



PLANNING & ZONING COMMISSION

Tuesday, January 24, 2023, 6:00 PM

EVENT CENTER 60 MORGAN'S POINT BOULEVARD

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

Call to Order

Announcements and Citizens Comments

1. Approval of Minutes

- a. Consider approval of November 29, 2022 Minutes

2. Old Business

- a. Discuss and Consider proposed changes to existing garbage ordinance
- b. Discuss and Consider accessory buildings in regards Estate Residential
- c. Discuss property setback lines regulation
- d. 2 N Buccaneer - Mark Megan
- e. Workshop

3. New Business

- a. Discuss and Consider Subdivision annexation "the Cliffs at lake belton

4. MPR Master Plan Update

5. Agenda Discussion

6. Adjournment

The Planning & Zoning Commission reserves the right to adjourn, to discuss any items in executive (closed) session whenever permitted by the Texas Open meeting act.

I certify that a copy of the _____ 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 _____ at 4:00PM and remained posted continuously for at least 72 hours preceding 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



Planning & Zoning Commission

REGULAR SESSION, Tuesday, November 29, 2022
MINUTES

Call to Order: Chairperson Rebecca Cooley called the meeting to order at 6:00PM.

Members present: Chairperson Cooley, Vice-Chair Ken Hobbs, Commission members Nathan Kruetter, Thomas Westmoreland, Roxanne Stryker and Eric Seeliger

Announcements and Citizens Comments-

Mr. Fountain, 80 Buckskin Loop -commented on his concerns with vehicles parking on lawns and appearances of area near Ansay Park

Mr. Mark Allyn, 48 S Cliffwood – commented on being in favor of the drafting of the Sign Ordinance and had various recommendations.

Item 1 Consider Approval of Minutes : Regular Session minutes for November 1, 2022

A motion was made by Commission member Ken Hobbs to approve minutes with noted correction and a second by Commission member Roxanne Stryker. Motion passed upon a vote of 5-0.

Item 2 New Business:

- a. Discuss and Consider new P&Z member applicant.

With the new applicant present, members interviewed with brief questions. Commission member Eric Seeliger made the motion to accept the application of Mr. Louis Guillaud as a member of the planning & zoning commission, with Commission member Hobbs making the second. The vote was unanimously approved. Vote of 5-0.

- b. Discuss Council Comments

After brief discussion, members expressed the need for better communication and follow up with items on the agenda.

Item 3 Old Business:

- a. Discuss Sign Ordinance

With a brief discussion, members requested that the draft ordinance should come from City Staff, then submit to Planning and Zoning to review and move forward to City Council.

- b. Discuss Commercial Garbage Containers Ordinance (*Handout*)

Members, discussed the city’s current garbage ordinance and the need to update. Chair Cooley asked members to send their suggestions to her or Assistant City manager Erskine by December 31st. Members also suggested the need for Code Enforcement Officer Montgomery’s opinion be included. Chair Cooley commented next meeting would be January 24, 2023.

c. Discuss Storage on undeveloped lots Ordinance.

A motion was made by Commission member Roxanne Stryker, to approve adding to the amendment of Ordinance 4-32 Section 10.5 SPECIAL REQUIREMENTS part “G”, *Storage of any kind is prohibited on any vacant lot which is not adjacent to a main dwelling owned by the same owner*, and adding to Section 12.6 SPECIAL REQUIREMENTS part “A”, *Storage of any kind is prohibited on any vacant lot which is not adjacent to a main dwelling owned by the same owner*. Seconded by Commission member Nathan Kruetter. Vote was of 5 Ayes to 0 Nays.

d. Discuss Setbacks

This item was discussed briefly, but was tabled for further information.

Item 4 MPR Master Plan Update: Committee met on November 17th exchanged ideas.

