



**PLANNING & ZONING COMMISSION**

**Tuesday, April 30, 2024, 6:00 PM**

**EVENT CENTER 60 MORGAN'S POINT BOULEVARD**

**Call to Order**

**Announcements and Citizens Comments**

**Presentations**

**1. Approval of Minutes**

- a. Discuss and Consider - Approval of 3-26-2024 Minutes

**2. Regular Agenda**

- a. Discuss and Consider - Guidelines for chickens in residential areas
- b. Discuss and Consider - Parking
- c. Discuss and Consider - Provide Feedback on Draft Chapter
- d. Discuss and Consider – Replat of Dogwood Estate  
Legal Description: MORGANS POINT RESORT SECTION 16, BLOCK 002, LOT 0012  
Property ID: 76260
- e. Discuss and Consider - Replat of Property  
Legal Description: MORGANS POINT RESORT SECTION 8A, BLOCK 013, LOT 0003  
Property ID: 113928
- f. Discuss and Consider - Replat of Property  
Legal Description: A0812BC S P TERRY, ACRES 1.027  
Property ID: 124341
- g. Discuss and Consider - Replat of Subdivision  
Legal Description: LAKEWOOD RANCHES SECTION TWO, BLOCK 001, LOT PT 18, (18, LESS E 110'), ACRES 4.19  
Property ID: 12620
- h. Discuss and Consider - Appendix B Section 3 Definitions

**3. Discussion and Action on Comprehensive Plan Chapters**

**4. Items for Future Agendas**

**5. P & Z Commission Updates & Comments**

**6. Staff Updates & Comments**

**7. Adjournment**

I certify that a copy of the \_\_4-30-2024\_\_ agenda of items to be considered by the Morgan’s Point Resort was posted and could be seen on the City Hall bulletin board on the \_\_4-26-2024\_\_ at 4:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at 254 742-3206 for further information

Camille Bowser, City Secretary



**PLANNING & ZONING COMMISSION PUBLIC HEARING/REGULAR SESSION  
Tuesday, March 26, 2024, 6:00 PM**

**EVENT CENTER 60 MORGAN'S POINT BOULEVARD**

**To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)**

**Call to Order**

Meeting called to order by Chair, Rebecca Cooley, at 6:00 P.M.

**PRESENT**

- Eric Seeliger
- Justin Strawn
- Louis Guillaud
- Ken Hobbs
- Rebecca Cooley
- Thomas Westmoreland
- Leslie Minor

**Announcements and Citizens Comments**

N/A

**1. Approval of Minutes**

- a. Discuss and Consider - Approval of February 27, 2024, Minutes

Motion made to approve minutes

Motion made by Westmoreland, Seconded by Guillaud.

Voting Yea: Seeliger, Strawn, Hobbs, Cooley, Minor

Passed

**Open Public Hearing**

For: Short Term Rental at 37 Bluebonnet Lp, MPR Tx 76513

Jeff Richards - 48 Bluebonnet Lp, and Chris Kalina - 31 Bluebonnet Lp both voiced concerns about parking, garbage, and noise control. They were not against the request but wanted to make sure these possible issues were going to be controlled.

**Close Public Hearing**

Public Hearing closed at 6:08 PM

**2. Regular Agenda**

- a. Discuss and Consider - Specific Use Permit for Short term rental at 37 Bluebonnet Lp, MPR Tx 76513

Motion made to approve Specific Use Permit with issues mentioned

Motion made by Cooley, Seconded by Guillaud.

Voting Yea: Seeliger, Strawn, Hobbs, Westmoreland, Minor

Passed

- b. Discuss and Consider - Resetting Commission Service Terms

Motion made to implement staggered terms:

1 year term - Hobbs, Minor, Seeliger, Guillaud

2 year term - Westmoreland, Strawn, Cooley

Motion made by Seeliger, Seconded by Hobbs.

Voting Yea: Strawn, Guillaud, Cooley, Westmoreland, Minor

Passed

- c. Discuss and Consider - Amendments to Ordinances

Discussed, no motion

- d. Discuss and Consider - Definitions in Section 3 of Ordinances

P & Z's continuing discussion of the definitions under Section 3 of the Ordinances. This will continue to be an agenda item until we get through all of the definitions and then get final approval before we send them forward to City Council for final approval

- e. Discuss and Consider - Approving Appendix B revisions

P & Z noted a couple of small changes to be made and then approved the changes to be moved forward to City Council for their final consideration

Motion made to approve amendment made to ordinances

Motion made by Guillaud, Seconded by Seeliger.

Voting Yea: Strawn, Hobbs, Cooley, Westmoreland, Minor

Passed

**2. MPR Comprehensive Plan Update**

**3. Items for Future Agendas**

Residential chickens

Parking

**P & Z Commission Updates & Comments**

Next meeting will be April 30, 6pm



**City Manager Updates & Comments**

Comp Plan update (see attachment)

**5. Adjournment**

Meeting adjourned at 7:25 PM

I certify that a copy of the \_3/26/2024\_agenda of items to be considered by the Morgan’s Point Resort was posted and could be seen on the City Hall bulletin board on the \_3/22/2024\_at 4:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at 254 742-3206 for further information

Camille Bowser, City Secretary

DRAFT

----- Forwarded Message -----

**From:** Uryan Nelson <uryan.nelson@ctcog.org>

**To:** Rebecca Cooley <orangecontra@yahoo.com>; James McGill <james.mcgill@ctcog.org>

**Sent:** Tuesday, March 26, 2024 at 02:51:04 PM CDT **Subject:** FW: Comp Plan

FYI; Update from Kara

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**From:** Kara Drane <Kara.Drane@collierseng.com>

**Sent:** Tuesday, March 26, 2024 11:47 AM

**To:** Uryan Nelson <uryan.nelson@ctcog.org> **Subject:** Comp Plan

Hi Uryan,

Good morning. I am working on the final draft still today and the internal review process. Although I am not able to send the draft today for you share, you will definitely receive it this week to share with everyone. I will also send it as soon as I can this week.

Please call me if needed. I will follow up with you tomorrow on which day you will receive it.

Talk with you soon,

Kara

**Kara W. Drane, AICP** Department Manager |

Planning [kara.drane@collierseng.com](mailto:kara.drane@collierseng.com) Direct: 980

890 3005 | Cell: 601 520 2449 | Main: 877 627 3772

5275 Parkway Plaza Boulevard Suite 100 | Charlotte, North Carolina 28217



[colliersengineering.com](http://colliersengineering.com) | [affiliated authorized entities](#)



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DRAFT



# Comprehensive Plan

## Comments on Draft 1 - April 2024

List comments and include corresponding plan page numbers.

- Chapter 1 - Introduction

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- Chapter 2 - Background Analysis

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- Chapter 7 - Transportation / Circulation

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Name: \_\_\_\_\_

**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

July 18, 2023

Surveyor's Field Notes for:

**0.4697 ACRE**, situated in the **ELIAS TUTTLE SURVEY, ABSTRACT 835**, Bell County, Texas, embracing all of Lots 12, 13, and 14, Block 2, Morgan's Point Resort City, Section 16, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found on the south line of Dogwood Court, being the northeast corner of said Lot 14, same being the northwest corner of Lot 15, of said Block 2, for the northeast corner of the herein described tract;

**THENCE**, in a southerly direction, with the west line of said Lot 15, **S 10°22'36" W – 90.40'**, to a 5/8" iron rod found on a north line of an Easement Green, being the southeast corner of said Lot 14, same being the southwest corner of said Lot 15, for the southeast corner of the herein described tract;

**THENCE**, in a westerly direction, with the northern line of said Easement Green, being on a curve to the left, an arc distance of **71.61'**, a radius of **264.48'**, a delta angle of **15°30'46"**, and a long chord which bears **N 87°32'30" W – 71.39'**, to a 5/8" iron rod found at the beginning of a curve to the left, being the south line of said Lot 13;

**THENCE**, in a southerly direction, with said curve to the left, being the northern line of said Easement Green, an arc distance of **38.22'**, a radius of **50.00'**, a delta angle of **43°47'48"**, and a long chord which bears **S 63°41'16" W – 37.30'**, to a 5/8" iron rod found at the beginning of a curve to the right, being the southwest corner of said Lot 13, same being the southeast corner of said Lot 12;

**THENCE**, continuing in said southerly direction, with said curve to the right, being the northern line of said Easement Green, an arc distance of **83.45'**, a radius of **150.00'**, a delta angle of **31°52'27"**, and a long chord which bears **S 56°26'01" W – 82.37'**, to a 5/8" iron rod found at the southwest corner of said Lot 12, same being the southeast corner of Lot 11, of said Block 2, for the southwest corner of the herein described tract;

**THENCE**, in a northerly direction, with the east line of said Lot 11, **N 17°26'59" W – 99.95'**, to a 5/8" iron rod found at the northwest corner of said Lot 12, same being the northeast corner of said Lot 11, for the most westerly northwest corner of the herein described tract;

**THENCE**, in a northeasterly direction, with a curve to the left, being the south line of said Dogwood Court, an arc distance of **39.48'**, a radius of **50.00'**, a delta angle of **45°14'19"**, and a long chord which bears **N 49°48'30" E – 38.46'**, to a 5/8" iron rod with cap stamped "ACS" set at the beginning of a curve to the right;

Surveyor's Field Notes for **0.4697 ACRE** cont.:

**THENCE**, continuing in said northeasterly direction, with said curve to the right, being the south line of said Dogwood Court, an arc distance of **27.07'**, a radius of **34.50'**, a delta angle of **44°57'23"**, and a long chord which bears **N 49°48'32" E – 26.38'**, to a 5/8" iron rod found at the beginning of a curve to the right, being the northeast corner of said Lot 12, same being the northwest corner of said Lot 13;

**THENCE**, in an easterly direction, with said curve to the right, being the south line of said Dogwood Court, an arc distance of **172.14'**, a radius of **354.48'**, a delta angle of **27°49'26"**, and a long chord which bears **N 86°23'13" E – 170.46'**, to the **POINT OF BEGINNING** and containing 0.4697 Acre of Land.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.0001419032, scaled about CP-100 (N:10,396,378.227 E:3,199,012.228).

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed September 27, 2021

**ALL COUNTY SURVEYING, INC.**  
**1-800-749-PLAT**  
**TX. Firm Lic. No. 10023600**  
server/projects /pro230000/230700/230731/230731.doc



Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636



**BELL COUNTY PUBLIC HEALTH DISTRICT**  
ON-SITE WASTEWATER DIVISION

March 28, 2024

David Powell  
909 Prairie Ave.  
Cleburn, TX 76033

**RE: Subdivision Evaluation – Dogwood Estates**

This department makes the following report concerning Dogwood Estates Subdivision. This subdivision is located on Dogwood Court in Belton, TX. This single-family residential subdivision consists of one (1) lot with a total of 0.4697 acres. Three small lots will be combined into a larger building site. The proposed septic design provided is utilizing spray irrigation as disposal. The home consists of 3-bedrooms with 2,135 square feet of living area and a total of 3,961 square feet of drainfield. Please see the attached proposed septic design.

The soil in this subdivision is Eckrant. The Eckrant series consists of well drained, moderately slowly permeable soils that are very shallow to shallow over indurated limestone bedrock.

**System Type:** This site has a surface application system that has been proposed.

The aforementioned specifications are based on the assumption that soil conditions will not vary widely from the soil type mentioned. In the event different soil conditions are encountered having seeps or slower percolation rates, these standards would be modified accordingly. Such variations and modifications can be discussed and coordinated with this department at the time an individual septic system permit is obtained.

This office reserves the right not to issue permits for On–Site Wastewater Systems if they fail to meet state rules.

The Morgan's Point Resort Water Supply Corporation will serve this subdivision.

If more information is needed or if this department can be of any further service to you, please contact our office at (254) 532-9800 ext. 1107.

