITY, BELL COUNTY, TEXAS

MORGAN'S POINT RESORT CITY, SECTION 5 REPLAT NO. 4,
IS A REPLAT OF ALL OF LOTS 28 & 29, BLOCK 4, MORGAN'S POINT RESORT CITY, SECTION 5,
AN ADDITION TO THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS.

PROJECT NO.:	054-21
DRAWING NO.:	P1

Inst # 2023009575