Item 5 Agenda Discussion: Research ordinance regarding parking on private property

Item 6 Adjournment : Commission member Ken Hobbs made the motion to adjourn, with Commission member Nathan Kreutter making the second motion. **Meeting adjourned at 6:51PM.**

Rebecca Cooley, Chairperson
City of Morgan’s Point Resort, TX

ATTEST

Ophelia Rodriguez, City Secretary
City of Morgan’s Point Resort, TX

10.4 AREA REGULATIONS. Setbacks: Table 10.1. Area Regulations

Section	Minimum Square Feet Excluding Porches, Garages, Carports, etc.	Front Setback	Side Setback	Rear Setback
LWR I	1,500	25	5	8
LWR II	800	15	5	8
1	1,200	20	5	8
2	Manufactured Housing	25	10	10
3	1,200	20	5	8
4	1,200	25	5	8
5	1,200	25	5	8
6	1,200	25	5	8
7	800	15	5	8
8A	800	15	5	8
8B	800	15	5	8
9	800	15	5	8
10	800	20	5	8
10A	800	20	5	8
10B	Manufactured Housing	25	10	10
14	Camper, Trailer (Temporary)	None	None	None
15	Manufactured Housing	25	10	10
16	1,000	15	5	8
17	1,200	15	5	10
18	Manufactured Housing	25	10	10
19	1,000	15	5	8
20	1,000	15	5	10
21	800	25	5	8
22	1,000	15	5	8
23	Manufactured Housing	25	10	10
24	1,000	10	5	8

Ophelia Rodriguez

From: Jay Montgomery
Sent: Wednesday, November 23, 2022 10:40 AM
To: Ophelia Rodriguez
Cc: Dalton Rice; Cary Erskine; Camille Bowser
Subject: Sections & Setbacks
Attachments: Sections & Setbacks.docx

Section 12. - Manufactured Housing.