Sincerely,



Kent Stephens, R.S.  
On-Site Wastewater Division

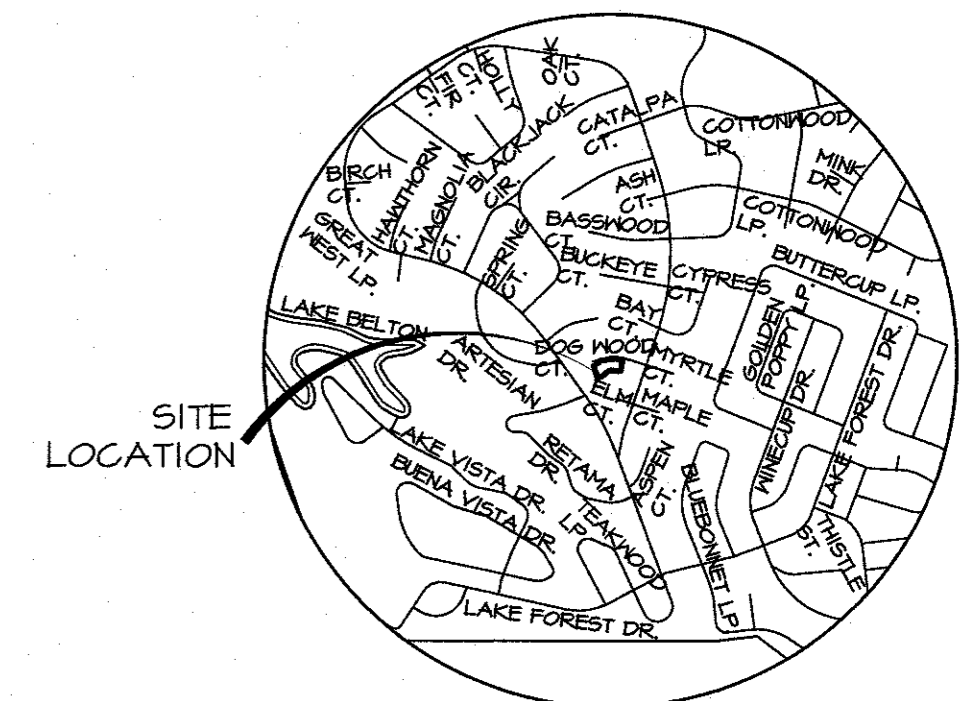
STATE OF TEXAS  
 COUNTY OF BELL

DAVID POWELL, OWNER OF THE 0.4697 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DOGWOOD ESTATE, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

# FINAL PLAT of DOGWOOD ESTATE

A subdivision in the City of Morgan's Point Resort, Bell County, Texas.

Being 0.4697 ACRE, situated in the ELIAS TUTTLE SURVEY, ABSTRACT 835, Bell County, Texas, also being a replat of LOTS 12, 13, and 14, BLOCK 2, Morgan's Point Resort City Section 16, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas.



VICINITY MAP  
-N.T.S.-

DAVID POWELL

STATE OF TEXAS  
 COUNTY OF BELL

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DAVID POWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS

BELL COUNTY  
 PUBLIC HEALTH DISTRICT CERTIFICATE

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

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, Dennis Green, Mayor of the City of Morgan's Point Resort, Texas, do hereby certify that this plat meets the subdivision requirements of the City of Morgan's Point Resort, Texas, and has been duly accepted by the City Council of the City of Morgan's Point Resort, Texas.

Dennis Green, Mayor

Ophelia Rodriguez, City Secretary

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

AFFIDAVIT:

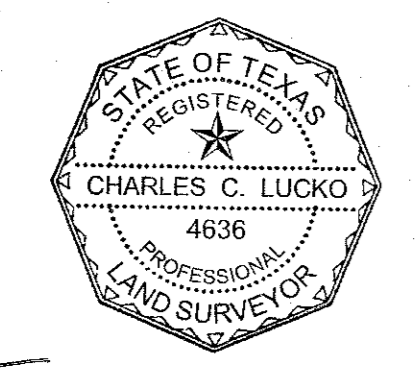
THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A. D.

BY: \_\_\_\_\_  
 BELL COUNTY TAX APPRAISAL DISTRICT

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.



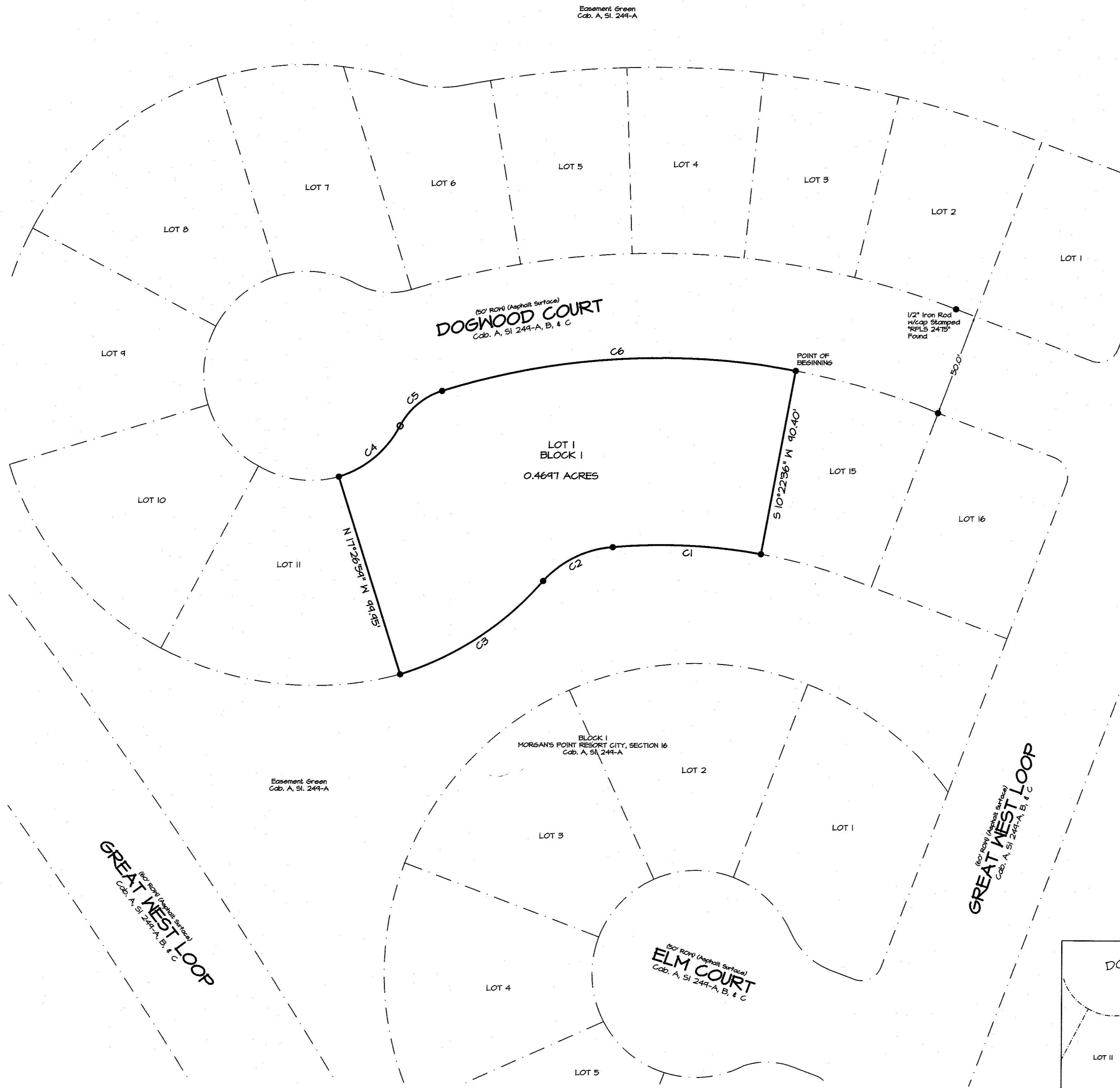
*Charles C. Licko*  
 CHARLES C. LICKO, R.P.L.S.  
 REGISTRATION NO. 4636

DATE SURVEYED: SEPTEMBER 27, 2021

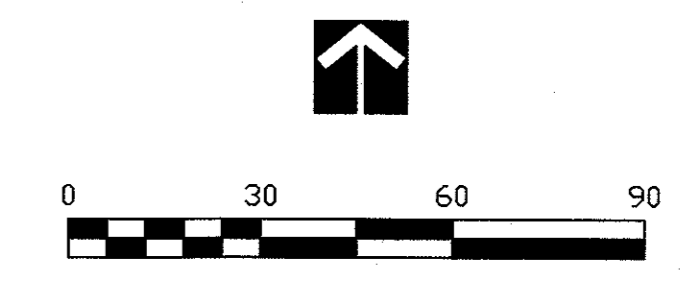
RECORDATION INFORMATION:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	264.48'	11.54'	11.54'	N 87°52'30" W	15°30'46"
C2	50.00'	35.22'	31.50'	S 63°41'06" W	43°47'46"
C3	150.00'	83.45'	82.57'	S 56°26'01" W	31°52'27"
C4	50.00'	34.48'	36.46'	N 44°48'30" E	45°14'19"
C5	34.50'	27.07'	26.35'	N 44°48'32" E	44°57'25"
C6	354.48'	172.14'	170.46'	N 86°23'13" E	27°44'26"



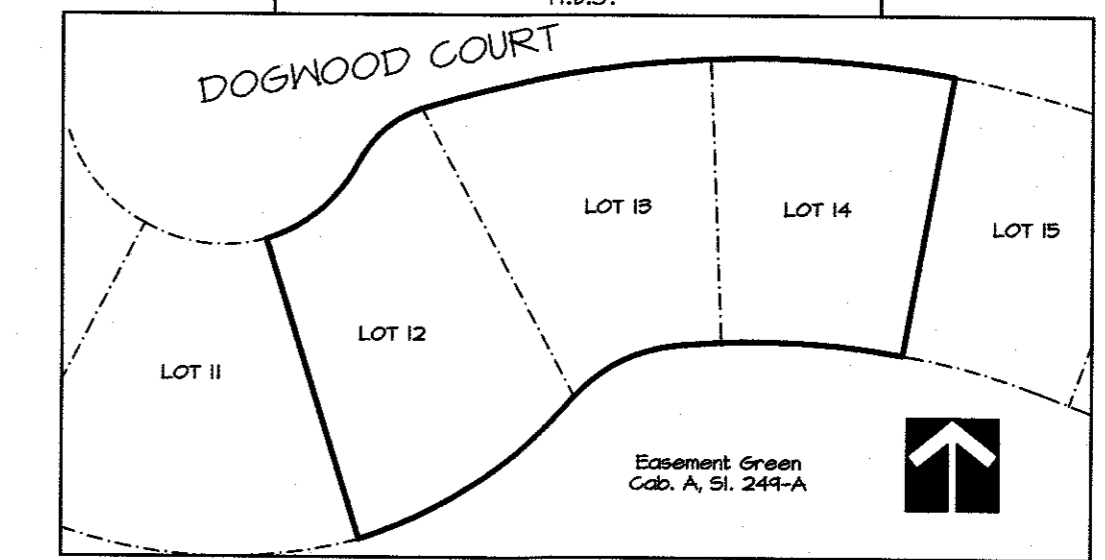
● 5/8" Iron Rod Found  
 (Unless otherwise stated)

This subdivision is subject to all general notes and restrictions appearing on the plat of Morgan's Point Resort City Section 16 recorded in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.0001419032, scaled about CP=100 (N10,346,319.221 E,3,149,012.226).

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0175E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

ORIGINAL LAYOUT  
 Morgan's Point Resort City Section 16  
 (Cab. A, Sl. 249-A, B, & C)  
 -N.T.S.-



## FINAL PLAT OF DOGWOOD ESTATE

A subdivision in the City of Morgan's Point Resort, Bell County, Texas.

Being 0.4697 ACRE, situated in the ELIAS TUTTLE SURVEY, ABSTRACT 835, Bell County, Texas, also being a replat of LOTS 12, 13, and 14, BLOCK 2, Morgan's Point Resort City Section 16, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 249-A, B, & C, Plat Records of Bell County, Texas.

Plot Date: 09-22-2024  
 Survey completed: 09-27-2021  
 Scale: 1" = 30'  
 Job No.: 230131  
 Dwg No.: 230131  
 Drawn by: JSM  
 Surveyor: CCL # 4636

Copyright 2024 All County Surveying, Inc.



WITNESS THE EXECUTION HEREOF, on this \_\_\_\_ day of \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
David Powell

ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF BELL )

BEFORE ME, the undersigned authority, on this day personally appeared **David Powell**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

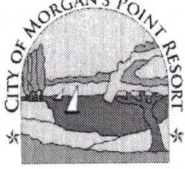
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:  
ALL COUNTY SURVEYING, INC.  
4330 South 5th Street  
Temple, Texas 76502**



# MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements – Application must be fully completed or will not be accepted

Item d.

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

### Property Information:

Plat Name: Dogwood Estate Date Submitted: \_\_\_\_\_

Existing Lot Count: 3 Proposed Lot Count: 1 Acreage: 0.4697

Site Address or General Location: 9 Dogwood Court

Reason for Amendment/  
Description of Subdivision: Combining three lots to one for additional buildable space.

