EXHIBIT "A"

LEGAL DESCRIPTION

17.644 acre tract, more or less, out of the F. C. Frailey Survey, Abstract No. 327, Bell County, Texas, consisting of a 10.154 acre tract of land and a 7.490 acre tract of land, all being more particularly described by metes and bounds on Exhibit "A-1" attached hereto.

EXHIBIT "A-1"

LEGAL DESCRIPTION

BEING 17.644 acres of land situated in the G. C. FRAILEY SURVEY, ABSTRACT No. 327, Bell County, Texas and being a part or portion of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas (description contained in said Volume 831, Page 564 does not form a mathematically closed figure) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being an interior point of the said called 114.85 acre tract and being the northwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas for corner;

THENCE   N. 17° 01' 45" E., 191.61 feet departing the said right-of-way and over and across the said 114.85 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the evidenced north boundary line of the said 114.85 acre tract and being in the south boundary line of the Belton Reservoir according to maps provided by the Corps of Engineers for corner;

THENCE with the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Belton Reservoir the following three (3) calls:

1) S. 72° 59' 59" E., 1033.74 feet (Corps of Engineers maps call S. 72° 59' 59" E., 2073.68 feet) to a Corps of Engineers brass cap monument No. F-527-1 found for corner;

2) N. 19° 38' 31" E., 349.08 feet (Corps of Engineers maps call N. 19° 39' 20" E., 349.50 feet) to a Corps of Engineers brass cap monument No. F-527-2 found for corner;

3) S. 69° 56' 55" E., 407.87 feet (Corps of Engineers maps call S. 69° 58' 05" E., 408.08 feet) to a Corps of Engineers brass cap monument No. F-527- 3 found being the southwest corner of that certain tract of land described in a Gift Deed dated August 9, 2001 from Lyle Julius Fredrick to Harold E. Fredrick, II and being of record in Volume 4503, Page 575, Official Public Records of Bell County, Texas for corner;

THENCE   S. 72° 51' 59" E., 13.73 feet departing the said Belton Reservoir continuing with the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Fredrick tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of the said 114.85 acre tract and being the northwest corner of that certain Lot 8, Villas Del Sol Subdivision according to the map or plat of record in Cabinet D, Slides 282-D and 283-A, Plat Records of Bell County, Texas (plat references S. 67° 28' 08" E., 13.75 feet from Corps of Engineers monument No. F-527-3) for corner;

THENCE S. 17° 09' 59" W., 553.72 feet departing the said Fredrick tract and with the east boundary line of the said 114.85 acre tract and with the west boundary line of the said Lot 8, Villas Del Sol Subdivision (calls N. 17° 28' 51" E., 553.72 feet) to a cotton spindle found being the southwest corner of the said Lot 8 and being the northeast corner of the aforementioned right-of-way of Camp Kachina Road and being at the beginning of a curve to the left having a radius equals 647.05 feet (calls 647.05 feet), chord bearing equals N. 63° 37' 40" W., 10.08 feet (calls S. 63° 14' 12" E., 9.82 feet) for corner;

THENCE   departing the said Lot 8 and the said east boundary line and with the north right-of-way line of the said Camp Kachina Road and over and across the said 114.85 acre tract the following fourteen (14) calls:

1) 10.08 feet along the arc of said curve to the left (calls 9.82 feet) to a cotton spindle found for corner;

2) N. 63° 36' 58" W., 113.79 feet (calls S. 63° 40' 17" E., 113.94 feet) to a cotton spindle found being at the beginning of a curve to the left having radius equals 1540.00 feet (calls 1540.00 feet), chord bearing equals N. 65° 30' 14" W., 93.13 feet (calls S. 65° 24' 13" E., 93.11 feet) for corner;

3) 93.15 feet along the arc of said curve to the left (calls 93.12 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