12.3 Area Regulations.

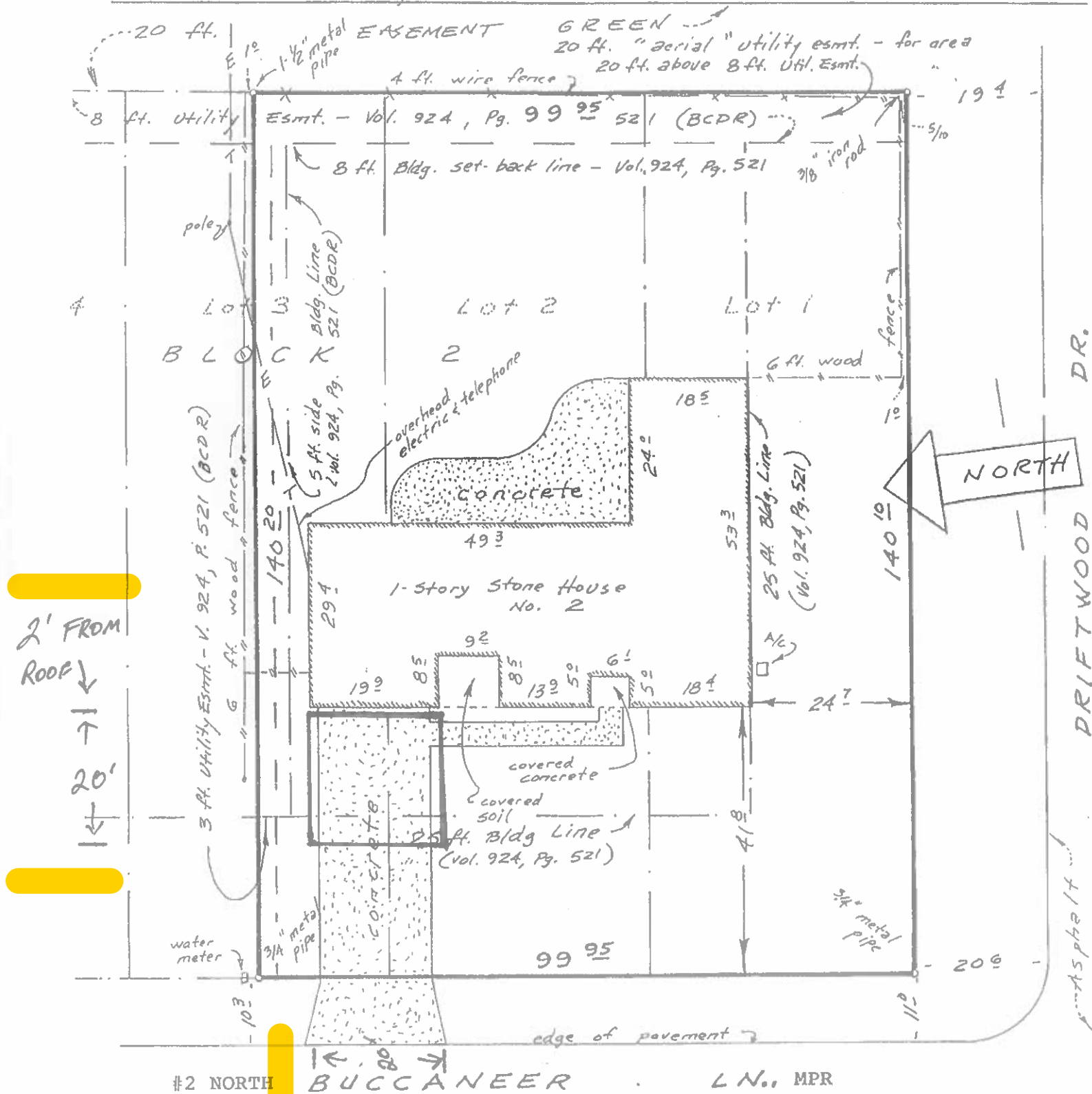
A. Size of Yards

- 1. Minimum Front Setback: Fifteen feet (15') from the front property line
- 2. Minimum Side Setback: Five feet (5') from the side property lines
- 3. Minimum Rear Setback: Five feet (5') from the rear property line

Jay Montgomery
Code Enforcement & Animal Control Officer
Morgan's Point Resort