Zoning Classification: \_\_\_\_\_ Existing Land Use: \_\_\_\_\_

Location in Overlay District? Yes  No

### Owner Information /Authorization:

Property Owner: David Powell

Address: 909 Prairie Avenue Cleburne TX 76033

Phone: (254) 640-5617 E-mail: davidlpowell2022@gmail.com

Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Engineer/Surveyor: All County Surveying, Inc.

Address: 4330 South 5th Street Temple Texas 76502

Phone: (254) 778-2272 E-mail: justin@allcountysurveying.com

### I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

David Powell

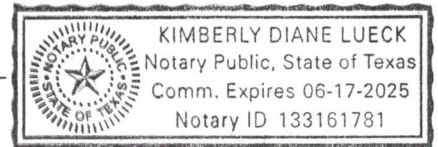
David Powell

Printed Name of Owner

Owner Signature

Sworn to and subscribed before me on this 9 day of April, 2024

My Commission Expires: 6/17/25



Notary Public Signature

### Staff Only – Do Not Fill Out Below

Date Submitted: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Received By: \_\_\_\_\_ Case #: \_\_\_\_\_

City Manager Reviewed: \_\_\_\_\_

- Minor Plan
- General Plan

STATE OF TEXAS  
COUNTY OF BELL

BEING a 0.3368 acre tract of land situated in the David Cumpton Survey, Abstract 210, being all of Lot 1, Lot 2 and Lot 3, Block 13, of Morgan's Point Resort City, Section 8-A, an addition within the City of Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas, being all of that land described in deed to Roy Harrison McIntyre and Aline Botelho Barcellos McIntyre, described in Document No. 2024006868, recorded on February 20, 2024 and in Document No. 2024010544, recorded on March 12, 2024, and further described as follows:

COMMENCING at a 5/8" iron rod found at the northwest corner of Lot 4, Block 13 of said Section 8-A; THENCE South 8° 04' 00" West (basis of bearings used), 70.00 feet along the west line of said Lot 4 to the northwest corner of Lot 3 and the POINT OF BEGINNING, from which a steel spike found bears South 76° 17' 24" East, 0.08 feet;

THENCE South 81° 56' 00" East, 70.00 feet along the north line of said Lot 3 to the northeast corner of said Lot 3, from which a 5/8" iron rod found bears North 70° 27' 36" East, 0.63 feet;

THENCE South 8° 04' 00" West, 209.60 feet along the east line of said Lot 3, Lot 2 and Lot 1, to the southeast corner of said Lot 1, from which a 5/8" iron rod found bears South 79° 07' 25" East, 0.69 feet;

THENCE North 81° 56' 00" West, 70.00 feet along the south line of said Lot 1 to the southwest corner of said Lot 1, from which a 5/8" iron rod found, 0.2' up, bears North 81° 06' 55" East, 0.17 feet;

THENCE North 08° 04' 00" East, at 70.00 feet passing a 5/8" iron rod found, a total distance of 209.60 feet along the west line of said Lot 1, Lot 2 and Lot 3 to the POINT OF BEGINNING and containing 0.3368 acre of land

according to a field survey by Jarrod R. Schnell, RPLS No. 6869 for True North Land Surveying, LLC (FIRM#10194671) completed February 3, 2024. References to recorded documents are those of the Official Public Records of Bell County Texas. A survey plat accompanies this description.

**PRELIMINARY**

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

---

Jarrod R. Schnell, RPLS No. 6869, State of Texas



# MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements – Application must be fully completed or will not be accepted

Item e.

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

### Property Information:

Plat Name: MCINTYRE ADDITION \_\_\_\_\_ Date Submitted: 4/1/2024 \_\_\_\_\_

Existing Lot Count: 3 \_\_\_\_\_ Proposed Lot Count: 1 \_\_\_\_\_ Acreage: 0.3368 \_\_\_\_\_

Site Address or General Location: 13 South Archer through 9 South Archer Dr \_\_\_\_\_

Reason for Amendment/  
Description of Subdivision: Combining lots to build house & OSSF

Zoning Classification: Residential \_\_\_\_\_ Existing Land Use: Undeveloped. \_\_\_\_\_

Location in Overlay District? Yes  No

### Owner Information /Authorization:

Property Owner: Roy H McIntyre and Aline Barcellos McIntyre \_\_\_\_\_

Address: 15810 Saint Lawrence Cove, Friendswood, Texas, 77546 \_\_\_\_\_

Phone: 281 932-1472 \_\_\_\_\_ E-mail: afamiliamcintyre@gmail.com \_\_\_\_\_

Developer: Aline Barcellos McIntyre \_\_\_\_\_

Address: 15810 Saint Lawrence Cove, Friendswood, Texas, 77546 \_\_\_\_\_

Phone: 281 932-1472 \_\_\_\_\_ E-mail: alinebarcellos82@gmail.com \_\_\_\_\_

Engineer/Surveyor: Jarrod Schnell (True North Land Surveying LLC) \_\_\_\_\_

Address: 4801 Cinnamon Stone Drive, Killeen, Texas 76542 \_\_\_\_\_

Phone: (440) 822-5707 \_\_\_\_\_ E-mail: surveyor6869@gmail.com \_\_\_\_\_

### I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

Aline Barcellos McIntyre \_\_\_\_\_

Printed Name of Owner

Owner Signature

Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: 4/1/24 \_\_\_\_\_ Receipt #: \_\_\_\_\_

Received By: K Jackson \_\_\_\_\_ Case #: \_\_\_\_\_

City Manager Reviewed: \_\_\_\_\_



Minor Plan



General Plan



# FINAL PLAT of MCINTYRE ADDITION

0.3368 ACRE, situated in the DAVID CUMPTON survey, Abstract 210, a subdivision within the City of Morgan's Point Resort, Bell County, Texas.

Being a REPLAT of LOT 1, LOT 2 and LOT 3, BLOCK 13, MORGAN'S POINT RESORT CITY, SECTION 8-A, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas.

COUNTY OF BELL  
STATE OF TEXAS

ROY HARRISON MCINTYRE AND ALINE BOTELHO BARCELLOS MCINTYRE, OWNER OF THE 0.3368 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MCINTYRE ADDITION, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

ROY HARRISON MCINTYRE ALINE BOTELHO BARCELLOS MCINTYRE

COUNTY OF BELL  
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROY HARRISON MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

COUNTY OF BELL  
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ALINE BOTELHO BARCELLOS MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

### BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

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

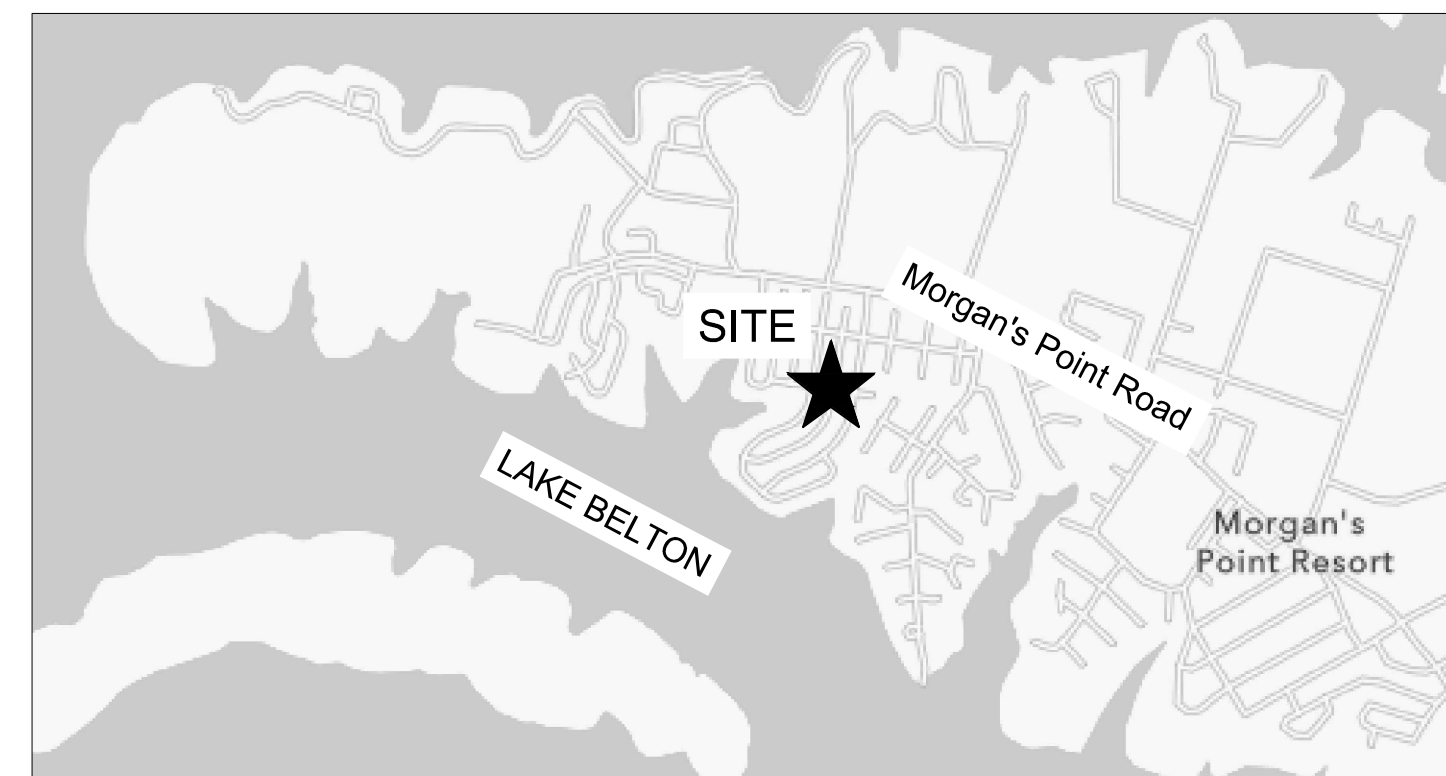
SIGNATURE: \_\_\_\_\_  
BELL COUNTY PUBLIC HEALTH DISTRICT

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 BY ME ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

**PRELIMINARY**  
\*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.\*

JARROD RICHARD SCHNELL, RPLS NO. 6869  
DATE OF SURVEY: FEBRUARY 3, 2024



VICINITY MAP  
N.T.S.

### 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 \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
BELL COUNTY TAX APPRAISAL DISTRICT

### CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, DENNIS GREEN, MAYOR OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE SUBDIVISION REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AND HAS BEEN DULY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

\_\_\_\_\_  
DENNIS GREEN, MAYOR

\_\_\_\_\_  
CAMILLE BOWSER, CITY SECRETARY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

