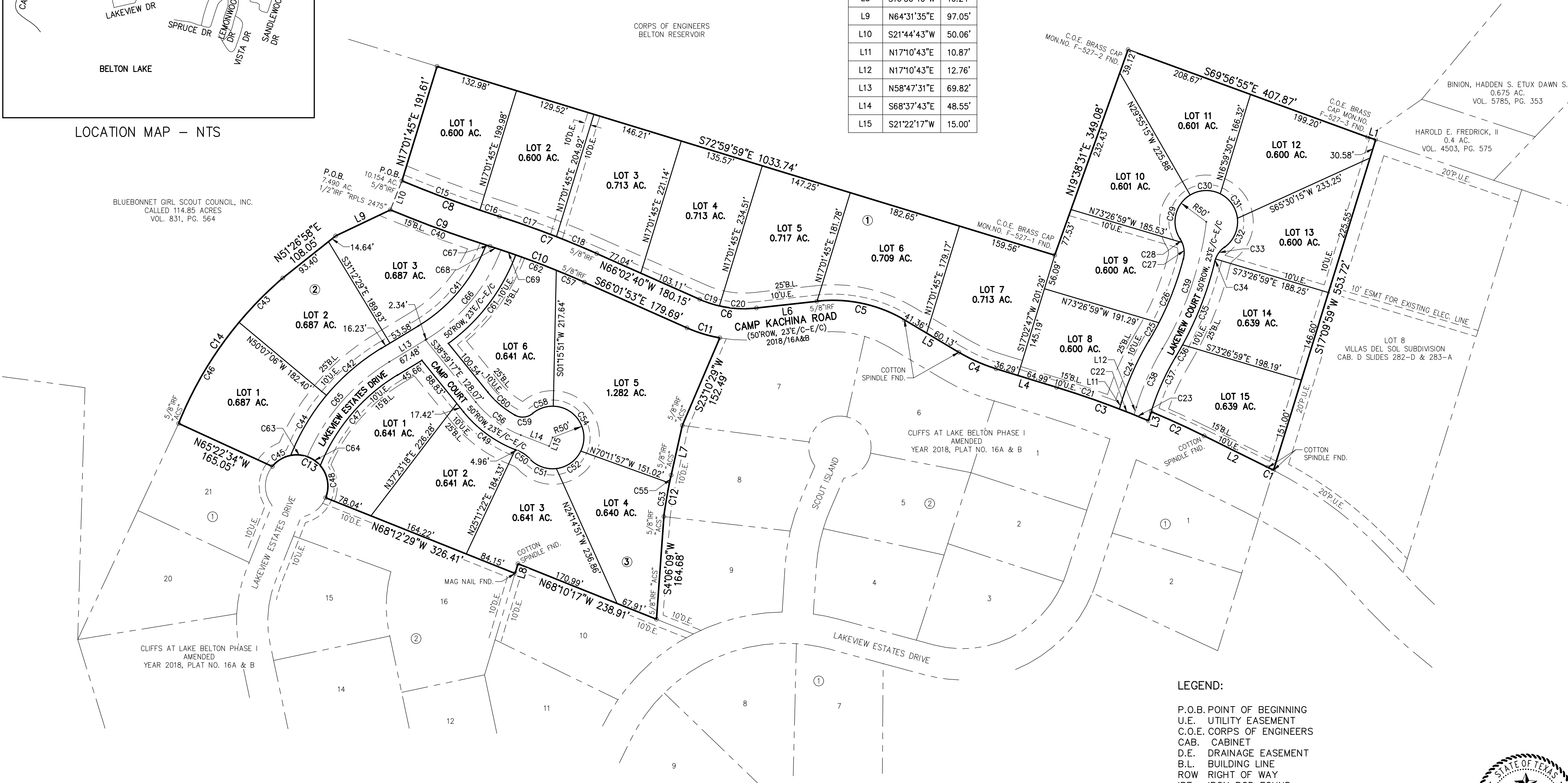


LOCATION MAP - NTS

BLUEBONNET GIRL SCOUT COUNCIL, INC.
CALLED 114.85 ACRES
VOL. 831, PG. 564

CORPS OF ENGINEERS
BELTON RESERVOIR

Line Table		
Line #	Direction	Length
L1	S72°51'59"E	13.73'
L2	N63°36'58"W	113.79'
L3	S17°10'43"W	15.07'
L4	N72°57'13"W	101.28'
L5	N59°14'49"W	101.49'
L6	S83°39'03"W	97.45'
L7	S12°34'01"W	81.70'
L8	S16°30'40"W	16.24'
L9	N64°31'35"E	97.05'
L10	S21°44'43"W	50.06'
L11	N17°10'43"E	10.87'
L12	N17°10'43"E	12.76'
L13	N58°47'31"E	69.82'
L14	S68°37'43"E	48.55'
L15	S21°22'17"W	15.00'



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
ROW RIGHT OF WAY
IRF IRON ROD FOUND
MON. MONUMENT
FND. FOUND
VOL. VOLUME
PG. PAGE
AC. ACRES
E/C EDGE OF CONCRETE

THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0175E, DATED SEPTEMBER 26, 2008.