8 Morgan's Point Boulevard
Morgan's Point Resort, Tx. 76513
(254) 742-3237 Office
(254) 534-3181 Cell
(254) 742-3260 Fax



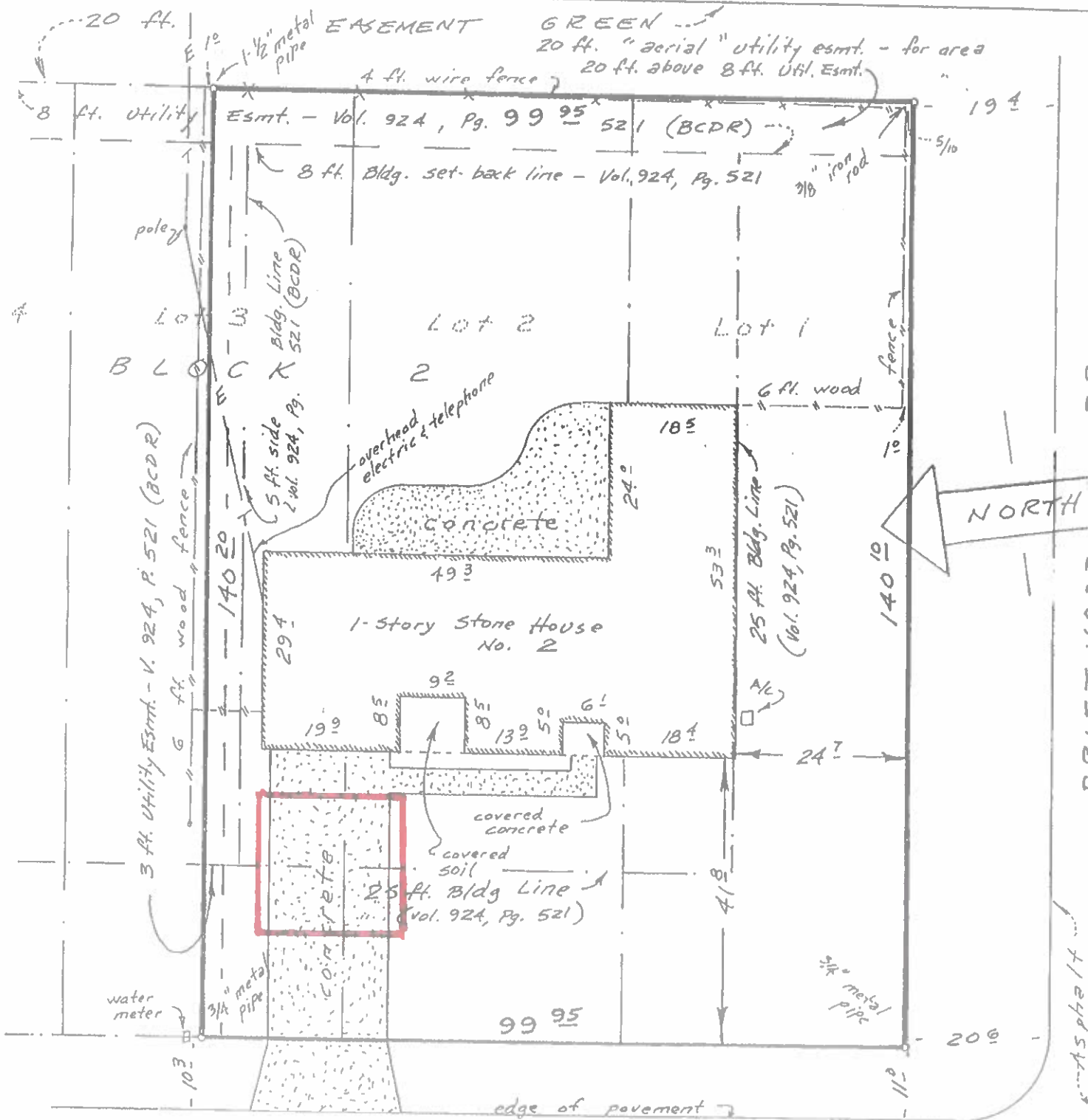
Sketch showing Lots 1, 2, and the South 1/2 of Lot 3, Block 2, MORGAN'S POINT RESORT CITY NO 4, Bell County, Texas, according to the plot of record in Cabinet A, Slide 245-B of the Bell County Plat Records.