### NOTES:

OWNERS:  
ROY HARRISON MCINTYRE & ALINE BOTELHO BARCELLOS MCINTYRE

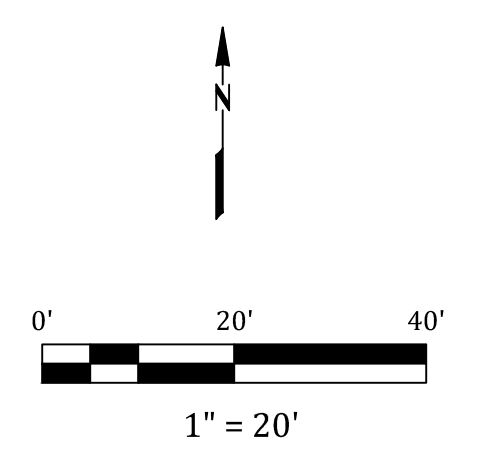
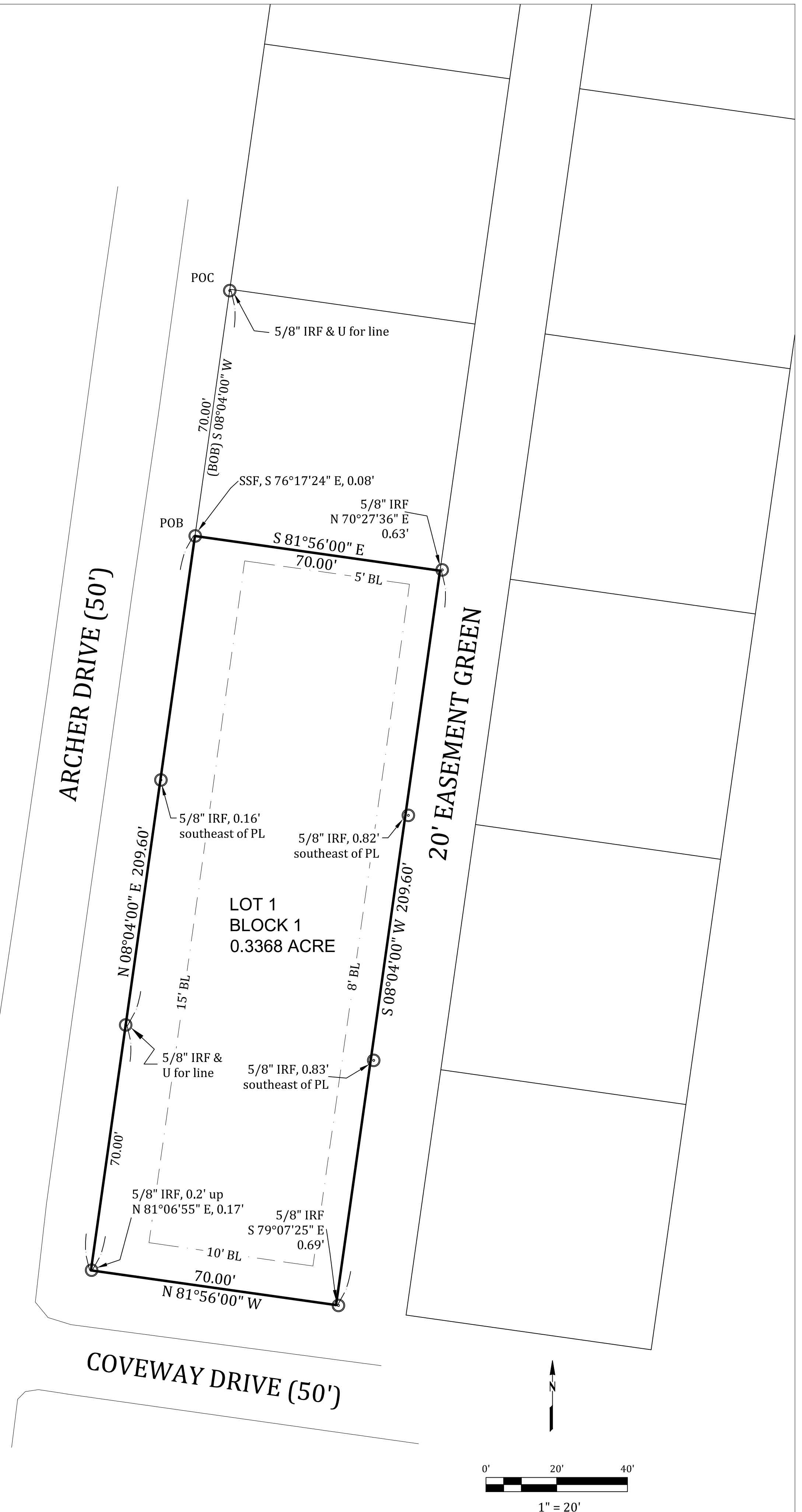
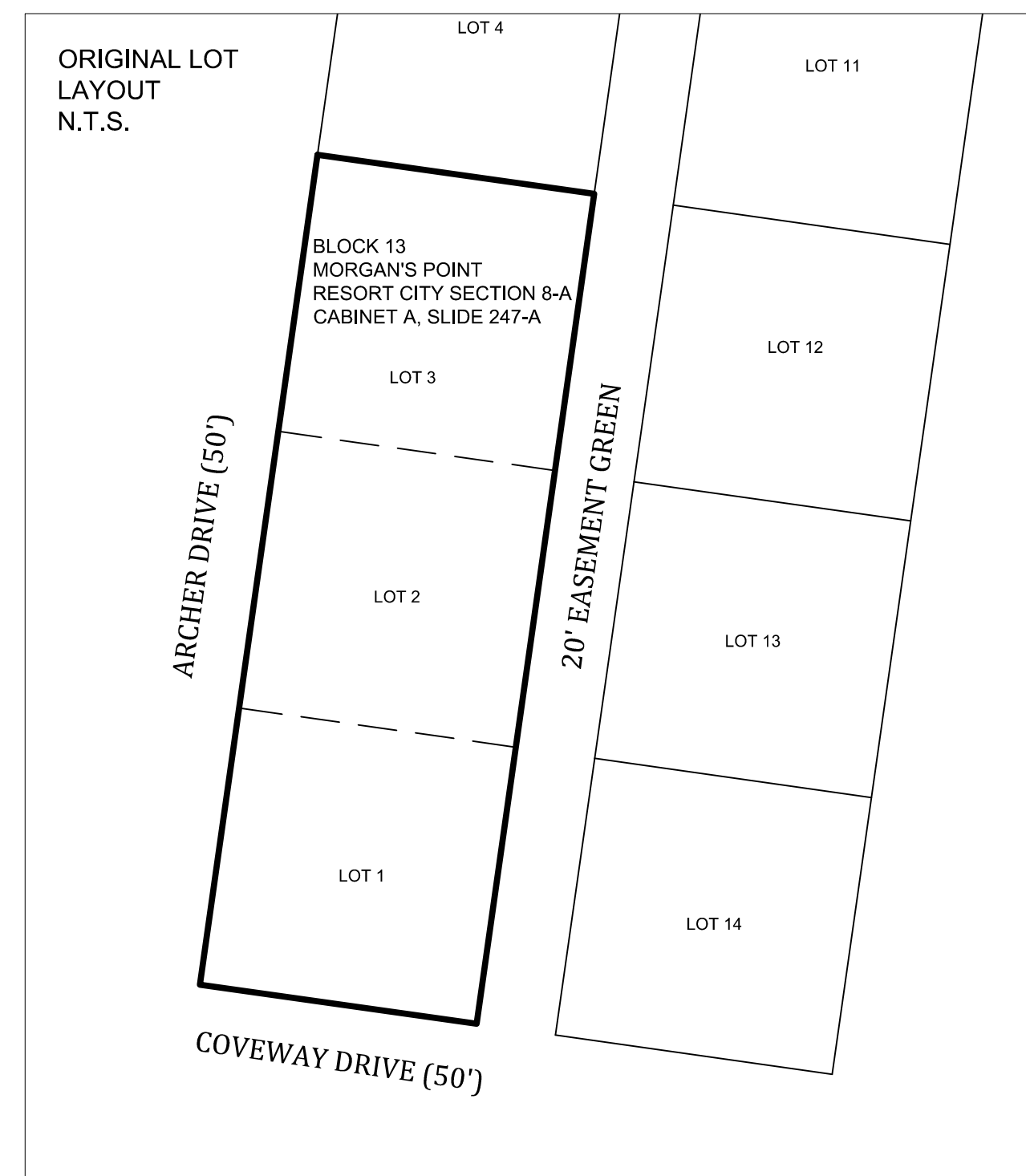
LOTS - ONE (1)  
BLOCKS - ONE (1)  
AREA - 0.3368 ACRE

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT CITY, SECTION 8-A, RECORDED IN CABINET A, SLIDE 247-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

THIS LOT DOES NOT APPEAR TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48027C0175E DATED 9/26/2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT O THE PART OF THIS SURVEYOR OR COMPANY.

### LEGEND

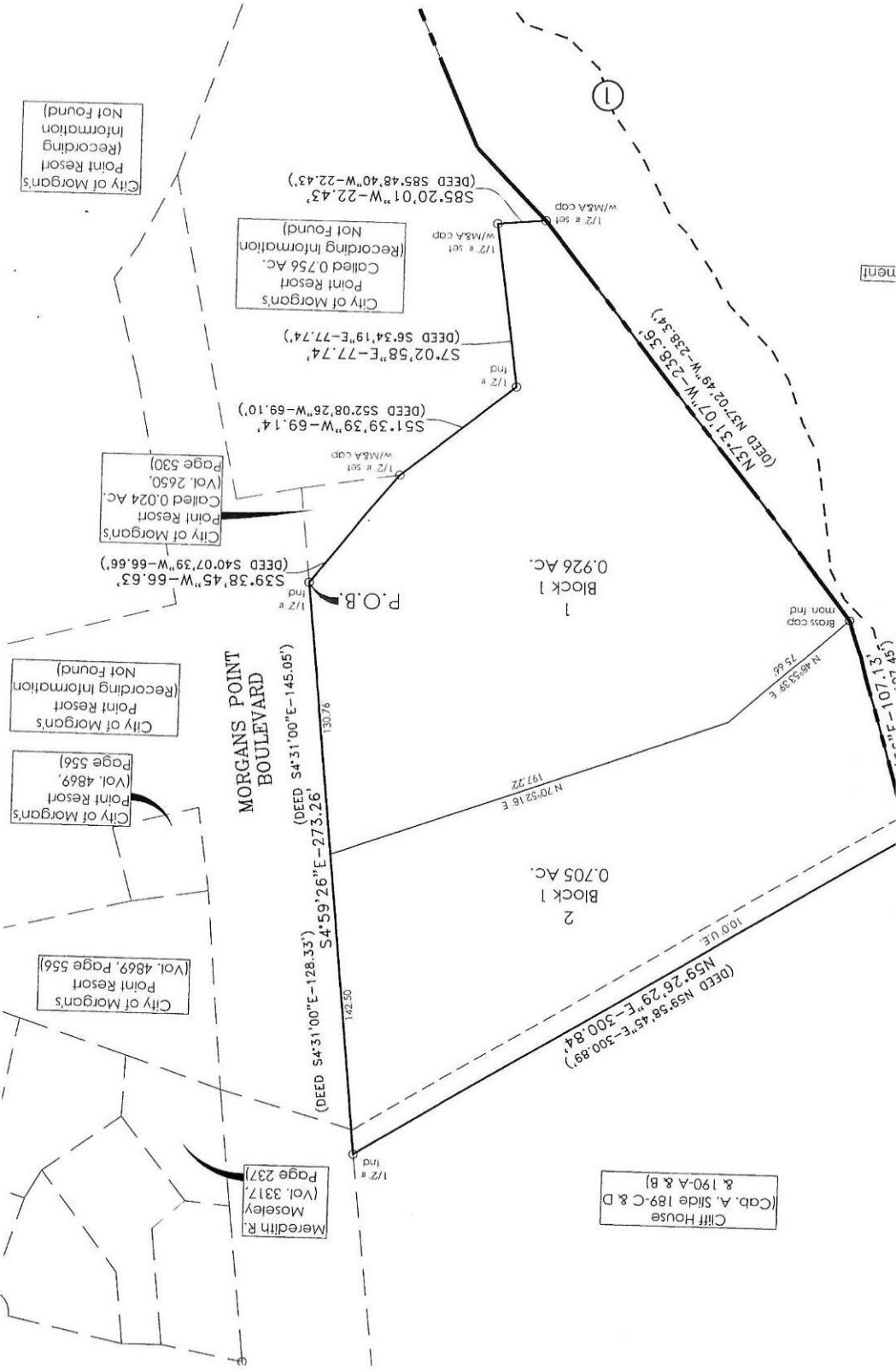
PL - Property Line M - Measured U - Used F - Found BOB - Basis of Bearings BL - Building Line IRF - Iron Rod Found  
POC - Point of Commencement POB - Point of Beginning Survey Monument F as noted SSF - Steel Spike Found



FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Instrument # \_\_\_\_\_, Official Public Records of Real Property, Bell County, Texas.

**True North Land Surveying LLC**  
4801 Cinnamon Stone Dr. Killeen, TX 76542  
440-822-5707 Firm #10194671  
www.TrueNorthSurveyingTX.com



Item f.



# Mitchell & Associates, Inc.

Civil Engineering & Land Surveying

FIELD NOTES for a 1.632 acres tract in Bell County, Texas, being part of the S.P. Terry Survey, Abstract No. 812, being all of a called 0.607 acre tract, described in a Warranty Deed with Vendor's Lien, dated November 26, 2016, Grantee: KLN Medical Partnership LP, recorded in Document No. 2012-48863 in Official Public Records of Real Property in Bell County, Texas, (O.P.R.R.P.B.C.T.), and being all of a called 1.027 acres tract, described in a General Warranty Deed, dated July 18, 2012, Grantee: KLN Medical Partners, LP, recorded in Document No. 2012-29367, O.P.R.R.P.B.C.T.

Beginning at a found 1/2" iron rod, in the west line of Morgans Point Boulevard, being the southeast corner of the 1.027 acres tract, and being the northwest corner of a called 0.024 acre tract, described in a Special Warranty Deed to The City of Morgan's Point Resort, a municipal corporation, recorded in Volume 2650, Page 530, Deed Records of Bell County, Texas, (D.R.B.C.T.), for the southeast corner of this tract.

THENCE **S. 39° 38' 45" W., 66.63 feet**, (*Deed S. 40° 07' 39" W., 66.66 feet*), with the south line of the 1.027 acres tract and with the northwesterly line of the 0.024 acre tract, to a set 1/2" iron rod with M&A cap, being a corner of the 1.027 acres tract, and being the west corner of the 0.024 acre tract, and being a presumed corner of a called 0.756 acre tract (*per Tax Office information, recording information not found*), for a corner of this tract.