4) S. 17° 10' 43" W., 15.07 feet (calls N. 17° 10' 43" E., 15.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 70° 00' 59" W., 156.30 feet (calls S. 70° 00' 59" E., 156.30 feet) for corner;

5) 156.37 feet along the arc of said curve to the left (calls 156.37 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

6) N. 72° 57' 13" W., 101.28 feet (calls S. 72° 57' 13" E., 101.28 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 275.00 feet (calls 275.00 feet), chord bearing equals N. 66° 08' 23" W., 65.26 feet (calls S. 66° 08' 23" E., 65.26 feet) for corner;

7) 65.41 feet along the arc of said curve to the right (calls 65.41 feet) to a cotton spindle found for corner;

8) N. 59° 14' 49" W., 101.49 feet (calls S. 59° 19' 32" E., 101.40 feet) to a cotton spindle found being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals N. 77° 59' 31" W., 143.02 feet (calls S. 77° 54' 51" E., 143.45 feet) for corner;

9) 145.54 feet along the arc of said curve to the left (calls 145.99 feet) to a 5/8" iron rod found for corner;

10) S. 83° 39' 03" W., 97.45 feet (calls N. 83° 29' 50" E., 97.40 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 175.00 feet (calls 175.00 feet), chord bearing equals N. 81° 16' 01" W., 91.98 feet (calls S. 81° 16' 01" E., 91.98 feet) for corner;

11) 93.07 feet along the arc of said curve to the right (calls 93.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

12) N. 66° 02' 40" W., 180.15 feet (calls S. 66° 01' 53" E., 179.69 feet) to a 5/8" iron rod found being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 69° 09' 51" W., 166.52 feet (calls S. 69° 10' 11" E., 166.98 feet) for corner;

13) 166.60 feet along the arc of said curve to the left (calls 167.06 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1975.00 feet (calls 1975.00 feet), chord bearing equals N. 69° 52' 27" W., 166.32 feet (calls S. 69° 53' 43" E., 166.28 feet) for corner;

14) 166.37 feet along the arc of said curve to the right (calls 166.33 feet) to the Point of BEGINNING and containing 10.154 acres of land.

Together with the following tract of land:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being an interior point of the said called 114.85 acre tract and being the southwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and which bears S. 21° 44' 43" W., 50.06 feet from the southwest corner of the above described 10.154 acre tract and being at the beginning of a curve to the left having a radius equals 2025.00 feet (calls 2025.00 feet), chord bearing equals S. 69° 54' 15" E., 169.85 feet (calls N. 69° 54' 15" W., 169.85 feet) for corner;

THENCE over and across the said 114.85 acre tract and with the south right-of-way line of the said Camp Kachina Road the following four (4) calls:

1) 169.90 feet along the arc of said curve to the left (calls 169.90 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1475.00 feet (calls 1475.00 feet), chord bearing equals S. 69° 10' 11" E., 161.50 feet (calls N. 69° 10' 11" W., 161.50 feet) for corner;

2) 161.58 feet along the arc of said curve to the right (calls 161.58 feet) to a 5/8 iron rod found for corner;

3) S. 66° 01' 53" E., 179.69 feet (calls N. 66° 01' 53" W., 179.69 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals S. 73° 02' 45" E., 54.95 feet (calls N. 73° 02' 45" W., 54.95 feet) for corner;

4) 55.09 feet along the arc of said curve to the left (calls 55.09 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of Lot 7, Block 2, said Cliffs at Lake Belton Phase I, Amended for corner;

THENCE departing the said south right-of-way line and with the west boundary line of the said Block 2 and continuing over and across the said 114.85 acre tract the following four (4) calls:

1) S. 23° 10' 29" W., 152.49 feet (calls N. 23° 06' 02" E., 152.29 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 7, Block 2 and being the northwest corner of Lot 8, said Block 2 for corner;