EASEMENT NOTE: The easements recorded in the following volumes and pages of the Bell County Deed Records, DO NOT APPEAR to effect this lot. (vol / pg) :

660/142 , 754/228 , 731/497 , 971/106 , 1166/515 , 556/524 , 736/218 , 607/23
 731/501 , 638/355 , 555/50 , 556/621 , 600/549 , 695/435 , 783/6 , 861/15
 917/639 . 892/640 . 678/235 . 918/59

Sketch showing Lots 1, 2, and the south 1/2 of Lot 3, Block 2, MORGAN'S POINT RESORT CITY NO 4, Bell County, Texas, according to the plat of record in Cabinet A, Slide 245 of the Bell County Plat Records.

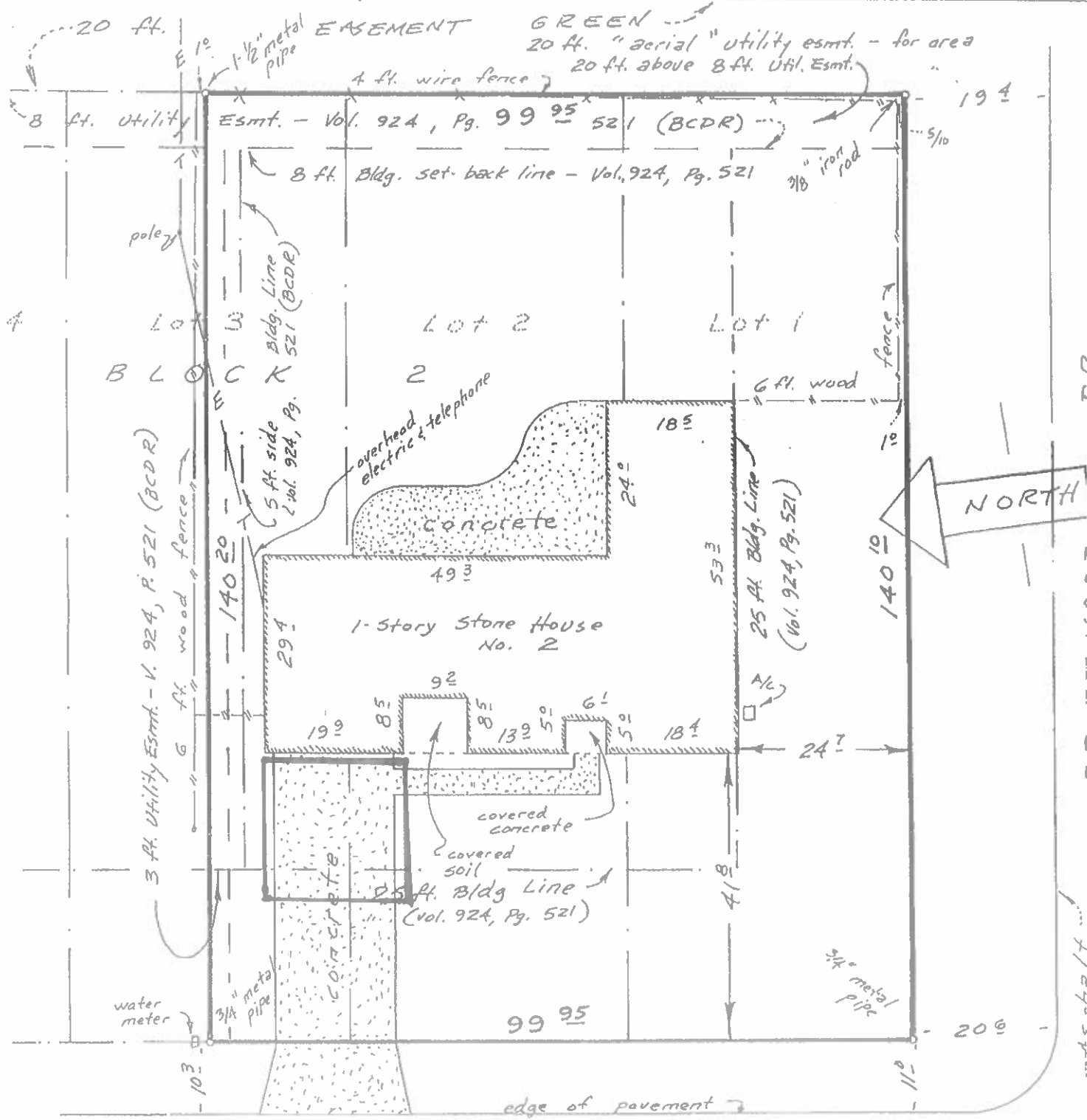


#2 NORTH BUCCANEER LN., MPR

EASEMENT NOTE: The easements recorded in the following volumes and pages of Bell County Deed Records, DO NOT APPEAR to effect this lot. (vol / pg) :

660/142 , 754/228 , 731/497 , 971/106 , 1166/515 , 556/524 , 736/218 , 607/2
 731/501 , 638/355 , 555/50 , 556/621 , 600/549 , 695/435 , 783/6 , 861/15
 917/639 , 892/640 , 678/235 , 918/59

Sketch showing Lots 1, 2, and the South 1/2 of Lot 3, Block 2, MORGAN'S POINT RESORT CITY NO 4, Bell County, Texas, according to the plat of record in Cabinet A, Slide 245- of the Bell County Plat Records.



#2 NORTH BUCCANEER LN., MPR

EASEMENT NOTE: The easements recorded in the following volumes and pages of Bell County Deed Records, DO NOT APPEAR to effect this lot. (vol / pg) :
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731/501 , 638/355 , 555/50 , 556/621 , 600/549 , 695/435 , 783/6 , 861/15
917/639 . 892/640 . 678/235 . 918/59

BEING 17.644 acres of land situated in the G. C. FRAILEY SURVEY, ABSTRACT No. 327, Bell County, Texas and being all of that certain 10.154 acre tract of land and that certain 7.490 acre tract of land described in a Special Warranty Deed with Vendor's Lien dated November 29, 2022 from Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc. to Kachina Development LLC, a Texas limited liability company and being of record in Document No. 2022072265, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being the southwest corner of the said 10.154 acre tract and being the northwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and being an interior point of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas for corner;

THENCE N. 17° 01' 45" E., 191.61 feet departing the said right-of-way and over and across the said 114.85 acre tract and with the west boundary line of the said 10.154 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" found at the westerly northwest corner of the said 10.154 acre tract and being in the evidenced north boundary line of the said 114.85 acre tract and being in the south boundary line of the Belton Reservoir according to maps provided by the Corps of Engineers for corner;

THENCE with the north boundary line of the said 10.154 acre tract and the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Belton Reservoir the following three (3) calls:

- 1) S. 72° 59' 59" E., 1033.74 feet to a Corps of Engineers brass cap monument No. F-527-1 found for corner;
- 2) N. 19° 38' 31" E., 349.08 feet to a Corps of Engineers brass cap monument No. F-527-2 found at the northerly northwest corner of the said 10.154 acre tract for corner;
- 3) S. 69° 56' 55" E., 407.87 feet to a Corps of Engineers brass cap monument No. F-527-3 found being the southwest corner of that certain tract of land described in a Gift Deed dated August 9, 2001 from Lyle Julius Fredrick to Harold E. Fredrick, II and being of record in Volume 4503, Page 575, Official Public Records of Bell County, Texas for corner;