WATER PROVIDED BY THE CITY OF MORGAN'S POINT RESORT, CCN NO. 11309

SEWER PROVIDED BY OSSF.

THE PROPERTY OWNER OR BUILDER SHALL CONTACT THE BELL COUNTY HEALTH DEPARTMENT PRIOR TO ANY SITE PREPARATION REGARDING THE PLACEMENT OF A HOME ON LOTS IN THE SUBDIVISION PER COMMENTS IN THE LETTER FROM SARAH LITTLE DATED JANUARY 14, 2022.

FENCES, STRUCTURES AND OBSTRUCTIONS ARE NOT TO IMPEDE DRAINAGE FLOW.

MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOA.

ALL CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED.

SETBACKS:

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

STATE OF TEXAS

COUNTY OF BELL

KACHINA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022072265, DEED RECORDS OF BELL COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS CLIFFS AT LAKE BELTON PHASE II.

KACHINA DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BILL GURASICH PRESIDENT AND GENERAL MANAGER

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2023 BY BILL GURASICH, PRESIDENT AND GENERAL MANAGER OF KACHINA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

I, _____, CITY MANAGER FOR 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.

CITY MANAGER _____ DATE _____

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2023 BY THE CITY OF MORGAN'S POINT RESORT CITY MANAGER.

NOTARY PUBLIC

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 _____ DAY OF _____, 2023 A.D.

BELL COUNTY TAX APPRAISAL 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.

SIGNATURE: _____

BELL COUNTY PUBLIC HEALTH DISTRICT

RECORDATION

FILED FOR RECORD THIS THE _____ DAY OF _____, 2023.

INSTRUMENT # _____, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS..

STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

William F. Sisco 12-16-2022
WILLIAM F. SISCO, PE NO.

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 12-16-2022
MICHAEL E. ALVIS R.P.L.S., No. 5402

PRELIMINARY PLAT OF:

CLIFFS AT LAKE BELTON PHASE II

24 LOTS, 3 BLOCKS
17.644 ACRES

BEING A PART OF THE G.C. FRAILEY SURVEY
ABSTRACT NO. 327

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

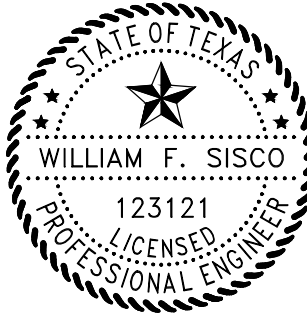
17.644 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	10.08'	647.05'	0°53'34"	N63°37'40"W 10.08'
C2	93.15'	1540.00'	3°27'56"	N65°30'14"W 93.13'
C3	156.37'	1525.00'	5°52'30"	N70°00'59"W 156.30'
C4	65.41'	275.00'	13°37'44"	N66°08'23"W 65.26'
C5	145.54'	225.00'	37°03'42"	N77°59'31"W 143.02'
C6	93.07'	175.00'	30°28'21"	N81°16'01"W 91.98'
C7	166.60'	1525.00'	6°15'34"	N69°09'51"W 166.52'
C8	166.37'	1975.00'	4°49'35"	N69°52'27"W 166.32'
C9	169.90'	2025.00'	4°48'26"	S69°54'15"E 169.85'
C10	161.58'	1475.00'	6°16'36"	S69°10'11"E 161.50'
C11	55.09'	225.00'	14°01'40"	S73°02'45"E 54.95'
C12	67.20'	725.00'	5°18'38"	S10°02'52"W 67.17'
C13	141.90'	50.02'	162°33'08"	N59°33'37"W 98.88'
C14	289.07'	602.58'	27°29'10"	N35°36'54"E 286.31'
C15	133.26'	1975.00'	3°51'58"	S69°23'38"E 133.24'
C16	33.11'	1975.00'	0°57'38"	S71°48'25"E 33.11'
C17	96.52'	1525.00'	3°37'35"	N70°28'51"W 96.51'
C18	70.08'	1525.00'	2°37'58"	N67°21'04"W 70.07'
C19	33.27'	175.00'	10°53'34"	S71°28'37"E 33.22'
C20	59.80'	175.00'	19°34'47"	S86°42'48"E 59.51'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C21	106.19'	1525.00'	3°59'23"	N70°57'32"W 106.17'
C22	25.07'	1525.00'	0°56'31"	N68°29'35"W 25.07'
C23	25.11'	1525.00'	0°56'36"	N67°33'02"W 25.11'
C24	108.67'	450.00'	13°50'09"	S24°05'48"W 108.40'
C25	32.82'	495.00'	3°47'57"	N29°06'53"E 32.82'
C26	109.75'	495.00'	12°42'13"	N20°51'48"E 109.53'
C27	26.51'	40.00'	37°58'10"	N4°28'24"W 26.03'
C28	6.69'	40.00'	9°35'00"	N28°14'59"W 6.68'
C29	80.28'	50.00'	91°59'29"	S12°57'15"W 71.93'
C30	50.00'	50.00'	57°17'33"	S87°35'46"W 47.94'
C31	50.00'	50.00'	57°17'33"	N35°06'41"W 47.94'
C32	53.00'	50.00'	60°43'52"	N23°54'02"E 50.55'
C33	24.09'	40.00'	34°30'04"	S37°00'56"W 23.72'
C34	4.27'	40.00'	6°07'15"	S16°42'16"W 4.27'
C35	143.20'	545.00'	15°03'16"	N21°10'17"E 142.79'
C36	22.03'	545.00'	2°18'57"	N29°51'23"E 22.03'
C37	96.59'	400.00'	13°50'09"	S24°05'48"W 96.36'
C38	102.63'	425.00'	13°50'09"	S24°05'48"W 102.38'
C39	216.37'	520.00'	23°50'26"	N19°05'39"E 214.81'
C40	163.27'	2025.00'	4°37'10"	S69°48'37"E 163.22'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C41	171.51'	260.00'	37°47'44"	N39°53'39"E 168.42'
C42	116.01'	351.50'	18°54'37"	S49°20'12"W 115.48'
C43	99.77'	602.58'	9°29'13"	S44°36'52"W 99.66'
C44	112.23'	351.50'	18°17'36"	S30°44'06"W 111.75'
C45	35.09'	50.02'	40°12'02"	S59°15'50"W 34.38'
C46	189.30'	602.58'	17°59'57"	S30°52'17"W 188.52'
C47	193.84'	301.50'	36°50'15"	S40°22'23"W 190.52'
C48	54.40'	50.02'	62°19'02"	N9°26'33"W 51.76'
C49	103.47'	200.00'	29°38'26"	S53°48'30"E 102.32'
C50	22.55'	50.00'	25°50'31"	N55°42'28"W 22.36'
C51	47.19'	50.00'	54°04'19"	S69°49'21"E 45.45'
C52	50.00'	50.00'	57°17'33"	N54°29'43"E 47.94'
C53	54.41'	725.00'	4°18'00"	S9°32'33"W 54.40'
C54	99.99'	50.00'	114°35'06"	N31°28'36"W 84.14'
C55	12.79'	725.00'	1°00'38"	S12°11'53"W 12.79'
C56	90.53'	175.00'	29°38'26"	S53°48'30"E 89.53'
C57	48.80'	1475.00'	1°53'44"	N66°58'45"W 48.80'
C58	35.82'	50.00'	41°02'58"	S70°44'22"W 35.06'
C59	30.12'	25.00'	69°02'22"	N84°44'04"E 28.33'
C60	56.96'	150.00'	21°45'28"	S49°52'01"E 56.62'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C61	180.54'	310.00'	33°22'06"	N37°16'02"E 178.00'
C62	69.37'	1475.00'	2°41'40"	N69°16'28"W 69.36'
C63	26.55'	50.02'	30°24'48"	N85°25'45"W 26.24'
C64	25.86'	50.02'	29°37'16"	N55°24'43"W 25.57'
C65	204.32'	326.50'	35°51'21"	N40°51'50"E 201.01'
C66	189.32'	285.00'	38°03'38"	N39°45'42"E 185.86'
C67	6.63'	2025.00'	0°11'15"	S72°12'50"E 6.63'
C68	18.40'	1475.00'	0°42'53"	N71°57'02"W 18.40'
C69	25.01'	1475.00'	0°58'18"	N71°06'27"W 25.01'



TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76701
254.773.2400
www.turley-inc.com

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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

PREPARED FOR:
KACHINA DEVELOPMENT, LLC
4425 S MOPAC EXPY STE 100
AUSTIN, TEXAS 78735

REVISIONS		
DATE	DESCRIPTION	DFTR

DRAFTSMAN:
AMJ
DATE:
1.7.2022
COMPUTER FILE NAME:
21-518 FINAL PLAT
REFERENCE DRAWING NUMBERS:

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PAGE # 01