THENCE with the south line of the 1.027 acres tract and with the northwesterly line of the 0.756 acre tract, the following three (3) calls:

1. **S. 51° 39' 39" W., 69.14 feet**, (*Deed S. 52° 08' 26" W., 69.10 feet*), to a found 1/2" iron rod, being a corner of the 1.027 acres tract, for a corner of this tract.
2. **S. 07° 02' 58" E., 77.74 feet**, (*Deed S. 06° 34' 19" E., 77.74 feet*), to a found 1/2" iron rod with M&A cap, being a corner of the 1.027 acres tract, for a corner of this tract.
3. **S. 85° 20' 01" W., 22.43 feet**, (*Deed S. 85° 48' 40" W., 22.43 feet*), to a found 1/2" iron rod with M&A cap, in the east line of Belton Reservoir, a United States Government tract, being the southwest corner of the 1.027 acres tract, and being the presumed northwest corner of the 0.756 acre tract, and being for the southwest corner of this tract.

THENCE **N. 37° 31' 07" W., 238.36 feet**, (*Deed N. 37° 02' 49" W., 238.34 feet*), with the west line of the 1.027 acres tract and with the east line of Belton Reservoir, to a found Corp of Engineers Brass Cap monument stamped F-505-1, being the northwest corner of the 1.027 acres tract, and being the southwest corner of the 0.607 acre tract, for a corner of this tract.



# Mitchell & Associates, Inc.


Civil Engineering & Land Surveying

**THENCE N. 15° 12' 56" W., 107.13 feet, (Deed N. 14° 43' 23" W., 107.45 feet),** with the west line of the 0.607 acre tract and continuing with the east line of Belton Reservoir, to a found 1/2" iron rod, being the northwest corner of the 0.607 acre tract, and being the southwest corner of Cliff House a Condominium, recorded in Cabinet A, Slide 189-C of Bell County Plat Records, for the northwest corner of this tract.

**THENCE N. 59° 26' 29" E., 300.84 feet, (Deed N. 59° 56' 45" E., 300.89 feet),** with the north line of the 0.607 acre tract and with the south line of Cliff House a Condominium, to a found 1/2" iron rod in the west line of Morgans Point Boulevard, being the northeast corner of the 0.607 acre tract, and being the southeast corner of Cliff House a Condominium, for the northeast corner of this tract.

**THENCE S. 04° 59' 26" E., 273.26 feet,** with the east lines of the 0.607 acre tract (Deed S. 04° 31' 00" E., 128.33 feet) and the 1.027 acres tract (Deed S. 04° 31' 00" E., 145.05 feet) and with the west line of Morgans Point Boulevard, to **THE POINT OF BEGINNING, containing 1.632 acres.**

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.

  
Mike W. Kriegel, PE, RPLS  
Registered Professional  
Land Surveyor, No. 4330  
April 9, 2024



2 2012-4006  
Item f.

**"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER."**

**WARRANTY DEED WITH VENDOR'S LIEN  
(OWNER FINANCED)**

**DATE:** November 20<sup>th</sup>, 2012 to be effective as of November 15, 2012

**GRANTOR:** VERNON HERMSEN and PATRICIA HERMSEN

**GRANTOR'S MAILING ADDRESS:** 4100 Hampton Road, Salisbury, Rowan County, North Carolina 28144

**GRANTEE:** KLN MEDICAL PARTNERS LP, a Texas limited partnership

**GRANTEE'S MAILING ADDRESS:** 600 Live Oak, Killcen, Bell County, Texas 76541

**CONSIDERATION:**

The sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, the receipt of which is hereby acknowledged, and the execution of a note of even date herewith in the principal amount of ONE HUNDRED TWENTY-SIX THOUSAND AND NO/100 (\$126,000.00) DOLLARS, executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to FRANK ROBERTS, BURK ROBERTS, ANN MEWHINNEY or AARON LONGORIA, Trustee.

**PROPERTY:**

Being .607 acres of land, more or less, out of the S. P. TERRY SURVEY, Abstract 812, Bell County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof as though fully set out herein.

This conveyance and the warranty herein contained are expressly made subject to the following restriction: The Grantee may not construct any improvements, other than a fence, on the property described above without the prior written consent of the Grantor until the Note in the amount of \$126,000.00 payable to Grantor has been paid in full, at which time this Restriction shall terminate and be of no further force and effect.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND

STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THIS DEED.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Rights of tenants in possession under unrecorded leases; any and all reservations, restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee. Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 26<sup>th</sup> day of November, 2012.

*Vernon Hermsen*  
VERNON HERMSEN

*Patricia R. Hermsen*  
PATRICIA HERMSEN

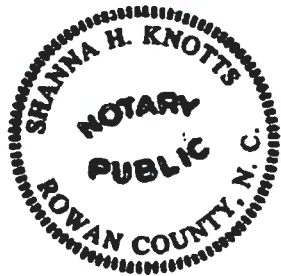
STATE OF NORTH CAROLINA  
COUNTY OF ROWAN

This instrument was acknowledged before me on 26 day of November, 2012, by VERNON HERMSEN and PATRICIA HERMSEN.

*Shanna H. Knotts*  
NOTARY PUBLIC, STATE OF NORTH CAROLINA

PRINTED NAME OF NOTARY:  
*Shanna H. Knotts*

My Commission Expires: *July 10, 2013*



## Field Notes

### 52 Morgan's Point Boulevard, Morgan's Point, Texas

Being 0.607 acres, more or less, out of the Stephen P. Terry Survey, Abstract No. 812, Bell County, and being that same 0.607 acres conveyed to Vernon Hermesen, and wife Patricia Hermesen as recorded in Volume 5868, page 123 of the Official Public Records of Real Property of Bell County, Texas, and being more particularly described herein by metes and bounds to-wit:

Beginning at an iron rod in the west boundary of Morgan's Point Boulevard for the southeast corner of a tract of land conveyed to Cliff House a Condominium as recorded in Cabinet A, Slide 189 - C, Plat Records of Bell County, Texas, and being the northeast corner of this tract;

Thence S 4° 31' E along the west boundary of said Morgan's Point Boulevard, the east boundary of this tract at 128.33 feet found a Railroad Spike in rock for the northeast corner of a tract of land conveyed to R. L. Gelzer as recorded in Volume 4792, page 30 of the Official Public Records of Real Property of Bell County, Texas, and being the southeast corner of this tract;

Thence S 85° 30' 16" W along the north boundary of said Gelzer tract, the south boundary of this tract at 99.96 feet found an iron rod for a northerly exterior corner of said Gelzer tract, and a southerly interior corner of this tract;

Thence S 50° 26' 21" W continuing along the north boundary of said Gelzer tract, the south boundary of this tract at 186.36 feet found a Corps of Engineers Monument stamped F-505-1 in an easterly boundary of Belton Reservoir for the northwest corner of said Gelzer tract and being the southwest corner of this tract;

Thence N 14° 43' 23" W along an easterly boundary of said Belton Reservoir, the west boundary of this tract at 107.45 feet found an iron rod for the southwest corner of said Cliff House tract, and being the northwest corner of this tract;

Thence N 59° 58' 45" E along the south boundary of said Cliff House tract, the north boundary of this tract at 300.89 feet to the place of beginning, containing 0.607 acres as surveyed on the ground 9 September 2010.

MLS # 10 - 10281  
GF # A1010121

*James L. McDonald*




EXHIBIT "A"

1



\*\*\*\* Electronically Filed Document \*\*\*\*

**Bell County, Tx  
Shelley Coston  
County Clerk**

Document Number: 2012-48863  
Recorded As : ERX-RECORDINGS

Recorded On: November 27, 2012  
Recorded At: 12:09:03 pm  
Number of Pages: 4  
Book-VI/Pg: Bk-OR VI-8375 Pg-404  
Recording Fee: \$19.00

Parties:  
Direct- HERMSEN VERNON  
Indirect- KLN MEDICAL PARTNERS LP

Receipt Number: 154508  
Processed By: Grace Gomez

(Parties listed above are for Clerks reference only)

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk

Handwritten signature of Shelley Coston in cursive script.


Taxable Entity Search Results

## Franchise Tax Certification of Account Status

### This Certification Not Sufficient for Filings with Secretary of State

Do **not** include a certificate from this Web site as part of a filing with the Secretary of State for dissolution, merger, withdrawal, or conversion. The Secretary of State will reject a filing that uses the certification from this site.

To obtain a certificate that is sufficient for dissolution, merger, or conversion, see Publication 98-336d, Requirements to Dissolve, Merge or Convert a Texas Entity.

**Certification of Account Status**
**Officers And Directors Information**

Entity Information:

**KLN MEDICAL PARTNERS LP**  
600 LIVE OAK DR  
KILLEEN, TX 76541-7274

Status:

**IN GOOD STANDING NOT FOR  
DISSOLUTION OR WITHDRAWAL  
through May 15, 2008**

Registered Agent:

RONALD GELZER  
600 LIVE OAK DRIVE  
KILLEEN, TX 76541

Registered Agent Resignation Date:

State of Formation:

File Number:

0800841462

SOS Registration Date:

July 10, 2007

Taxpayer Number:

32034998016

Texas Online | Statewide Search from the Texas State Library | State Link Policy | Texas Homeland Security

Susan Combs, Texas Comptroller • Window on State Government • Contact Us  
Privacy and Security Policy | Accessibility Policy | Link Policy | Public Information Act | Compact with Texans



Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Phil Wilson  
Secretary of State

**Office of the Secretary of State**

July 10, 2007

Lawyer's Aid Service, Inc.  
P. O. Box 848  
Austin, TX 78767 USA

RE: KLN Medical Partners LP  
File Number: 800841462

It has been our pleasure to file the certificate of formation for the referenced limited partnership. This letter evidences the existence of the domestic entity as of the effective date noted on the certificate.

Limited partnerships do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the partnership to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to file a report when requested may result in the involuntary termination of the limited partnership.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Phil Wilson  
Secretary of State

**Office of the Secretary of State**

**CERTIFICATE OF FILING  
OF**

**KLN Medical Partners GP, LLC**  
File Number: 800841459

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 07/10/2007

Effective: 07/10/2007



Phil Wilson  
Secretary of State

**FILED**  
In the Office of the  
Secretary of State of Texas

JUL 10 2007

**Corporations Section**

---

**CERTIFICATE OF FORMATION**

**OF**

**KLN MEDICAL PARTNERS GP, LLC**  
**(A Limited Liability Company)**

---

**ARTICLE ONE**

The name of the filing entity being formed is KLN Medical Partners GP, LLC (the "Company").

**ARTICLE TWO**

The filing entity being formed is a limited liability company.

**ARTICLE THREE**

The purpose for which the Company is formed is any lawful purpose for which a limited liability company may be formed under the Texas Business Organizations Code.

**ARTICLE FOUR**

The street address of the Company's initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Ronald Gelzer  
600 Live Oak Drive  
Killeen, Texas 76541

**ARTICLE FIVE**

The Company will have one or more Managers. The name and address of the initial Manager is:

Ronald Gelzer  
600 Live Oak Drive  
Killeen, Texas 76541

**ARTICLE SIX**

The undersigned Organizer hereby disclaims any past or future interests in or control of KLN Medical Partners GP, LLC and resigns as the Organizer effective upon the formation of the Company.

IN WITNESS WHEREOF, I have hereunto set my hand this ninth day of July, 2007.



Sharon M. Leal, Organizer  
408 W. 17th Street, Suite 101  
Austin, Texas 78701-1207  
(512) 474-2002

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Phil Wilson  
Secretary of State

## Office of the Secretary of State

July 10, 2007

Lawyer's Aid Service, Inc.  
P. O. Box 848  
Austin, TX 78767 USA

RE: KLN Medical Partners GP, LLC  
File Number: 800841459

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. The first year franchise tax return will be due a year and ninety days following formation. Thereafter, an annual franchise tax return is due in May of each year. If you need to contact the Comptroller about franchise taxes, you may contact the agency by calling (800) 252-1381, by e-mail to [tax.help@cpa.state.tx.us](mailto:tax.help@cpa.state.tx.us) or by writing P. O. Box 13528, Austin, TX 78711-3528. Telephone questions regarding other business taxes, including sales taxes, should be directed to (800) 252-5555.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure



Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Phil Wilson  
Secretary of State

Item f.