2) S. 12° 34' 01" W., 81.70 feet (calls N. 12° 37' 46" E., 81.77 feet) to a 5/8" iron rod with cap stamped "ACS" found being an angle point in the west boundary line of the said Lot 8, Block 2 and being at the beginning of a curve to the left having a radius equals 725.00 feet (calls 725.00 feet), chord bearing equals S. 10° 02' 52" W., 67.17 feet (calls N. 09° 58' 42" E., 67.07 feet) for corner;

3) 67.20 feet along the arc of said curve to the left (calls 67.09 feet) to a 5/8 iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 8, Block 2 and being the northwest corner of Lot 9, said Block 2 for corner;

4) S. 04° 06' 09" W., 164.68 feet (calls N. 04° 06' 42" E., 164.71 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 9, Block 2 and being in the north boundary line of Lot 10, said Block 2 for corner;

THENCE with a northerly boundary line of the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following five (5) calls;

1) N. 68° 10' 17" W., 238.91 feet (calls S. 68° 12' 29" E., 238.89 feet) to a cotton spindle found being the northwest corner of the said Lot 10, Block 2 for corner;

2) S. 16° 30' 40" W., 16.24 feet (calls N. 16° 45' 59" E., 16.28 feet) to a "MAG" brand nail found being the northeast corner of Lot 16, said Block 2 for corner;

3) N. 68° 12' 29" W., 326.41 feet (calls S. 68° 12' 29" E., 326.41 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of the said Lot 16, Block 2 and being in the east right-of-way line of Lakeview Estates Drive as described in said plat of Cliffs at Lake Belton Phase I, Amended and being at the beginning of a curve to the left having a radius equals 50.02 feet (calls 50.00 feet), chord bearing equals N. 59° 33' 37" W., 98.88 feet (calls N. 59° 33' 42" W., 98.86 feet) for corner;

4) 141.90 feet along the arc of said curve to the left (calls 141.99 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of Lot 21, Block 1, said Cliffs at Lake Belton Phase I, Amended for corner;

5) N. 65° 22' 34" W., 165.05 feet (calls S. 65° 23' 36" E., 165.12 feet) to a 5/8" iron rod with cap stamped "ACS" found being the northwest corner of the said Lot 21, Block 1 and being at the beginning of a curve to the right having a radius equals 602.58 feet, chord bearing equals N. 35° 36' 54" E., 286.31 feet for corner;
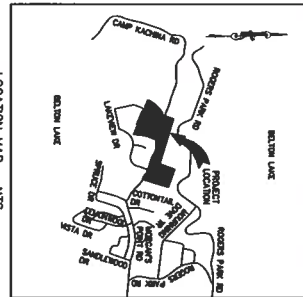
THENCE departing the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following three (3) calls:

1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing 7.490 acres of land.

The two above described tracts yield a net total acreage of 17.644 acres of land.

LOCATION MAP – NTS

SCALE: 1" = 100'

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	10.08'	647.00'		
C2	83.15'	1340.00'		
C3	138.47'	1325.00'		
C4	65.41'	775.00'		
C5	143.54'	225.00'		
C6	53.87'	175.00'		
C7	168.60'	775.00'		
C8	188.37'	1975.00'		
C9	16.46'	2025.00'		
C10	181.56'	1475.00'		
C11	88.06'	225.00'		
C12	67.20'	725.00'		
C13	141.80'	50.00'		
C14	288.57'	802.58'		
C15	135.61'	1975.00'		
C16	33.11'	1975.00'		
C17	70.06'	1325.00'		
C18	33.37'			
C19	33.17'	173.00'		
C20	36.86'	173.00'		

Curve #	Length	Radius	Delta	Chord
C21	104.18'	1325.00'		
C22	25.03'	1325.00'		
C23	25.17'	1325.00'		
C24	32.82'	425.00'		
C25	108.75'	465.00'		
C26	26.31'			
C27	46.00'	50.00'		
C28	6.46'			
C29	95.39'			
C30	103.47'	200.00'		
C31	50.00'			
C32	50.00'			
C33	24.39'			
C34	4.27'			
C35	22.03'			
C36	98.34'	545.00'		
C37	545.00'			
C38	23.07'			
C39	218.57'	520.00'		
C40	102.63'	425.00'		