## Office of the Secretary of State

### CERTIFICATE OF FILING OF

KLN Medical Partners LP  
File Number: 800841462

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Partnership (LP) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 07/10/2007

Effective: 07/10/2007



A handwritten signature in cursive script that reads "Phil Wilson".

Phil Wilson  
Secretary of State

**FILED**  
In the Office of the  
Secretary of State of Texas

JUL 10 2007

**Corporations Section**

---

**CERTIFICATE OF FORMATION**

**OF**

**KLN MEDICAL PARTNERS LP  
(A Limited Partnership)**

---

**ARTICLE ONE**

The name of the filing entity being formed is KLN Medical Partners LP (the "Partnership").

**ARTICLE TWO**

The filing entity being formed is a limited partnership.

**ARTICLE THREE**

The street address of its initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Ronald Gelzer  
600 Live Oak Drive  
Killeen, Texas 76541

**ARTICLE FOUR**

The address of the principal office of the Partnership in the United States where records are to be kept or made available under Section 153.551 of the Texas Business Organizations Code is as follows:

600 Live Oak Drive  
Killeen, Texas 76541

**ARTICLE FIVE**

The name and address of each general partner of the Partnership is as follows:

KLN Medical Partners GP, LLC  
600 Live Oak Drive  
Killeen, Texas 76541

IN WITNESS WHEREOF, I have hereunto set my hand this ninth day of July, 2007.

GENERAL PARTNER:  
KLN Medical Partners GP, LLC

By Sharon M. Leal  
Sharon M. Leal, as the duly  
appointed Attorney-in-Fact of the  
General Partner

**GENERAL WARRANTY DEED**

**GRANTOR:** Ronald L. Gelzer and Omega F. Elmore  
**GRANTOR'S MAILING ADDRESS:** 58 Morgan's Point Boulevard  
Morgan's Point Resort, Bell County  
Texas 76513

**GRANTEE:** KLN MEDICAL PARTNERS, LP  
P.O. BOX 1026  
Killeen, Texas 76540

**When recorded, mail to:** KLN\_MEDICAL PARTNERS, LP  
P.O. BOX 1026  
KILLEEN, TEXAS 76540

✓ \$27  
②

**Property Tax Account Numbers:** 124340 and 124341

**CONSIDERATION:** (1) TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, and

(2) The assumption by Grantee of all ad valorem taxes on the property for 2012 and subsequent years including the subsequent assessments for years prior to 2012 due to a change of land usage or ownership.

**PROPERTY:** A tract of land out of the S.P. Terry Survey, Abstract No. 812, in Bell County, Texas, containing 1.027 acres of land, more or less, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes, together with (i) any and all appurtenances

belonging or appertaining thereto (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all mineral rights and interest of Grantor relating to said real property (present or revisionary); and (vi) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; and (viii) all rights, title, and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys, and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all revisionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are here in collectively referred to as the "Property").

**RESERVATIONS FROM CONVEYANCE:** None

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

All easements, right-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, agreements and maintenance charges, and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping or improvements; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any County Water Improvement District, Municipal

Utility District or similar governmental or quasi-governmental agency; taxes for the years due to change in land usage, ownership or both, the payment of which Grantee assumes; existing building and zoning ordinances and environmental regulations; and rights of parties in possession.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor retains the responsibility and liability to pay all mortgages on the property conveyed herewith if any presently exist. Grantor binds Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronoun include the plural.

DATED: 18 July 12

BY:

Signature of Grantors:

[Signature]  
Ronald L. Gelzer

[Signature]  
Omega F. Elmore

Signature of Witnesses:

[Signature]  
Printed name of Witness #1

[Signature]  
Signature of Witness #1


[Signature]  
Printed name of Witness #2

[Signature]  
Signature of Witness #2

ACKNOWLEDGEMENT)

STATE OF TEXAS  
COUNTY OF Bell

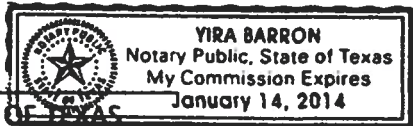
This instrument was acknowledged before me on the 18<sup>th</sup> day of July 2012, by the Grantor, Ronald L. Gelzer, personally came before me and, did state and prove that he is the person described in the above document and that he signed the above document in my presence.

[Signature]  
  
NOTARY PUBLIC, STATE OF TEXAS

(ACKNOWLEDGEMENT)

STATE OF TEXAS  
COUNTY OF Bell

This instrument was acknowledged before me on the 18<sup>th</sup> day of July 2012, by the Grantor, Omega F. Elmore, personally came before me and, did state and prove that she is the person described in the above document and that she signed the above document in my presence.

[Signature]  
  
NOTARY PUBLIC, STATE OF TEXAS

**LEGAL DESCRIPTION** for a tract of land in Bell County, Texas, part of the S. P. Terry Survey, Abstract No. 812, and being the same tract described as 1.026 acres in a Deed to Robert E. Green recorded in Volume 3524, Page 321, Official Public Records of Real Property of Bell County, Texas.

**BEGINNING** at a railroad spike found in the west right of way line of Morgans Point being the southeast corner of the Dans D. Olmstead 0.609 acre tract recorded in Volume 4244, Page 446 and the northeast corner of the Green tract, for the northeast corner of this.

**THENCE** S. 04 deg. 31' 00" E., 145.05 feet (S. 04 deg. 31' 00" E., 145.05 feet - Base Bearing) with the west right of way line of Morgans Point to a 1/2" iron rod found being the northeast corner of the City of Morgan's Point Resort tract recorded in Volume 2650, Page 530 and the southeast corner of the Green tract, for the southeast corner of this.

**THENCE** S. 40 deg. 07' 39" W., 66.66 feet (S. 40 deg. 06' 30" W., 66.61 feet) to a 1/2" iron rod found in the north line of the City of Morgan's Point Resort 0.756 acre tract recorded in Volume 1427, Page 55, being the northwest corner of the City of Morgan's Point Resort tract (2650/530) and a corner of the Green tract, for a corner of this.

**THENCE** S. 52 deg. 08' 26" W., 69.10 feet (S. 52 deg. 06' 51" W., 69.14 feet) to a 1/2" iron rod found being the northwest corner of the City of Morgan's Point Resort 0.756 acre tract and a corner of the Green tract, for a corner of this.

**THENCE** S. 06 deg. 34' 19" E., 77.74 feet (S. 06 deg. 36' 19" E., 77.76 feet) to a 1/2" iron rod found being an ell corner of the City of Morgan's Point Resort 0.756 acre tract and a corner of the Green tract, for a corner of this.

**THENCE** S. 85 deg. 48' 40" W., 22.43 feet (S. 85 deg. 45' 41" W., 22.35 feet) to a 1/2" iron rod found in the east line of Belton Reservoir being a corner of the City of Morgan's Point Resort 0.756 acre tract and the southwest corner of the Green tract, for the southwest corner of this.

**THENCE** N. 37 deg. 02' 49" W., 238.34 feet (N. 37 deg. 01' 48" W., 238.35 feet) with the east line of Belton Reservoir to a concrete monument "F-505-1" found being the southwest corner of the Olmstead tract and the northwest corner of the Green tract, for the northwest corner of this.

**THENCE** with the south line of the Olmstead tract and the north line of the Green tract as follows: N. 50 deg. 23' 58" E., 186.31 feet (N. 50 deg. 24' 54" E., 186.03 feet) to a 1/2" iron rod found in concrete and N. 85 deg. 28' 42" E., 100.04 feet (N. 85 deg. 22' 00" E., 100.06 feet) to the place of beginning containing 1.027 acres of land.

Exhibit "A"



Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



Instrument Number: 2012-00029367

As  
Recordings

Recorded On: July 18, 2012

Parties: GELZER RONALD L

To KLN MEDICAL PARTNERS LP

Billable Pages: 5

Number of Pages: 6

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	27.00
<b>Total Recording:</b>	<b>27.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2012-00029367

Receipt Number: 142214

Recorded Date/Time: July 18, 2012 01:53:27P

User / Station: G Gomez - Cash Station 1

**Record and Return To:**

KLN MEDICAL PARTNERS LP

PO BOX 1026

KILLEEN TX 76540

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas



Shelley Coston  
Bell County Clerk

# MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements – Application must be fully completed or will not be accepted

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

### Property Information:

Plat Name: Gelzer Estates Date Submitted: \_\_\_\_\_  
 Existing Lot Count: NA Proposed Lot Count: 2 Acreage: 1.632  
 Site Address or General Location: 58/52 Morgan's Point Blvd.  
 Reason for Amendment/ Description of Subdivision: Plat unplatted property  
 Zoning Classification: Commercial Existing Land Use: Commercial  
 Location in Overlay District? Yes  No

### Owner Information/Authorization:

Property Owner: KLN Medical Partners LP  
 Address: PO Box 722, Montour Falls, NY 14865  
 Phone: (254) 449-1559 E-mail: rgelzer2900@gmail.com  
 Developer: Ronald Gelzer  
 Address: PO Box 722, Montour Falls, NY 14865  
 Phone: (254) 449-1559 E-mail: rgelzer2900@gmail.com  
 Engineer/Surveyor: Mitchell & Associates, Inc.  
 Address: P.O. Box 1088, Killeen, TX 76540  
 Phone: (254) 634-5541 E-mail: areneau@mitchellinc.net; reception@mitchellinc.net

### I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves Four or Fewer Lots fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required OR  
 The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

RONALD GELZER  
Printed Name of Owner

[Signature]  
Owner Signature

Sworn to and subscribed before me on this 10th day of January, 2024  
[Signature] My Commission Expires: 5/5/27

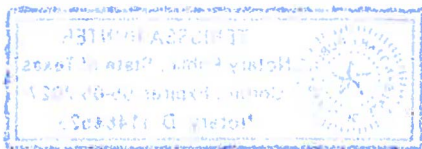


Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: 4/19/24 Receipt #: \_\_\_\_\_  
 Received By: Amenda Case #: \_\_\_\_\_  
 City Manager Reviewed: \_\_\_\_\_

Minor Plan  
 General Plan



# DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That KLN Medical Partners LP, a Texas limited partnership, being the owner of a called 1.632 acres tract of land in Bell County, Texas, being out of the S.P. Terry Survey, Abstract No. 812, being all of a called 0.607 acre tract, described in a Warranty Deed With Vendor's Lien to KLN Medical Partnership LP, a Texas limited partnership, of record in Document No. 2012-48863 in Official Public Records of Real Property in Bell County, Texas, (O.P.R.R.P.B.C.T.), does hereby name and designate said tract as **GELZER ESTATES**, a subdivision within the City of Morgan's Point Resort, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

GRANTORS do hereby give, grant and convey to the City of Morgan's Point Resort, Bell County, Texas, its assignees and franchisees furnishing public utilities in said subdivision, the easements as shown on said plat for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

GRANTEE shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

To have and to hold said right-of-way and easements unto said GRANTEE, and the undersigned hereby binds themselves, their heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said GRANTEE against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

W I T N E S S the execution hereof, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**For: KLN Medical Partners LP, a Texas limited partnership**  
**Ronald Gelzer, Registered Agent**

Before me, the undersigned authority, on this day personally appeared **Ronald Gelzer, Registered Manager**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **he** executed the foregoing instrument as the owner of the property described hereon.

\_\_\_\_\_  
NOTARY PUBLIC STATE OF TEXAS

W I T N E S S the execution hereof, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**Ronald Gelzer, Registered Agent**





Item g.

440886

147.1

57.62

208.29

365.71

109.85

512161

374.08

143.31

512162

197.31

12620

80439

135.0

157.76

349.94

Spur D1

517.13

100633

65.33

218.66

367.15

134.73

63.16

109466



# Mitchell & Associates, Inc.

Civil Engineering & Land Surveying

FIELD NOTES for a 4.208 acre tract of land in Bell County, Texas, being part of the H. Kattenhorn Survey, Abstract No. 505, being part of Lot 18, Lakewood Ranches, Section 2, of record in Cabinet A, Slide 234-D, being all of a called 4.2044 acre tract, described in a General Warranty Deed to Mark A. Ramba and Jacquelyn J. Ramba, husband and wife, of record in Volume 5318, Page 498, in the Deed Records of Bell County, Texas, and being more particularly described as follows.

Beginning at a found 3/8" iron rod found, being in the north line of said 4.2044 acre tract, also being the northwest corner of Lot 1, Block 1, Gardner Way Replat, of record in Plat No. 2022-5353, in the Official Public Records of Bell County, Texas, (O.P.R.B.C.T.), and being in the south margin of Spur Road, for the northeast corner of this tract.

THENCE S.  $11^{\circ} 32' 50''$  E., **373.92 feet**, (*Adj. Plat S.  $11^{\circ} 33' 05''$  E., 375.08 feet*), with the east line of said 4.2044 acre tract and with the west line of said Lot 1, Block 1, to a found 3/8" iron rod, being in the south line of said 4.2044 acre tract, also being the southwest corner of said Lot 1, Block 1, and being in the north line of Lot 2, Block 1, of said Gardner Way Replat, for the southeast corner of this tract.

THENCE with the south line of said 4.2044 acre tract and the north line of said Lot 2, Block 1, the following three (3) calls:

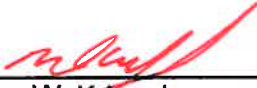
1. S.  $72^{\circ} 34' 43''$  W., **143.32 feet**, (*Adj. Plat S.  $72^{\circ} 34' 25''$  W., 143.37 feet*), to a found 5/8" iron rod, for a corner of this tract.
2. S.  $73^{\circ} 11' 46''$  W., **197.00 feet**, (*Adj. Plat S.  $73^{\circ} 08' 41''$  W., 197.31 feet*), to a found 5/8" iron rod, for a corner of this tract.
3. S.  $64^{\circ} 57' 34''$  W., **135.29 feet**, (*Plat S.  $67^{\circ} 49' 04''$  W., 135.00 feet, Adj. Plat S.  $64^{\circ} 59' 48''$  W., 134.78 feet*), to a found 5/8" iron rod with cap stamped "RPLS 2025", being the southwest corner of said 4.2044 acre tract, also being the northwest corner of said Lot 2, Block 1, and being a corner of Lot 19-A, Block 1, of Gibson Lakewood Ranches Replat, of record in Plat No. 2020-35579, in the Official Public Records of Bell County, Texas, (O.P.R.B.C.T.), for the southwest corner of this tract.

THENCE N.  $18^{\circ} 11' 32''$  W., **367.29 feet**, (*Plat N.  $15^{\circ} 59' 36''$  W., 367.29 feet*), with the west line of said 4.2044 acre tract and with the east line of said Lot 19-A, Block 1, to a found 5/8" iron rod, being the northwest corner of said 4.2044 acre tract, also being the northeast corner of said Lot 19-A, Block 1, and being in a curve to the left in the south margin of said Spur Road, for the northwest corner of this tract.

THENCE with the north line of said 4.2044 acre tract and with the south margin of said Spur Road the following two (2) calls:

1. With said curve to the left, having a radius of *885.00 feet*, an arc length of *95.59 feet*, (*Plat arc – 95.59 feet*), a delta angle of  $06^{\circ} 11' 18''$ , with a chord bearing and distance of N.  $68^{\circ} 39' 59''$  E., **95.54 feet**, to a found 5/8" iron rod, being the beginning of a curve to the right, for a corner of this tract.
2. With said curve to the right, having a radius of *2364.10 feet*, an arc length of *423.10 feet*, (*Plat Arc – 533.27 feet*) a delta angle of  $10^{\circ} 15' 15''$ , with a chord bearing and distance of N.  $70^{\circ} 40' 48''$  E., **422.54 feet**, to the **POINT OF BEGINNING** and containing **4.208 acres** of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.

  
 Mike W. Kriegel  
 Registered Professional  
 Land Surveyor, No. 4330  
 April 9, 2024



# MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements -- Application must be fully completed or will not be accepted

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan -- Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

### Property Information:

Plat Name: Ramba Sudivision Date Submitted: \_\_\_\_\_

Existing Lot Count: 1 Proposed Lot Count: 2 Acreage: 4.207

Site Address or General Location: 50 Spur Dr.

Reason for Amendment/  
Description of Subdivision: Divide property

Zoning Classification: Residential Existing Land Use: Residential

Location in Overlay District? Yes  No

### Owner Information /Authorization:

Property Owner: Mark. A & Jacquelyn J. Ramba

Address: 50 Spur Dr.

Phone: (254) 534-3046 E-mail: mramba@gmail.com

Developer: Mark. A & Jacquelyn J. Ramba

Address: 50 Spur Dr.

Phone: (254) 534-3046 E-mail: mramba@gmail.com

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: P.O. Box 1088, Killeen, TX 76540

Phone: (254) 634-5541 E-mail: areneau@mitchellinc.net; reception@mitchellinc.net

**I HEREBY UNDERSTAND AND ACKNOWLEDGE:**

The Minor Plat involves Four or Fewer Lots fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required OR

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

JACQUELYN J RAMBA  
MARK A. RAMBA

[Signature]  
Mark Ramba

Printed Name of Owner \_\_\_\_\_ Owner Signature \_\_\_\_\_

Sworn to and subscribed before me on this 2nd day of March, 2024

Raychel Luann Colon My Commission Expires: 3/31/2026

Notary Public Signature \_\_\_\_\_



Staff Only -- Do Not Fill Out Below

Date Submitted: 4/19/24 Receipt #: \_\_\_\_\_

Received By: Amarda Case #: \_\_\_\_\_

City Manager Reviewed: \_\_\_\_\_

Minor Plan  
 General Plan



# DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That Mark A. Ramba & Jacquelyn J. Ramba, being the owners of a called 4.208 acre tract of land in Bell County, Texas, being part of the H. Kattenhorn Survey, Abstract No. 505, being part of Lot 18, Lakewood Ranches, Section 2, of record in Cabinet A, Slide 234-D, being all of a called 4.2044 acre tract, described in a General Warranty Deed to Mark A. Ramba and Jacquelyn J. Ramba, husband and wife, of record in Volume 5318, Page 498, in the Deed Records of Bell County, Texas, does hereby name and designate said tract as **RAMBA SUBDIVISION**, a subdivision within the City of Morgan's Point Resort, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

GRANTORS do hereby give, grant and convey to the City of Morgan's Point Resort, Bell County, Texas, its assignees and franchisees furnishing public utilities in said subdivision, the easements as shown on said plat for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

GRANTEE shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

To have and to hold said right-of-way and easements unto said GRANTEE, and the undersigned hereby binds themselves, their heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said GRANTEE against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Mark A. Ramba (Owner)**

\_\_\_\_\_  
**Jacquelyn J. Ramba (Owner)**

Before me, the undersigned authority, on this day personally appeared **Mark A. Ramba**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **he** executed the foregoing instrument as the owner of the property described hereon.

\_\_\_\_\_  
NOTARY PUBLIC STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared **Jacquelyn J. Ramba**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **she** executed the foregoing instrument as the owner of the property described hereon.

\_\_\_\_\_  
NOTARY PUBLIC STATE OF TEXAS

5318/498

Item g.

VOL 5318 PG 498

04-0816

**AFTER RECORDING MAIL TO:**  
MARK A. RAMBA  
50 SPUR DRIVE  
BELTON, TX 76513

Prepared By:  
Robertson & Anschutz, P.C.  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

GENERAL WARRANTY DEED

STATE OF TEXAS  
COUNTY OF BELL

§  
§  
§

§: KNOW ALL MEN BY THESE PRESENTS:

THAT ROGER P. BRANDEMUEHL AND WIFE, ADA G. BRANDEMUEHL, of BELL County, TEXAS, hereinafter called "Grantor", for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by MARK A. RAMBA AND JACQUELYN J. RAMBA, HUSBAND AND WIFE, hereinafter called "Grantee", whose mailing address is 50 SPUR DRIVE, BELTON, TX 76513, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of Two Hundred Twenty Thousand and no/100 Dollars (\$220,000.00) of even date herewith, payable to the order of 1ST ALLIANCE MORTGAGE, hereinafter called "Mortgage", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to ROBERT K. FOWLER, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described property located in BELL County, Texas hereinafter called "Property", to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever. AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER

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DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns shall be construed to mean "successors and assigns".

EXECUTED this 26<sup>th</sup> day of MARCH, 2004

Roger P. Brandemuehl  
ROGER P. BRANDEMUEHL

Ada G. Brandemuehl  
ADA G. BRANDEMUEHL

\_\_\_\_\_

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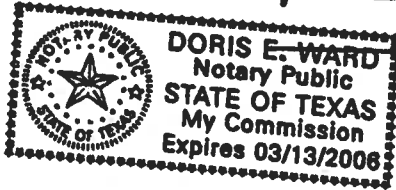
**INDIVIDUAL'S ACKNOWLEDGEMENT**

STATE OF TEXAS, BOLL County is:

This instrument was acknowledged before me on 26 March, 2004 by ROGER P. BRANDEMUEHL AND WIFE, ADA G. BRANDEMUEHL.

Doris E. Ward

Notary Public



Printed Name of Notary Public

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FIELD NOTES for a tract of land in Bell County, Texas, a part of Tract 18, Lakewood Ranches, Section 2, a subdivision in Bell County, Texas, being of record in Cabinet A, Slide 234-D, Plat Records of Bell County, Texas.

BEGINNING at a 5/8" iron rod found in the south margin of Spur Drive, the northwest corner of said Tract 18, for the northwest corner of this.

THENCE with the west line of said Tract 18, S. 16° 01' 34" E., 367.15 feet to a 5/8" iron rod found, the southwest corner of said Tract 10, for the southwest corner of this.

THENCE with the south line of said Tract 18, N. 67° 09' 10" E., 135.0 feet to a 5/8" iron rod found, and N. 75° 09' 27" E., 340.48 feet to a 3/8" iron rod found for the southeast corner of this.

THENCE N. 09° 20' 00" W., 373.91 feet to a 3/8" iron rod found in the south margin of Spur Drive, for the northeast corner of this.

THENCE with said south margin also being the arc of a curve to the left 423.26 feet (Long Chord bears S. 72° 54' 41" W., 422.70 feet; Radius = 2364.10 feet) to the beginning of a curve to the right.

THENCE with said south margin and the arc of said curve to the right 95.60 feet (Long Chord bears S. 70° 45' 08" W., 95.56 feet; Radius = 885.0 feet ) to the point of beginning containing 4.2044 acres of land.

EXHIBIT A

*fs* *ayb*

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VADA LITTON  
CNTY CLERK, BELL CNTY TX.  
BY \_\_\_\_\_ DEPUTY

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THE STATE OF TEXAS X  
COUNTY OF BELL X

KNOW ALL MEN BY THESE PRESENTS:

THAT, Great Western Investment Corporation, a Texas corporation, (herein called "Developer") is the Owner of all of the land situated in Lakewood Ranches, Section 2, a subdivision in Bell County, Texas, as shown and described on the map or plat of Lakewood Ranches, Section 2, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Map or Plat Records of Bell County, Texas.

GENERAL PLAN

For the purpose of creating and carrying out a uniform plan for the improvement and sale of said Lakewood Ranches, Section 2, and the tracts therein contained (Except Tracts 22A through 22N, inclusive, and 20' alley adjacent thereto, which are not included within the terms of this instrument), the following restrictions, easements, covenants and conditions on the use of said tracts are hereby established and imposed by Developer on each tract or parcel of land in Lakewood Ranches, Section 2, subject to the terms of this instrument, which restrictions, easements, covenants and conditions shall be for the benefit of said property and be binding upon and inure to the benefit of Developer, its successors and assigns and all subsequent purchasers of said property, their heirs, executors, administrators, successors and assigns.

Developer hereby dedicates for the public use forever the streets, boulevards, lanes, drives, and roads shown on the plat of Lakewood Ranches, Section 2, subject to the rights of public utilities to use such streets, boulevards, lanes, drives and roads as hereinafter set out.

USE OF LAND

With respect to the property subject to the terms of this instrument:

1. No tract of land or the improvements erected thereon shall be used for anything other than for private residential purposes. No apartments, motels, hotels, condominium projects, or other business, commercial or professional activity of any nature shall be carried on upon any such tract of land.
2. No tract of land shall be subdivided unless such subdivided tract and the remaining tract or tracts shall have an area of not less than 7,000 square feet. No dwelling shall be erected or placed on any tract having an area of less than 7,000 square feet.
3. The floor area of the main dwelling erected on any tract or any permitted subdivided tract (exclusive of open porches, garages, carports, and patios) shall be not less than 800 square feet.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding, or any part thereof, shall be used as a residence or dwelling, either temporarily or permanently.
5. Easements for the installation and maintenance of utilities are reserved in the streets, boulevards, lanes, drives and roads of the subdivision as shown on the recorded plat of the subdivision. In addition to the easements above listed, an additional aerial easement of twenty (20) feet in height is reserved over such ground easements, where necessary, for use by utility companies for overhead wires, lines, poles and like equipment. Within the easement areas, nothing shall be placed or permitted to remain which may damage or interfere with installation and maintenance of utilities.
6. No installation of any kind of disposal of sewerage shall be allowed which would result in raw or untreated sewerage being carried into water bodies. No septic tank or other means of sewerage disposal may be installed unless approved by



the proper authorities (including, but not limited to, the Health Department of Bell County, Texas and the State of Texas) having jurisdiction with respect thereto. The drainage of septic tanks into road, street, alley or public ditches, either directly or indirectly, is strictly prohibited. No tract or portion thereof shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

7. All of the restrictions, covenants, conditions and matters herein set forth shall continue and be binding upon Developer, its successors and assigns, and upon the purchasers of said tracts for a period of thirty (30) years from the date this instrument is filed for record in the office of the County Clerk of Bell County, Texas, and shall automatically be extended therefor for successive periods of ten (10) years, unless an instrument signed and acknowledged by the owners of the legal title to a majority of the tracts has been recorded agreeing to repeal these restrictions, covenants and conditions.