Curve #	Length	Radius	Delta	Chord
C41	175.31'	390.00'		
C42	118.01'	350.00'		
C43	95.77'	602.58'		
C44	112.25'			
C45	36.00'	465.00'		
C46	186.37'			
C47	49.00'	602.58'		
C48	34.40'			
C49	193.54'			
C50	50.02'			
C51	50.00'			
C52	47.18'	50.00'		
C53	54.41'			
C54	48.00'			
C55	12.70'			
C56	175.00'			
C57	48.80'	1475.00'		
C58	33.82'			
C59	50.00'			
C60	130.00'	50.00'		

Curve #	Length	Radius	Delta	Chord
C61	175.61'			
C62	44.74'			
C63	26.37'			
C64	25.98'			
C65	183.84'			
C66	108.37'	285.00'		
C67	8.45'			
C68	118.41'			
C69	23.61'	1475.00'		

Line Table

Line #	Direction	Length
L1		
L2		
L3		
L4		
L5		
L6		
L7		
L8		
L9		
L10		
L11		
L12		
L13		
L14		

SETBACKS:
25' FRONT BUILDING LINE
10' SIDE BUILDING LINE
10' REAR BUILDING LINE
15' SIDE STREET BUILDING LINE

LEGEND:
P.O.B. POINT OF BEGINNING
U.E. UTILITY EASEMENT
C.O.E. CORPS OF ENGINEERS
CAB. CABINET
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
R.O.W. RIGHT OF WAY
IRF IRON ROD FOUND
MON. MONUMENT
VOL. VOLUME
PG. PAGE
E/C EDGE OF CONCRETE

STATE OF TEXAS
COUNTY OF BELL

STATE OF TEXAS
COUNTY OF BELL

STATE OF TEXAS
COUNTY OF BELL

STATE OF TEXAS
COUNTY OF BELL

RECORDATION
BELL COUNTY PUBLIC HEALTH DISTRICT

BELL COUNTY TAX APPRAISAL DISTRICT

WILLIAM F. SISCO, P.E. NO.

MICHAEL E. AINS R.P.L.S. No. 5402

12-16-2022

PRELIMINARY PLAT OF:
BELTON PHASE II
CLIFFS AT LAKE
24 LOTS, 3 BLOCKS
17,844 ACRES
A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT
BELL COUNTY, TEXAS

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PRELIMINARY PLAT OF :
CLIFFS AT LAKE BELTON
PHASE II
A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT,
BELL COUNTY, TEXAS

REVISIONS
DATE | DESCRIPTION | DFTR
DRAFTSMAN
DATE 1.7.2022
COMPUTER FILE NAME
21-518 FINAL PLAT
REFERENCE DRAWING NUMBERS
DRAWING NUMBER
21-518-D
PAGE #
01

LOT 1 0.667 AC.
LOT 2 0.667 AC.
LOT 3 0.641 AC.
LOT 4 0.641 AC.
LOT 5 0.660 AC.
LOT 6 0.641 AC.
LOT 1 0.660 AC.
LOT 3 0.713 AC.
LOT 4 0.713 AC.
LOT 5 0.777 AC.
LOT 7 0.713 AC.
LOT 8 0.800 AC.
LOT 9 0.666 AC.
LOT 10 0.665 AC.
LOT 11 0.666 AC.
LOT 12 0.665 AC.
LOT 13 0.665 AC.
LOT 14 0.665 AC.

LAKEVIEW ESTATES DRIVE
LAKEVIEW COURT
SCOUT ISLAND
CAMP KACHINA ROAD

CORPS OF ENGINEERS
BELTON RESERVOIR