8. The waiver or invalidation of any one or more of these restrictions, covenants, or conditions by judgment, court order or otherwise, shall not constitute a waiver of or invalidate any other restriction, covenant or condition, and all other restrictions, covenants and conditions shall continue to remain in full force and effect.

9. If the parties hereto, or any of them, or their heirs, personal representatives, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and in order to prevent him or them from so doing or to recover damages or other relief for such violation.

10. At any time the owners of the legal title to 51% of the tracts as shown by the plat or map of Lakewood Ranches, Section 2 (as reflected by the records of Bell County, Texas) may amend the restrictions, covenants, conditions, and matters set forth herein by filing an instrument containing such amendment in the office of the County Clerk of Bell County, Texas.

11. The foregoing provisions do not apply to Tracts 22A through 22N, inclusive, and the 20' alley adjacent thereto, and are not restricted hereby and are excluded from the terms of this instrument.

DATED this 29<sup>th</sup> day of August, 1967.

GREAT WESTERN INVESTMENT CORPORATION

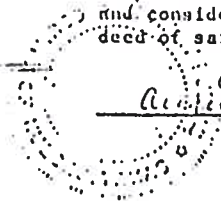
By Ann Modessett Jr  
Jack Modessett, Jr., President

THE STATE OF TEXAS I

COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared JACK MODESETT, JR., known to me to be the person whose name is subscribed to the foregoing instrument as President of Great Western Investment Corporation, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29<sup>th</sup> day of August, 1967.



Mattie V. Shea  
Notary Public in and for Nueces County, Texas

My Commission Expires June 1, 1969



THE STATE OF TEXAS )  
 COUNTY OF BELL )

WHEREAS, Great Western Investment Corporation, a Texas corporation, is the owner of a tract of land containing 144.1 acres, more or less, out of the H. Kattenhorn Survey A-505, Bell County, Texas:

BEGINNING at an iron rod set in the northeast line of a county road, said beginning point bears S 51° 48' 10" E 655.0 feet from the most western corner of Lakewood Ranches Section 1, as shown on map or plat recorded in Plat Book 2, Page 111-G, Bell County Plat Records, Bell County, Texas:

THENCE in a northeasterly direction with the southeast line of Cedar Trail Drive as follows:

N 36° 45' 50" E 208.13 feet to the point of curvature of a curve to the left;  
 Along said curve to the left (Radius = 492.49 feet, Tangent = 75.85 feet, Central Angle = 17° 30' 40") a distance of 150.05 feet to the point of tangency of said curve;  
 N 19° 15' 10" E 307.41 feet to an iron rod set for the most western corner of Lot 17, Lakewood Ranches Section 1.

THENCE S 70° 44' 50" E 390.95 feet to the point of curvature of a curve to the left:

THENCE in a southeasterly direction along said curve to the left (Radius = 835.00 feet, Tangent = 80.26 feet, Central Angle = 10° 58' 51") a distance of 160.03 feet to an iron rod set for corner:

THENCE N 19° 15' 10" E at 380.71 feet pass the most eastern corner of Lot 17, Lakewood Ranches, Section 1, continue on with the southeast boundary of Lots 16, 15, and 14, Lakewood Ranches Section 1, a total distance of 1,568.71 feet to a point for corner, same being the most eastern corner of Lot 14, Lakewood Ranches Section 1:

THENCE N 27° 54' 10" E 1,074.76 feet with the southeast line of Lots 13, 12, and 11, Lakewood Ranches Section 1, to a point in the U. S. Government property line for Lake Belton:

THENCE S 26° 53' 20" E 81.54 feet with the U. S. Government property line for Lake Belton to U. S. Government monument E-427-30:

THENCE N 17° 11' 50" E 390.00 feet with the U. S. Government property line for Lake Belton to U. S. Government monument E-427-29:

THENCE N 82° 10' 10" E 260.00 feet with the U. S. Government property line for Lake Belton to a point for corner:

THENCE S 33° 17' 40" E 904.32 feet to a point for corner:

THENCE S 23° 34' 30" E 817.63 feet to an iron rod set for corner:

THENCE N 53° 38' E 390.00 feet to an iron rod set for corner:

THENCE S 36° 22' E 295.00 feet to an iron rod set for corner:

THENCE S 53° 38' W 145.70 feet to the point of curvature of a curve to the left:

THENCE in a southwesterly direction along said curve to the left (Radius = 923.57 feet, Tangent = 149.03 feet, Central Angle =  $18^{\circ} 20'$ ) a distance of 295.52 feet to the point of tangency of said curve:

THENCE S  $35^{\circ} 18'$  W 250.29 feet to a point for corner:

THENCE S  $54^{\circ} 42'$  E 50.00 feet to an iron rod set for corner:

THENCE in a southerly direction along a curve to the right (Radius = 50.00 feet, Tangent = 28.87 feet, Central Angle =  $60^{\circ}$ ) a distance of 52.36 feet to an iron rod set for corner:

THENCE S  $54^{\circ} 42'$  E 204.02 feet to an iron rod set for corner:

THENCE S  $55^{\circ} 41' 30''$  W 287.67 feet to an iron rod set for corner:

THENCE S  $50^{\circ} 34' 30''$  W 800.00 feet to an iron rod set for corner:

THENCE S  $00^{\circ} 54' 30''$  W 648.95 feet to an iron rod set in the north line of Farm to Market Road 2483, said point being in a curve to the left:

THENCE in a westerly direction along the north line of Farm to Market Road 2483 as follows:

Along said curve to the left (Radius = 1,454.1 feet, Tangent = 523.79 feet, Central Angle =  $39^{\circ} 37' 13''$ ) a distance of 1,005.52 feet to the point of tangency of said curve;

S  $61^{\circ} 17' 10''$  W 416.75 feet to a point for corner;

THENCE with the meanders of the northeast line of a County Road as follows:

N  $78^{\circ} 51' 40''$  W 153.04 feet;

N  $43^{\circ} 32'$  W 103.68 feet;

N  $46^{\circ} 10' 30''$  W 63.54 feet;

N  $50^{\circ} 34' 30''$  W 38.42 feet;

N  $50^{\circ} 45'$  W 62.31 feet;

N  $55^{\circ} 32'$  W 38.36 feet;

N  $55^{\circ} 26'$  W 70.12 feet;

N  $60^{\circ} 49' 30''$  W 30.03 feet;

N  $61^{\circ} 21' 50''$  W 100.14 feet;

N  $63^{\circ} 24'$  W 100.32 feet;

N  $61^{\circ} 00'$  W 100.08 feet;

N  $57^{\circ} 47' 20''$  W 100.01 feet;

N  $55^{\circ} 40' 30''$  W 100.16 feet;

N  $53^{\circ} 23' 40''$  W 100.45 feet;

N  $52^{\circ} 00'$  W 150.22 feet to the PLACE OF BEGINNING, containing within these metes and bounds 144.1 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Great Western Investment Corporation, a Texas corporation, does hereby adopt the plat designating the herein described property as Lakewood Ranches Section 2, a subdivision in Bell County, Texas, and does hereby dedicate the streets, roads, lanes, drives, and boulevards in such subdivision for use by the public forever. And Great Western Investment Corporation does hereby dedicate the following nonexclusive easements for the mutual use of all public utilities desiring to use the same for the benefit of landowners in this subdivision or other sections of Lakewood Ranches, now or hereafter platted, as follows:

- 1. An easement is reserved in the streets, roads, lanes, drives, and boulevards of the subdivision; and
- 2. An aerial easement twenty (20) feet in height is reserved over such ground easements, where necessary, for use by utility companies for overhead wires, lines, poles and like equipment.

DATED this 24<sup>th</sup> day of August, 1967.

GREAT WESTERN INVESTMENT CORPORATION

By Jack Modesett, Jr.  
Jack Modesett, Jr., President

PLAT BOOK 2 PAGE 111-H

FILED FOR RECORD THIS THE 11 DAY OF Sept, 1967, at 9:30 a.m.

MRS. RUBY McKEE, COUNTY CLERK  
BELL COUNTY, TEXAS

BY: \_\_\_\_\_, Deputy



# Mitchell & Associates, Inc.

Civil Engineering & Land Surveying

FIELD NOTES for a 4.208 acre tract of land in Bell County, Texas, being part of the H. Kattenhorn Survey, Abstract No. 505, being part of Lot 18, Lakewood Ranches, Section 2, of record in Cabinet A, Slide 234-D, being all of a called 4.2044 acre tract, described in a General Warranty Deed to Mark A. Ramba and Jacquelyn J. Ramba, husband and wife, of record in Volume 5318, Page 498, in the Deed Records of Bell County, Texas, and being more particularly described as follows.

Beginning at a found 3/8" iron rod found, being in the north line of said 4.2044 acre tract, also being the northwest corner of Lot 1, Block 1, Gardner Way Replat, of record in Plat No. 2022-5353, in the Official Public Records of Bell County, Texas, (O.P.R.B.C.T.), and being in the south margin of Spur Road, for the northeast corner of this tract.

THENCE S. 11° 32' 50" E., 373.92 feet, (Adj. Plat S. 11° 33' 05" E., 375.08 feet), with the east line of said 4.2044 acre tract and with the west line of said Lot 1, Block 1, to a found 3/8" iron rod, being in the south line of said 4.2044 acre tract, also being the southwest corner of said Lot 1, Block 1, and being in the north line of Lot 2, Block 1, of said Gardner Way Replat, for the southeast corner of this tract.

THENCE with the south line of said 4.2044 acre tract and the north line of said Lot 2, Block 1, the following three (3) calls:

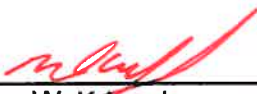
1. S. 72° 34' 43" W., 143.32 feet, (Adj. Plat S. 72° 34' 25" W., 143.37 feet), to a found 5/8" iron rod, for a corner of this tract.
2. S. 73° 11' 46" W., 197.00 feet, (Adj. Plat S. 73° 08' 41" W., 197.31 feet), to a found 5/8" iron rod, for a corner of this tract.
3. S. 64° 57' 34" W., 135.29 feet, (Plat S. 67° 49' 04" W., 135.00 feet, Adj. Plat S. 64° 59' 48" W., 134.78 feet), to a found 5/8" iron rod with cap stamped "RPLS 2025", being the southwest corner of said 4.2044 acre tract, also being the northwest corner of said Lot 2, Block 1, and being a corner of Lot 19-A, Block 1, of Gibson Lakewood Ranches Replat, of record in Plat No. 2020-35579, in the Official Public Records of Bell County, Texas, (O.P.R.B.C.T.), for the southwest corner of this tract.

THENCE N. 18° 11' 32" W., 367.29 feet, (Plat N. 15° 59' 36" W., 367.29 feet), with the west line of said 4.2044 acre tract and with the east line of said Lot 19-A, Block 1, to a found 5/8" iron rod, being the northwest corner of said 4.2044 acre tract, also being the northeast corner of said Lot 19-A, Block 1, and being in a curve to the left in the south margin of said Spur Road, for the northwest corner of this tract.

THENCE with the north line of said 4.2044 acre tract and with the south margin of said Spur Road the following two (2) calls:

1. With said curve to the left, having a radius of 885.00 feet, an arc length of 95.59 feet, (Plat arc – 95.59 feet), a delta angle of 06° 11' 18", with a chord bearing and distance of N. 68° 39' 59" E., 95.54 feet, to a found 5/8" iron rod, being the beginning of a curve to the right, for a corner of this tract.
2. With said curve to the right, having a radius of 2364.10 feet, an arc length of 423.10 feet, (Plat Arc – 533.27 feet) a delta angle of 10° 15' 15", with a chord bearing and distance of N. 70° 40' 48" E., 422.54 feet, to the POINT OF BEGINNING and containing 4.208 acres of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.

  
 Mike W. Kriegel  
 Registered Professional  
 Land Surveyor, No. 4330  
 April 9, 2024