THENCE S. 72° 51' 59" E., 13.73 feet departing the said Belton Reservoir continuing with the north boundary line of the said 10.154 acre tract and the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Fredrick tract to a 1/2" iron rod with cap stamped "RPLS 2475" found at the northeast corner of the said 10.154 acre tract and being the northeast corner of the said 114.85 acre tract and being the northwest corner of that certain Lot 8, Villas Del Sol Subdivision according to the map or plat of record in Cabinet D, Slides 282-D and 283-A, Plat Records of Bell County, Texas (plat references S. 67° 28' 08" E., 13.75 feet from Corps of Engineers monument No. F-527-3) for corner;

THENCE S. 17° 09' 59" W., 553.72 feet departing the said Fredrick tract and with the east boundary line of the said 10.154 acre tract and the east boundary line of the said 114.85 acre tract and with the west boundary line of the said Lot 8, Villas Del Sol Subdivision to a cotton spindle found at the southeast corner of the said 10.154 acre tract and at the southwest corner of the said Lot 8 and being the northeast corner of the aforementioned right-of-way of Camp Kachina Road and being at the beginning of a curve to the left having a radius equals 647.05 feet, chord bearing equals N. 63° 37' 40" W., 10.08 feet for corner;



THENCE departing the said Lot 8 and with the south boundary line of the said 10.154 acre tract and the north right-of-way line of the said Camp Kachina Road and over and across the said 114.85 acre tract the following fourteen (14) calls:

- 1) 10.08 feet along the arc of said curve to the left to a cotton spindle found for corner;
- 2) N. 63° 36' 58" W., 113.79 feet to a cotton spindle found being at the beginning of a curve to the left having radius equals 1540.00 feet, chord bearing equals N. 65° 30' 14" W., 93.13 feet for corner;
- 3) 93.15 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 4) S. 17° 10' 43" W., 15.07 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the left having a radius equals 1525.00 feet, chord bearing equals N. 70° 00' 59" W., 156.30 feet for corner;
- 5) 156.37 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 6) N. 72° 57' 13" W., 101.28 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 275.00 feet, chord bearing equals N. 66° 08' 23" W., 65.26 feet for corner;
- 7) 65.41 feet along the arc of said curve to the right to a cotton spindle found for corner;
- 8) N. 59° 14' 49" W., 101.49 feet to a cotton spindle found being at the beginning of a curve to the left having a radius equals 225.00 feet, chord bearing equals N. 77° 59' 31" W., 143.02 feet for corner;
- 9) 145.54 feet along the arc of said curve to the left to a 5/8" iron rod found for corner;
- 10) S. 83° 39' 03" W., 97.45 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 175.00 feet, chord bearing equals N. 81° 16' 01" W., 91.98 feet for corner;
- 11) 93.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 12) N. 66° 02' 40" W., 180.15 feet to a 5/8" iron rod found being at the beginning of a curve to the left having a radius equals 1525.00 feet, chord bearing equals N. 69° 09' 51" W., 166.52 feet for corner;
- 13) 166.60 feet along the arc of said curve to the left to a 1/2" iron rod found with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1975.00 feet, chord bearing equals N. 69° 52' 27" W., 166.32 feet for corner;
- 14) 166.37 feet along the arc of said curve to the right to the Point of BEGINNING and containing 10.154 acres of land.

Together with the following tract of land:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said 7.490 acre tract and being the southwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and being an interior point of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas and which bears S. 21° 44' 43" W., 50.06 feet from the southwest corner of the above described 10.154 acre tract and being at the beginning of a curve to the left having a radius equals 2025.00 feet, chord bearing equals S. 69° 54' 15" E., 169.85 feet for corner;

THENCE over and across the said 114.85 acre tract and with the north boundary line of the said 7.490 acre tract and with the south right-of-way line of the said Camp Kachina Road the following four (4) calls:

- 1) 169.90 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1475.00 feet, chord bearing equals S. 69° 10' 11" E., 161.50 feet for corner;
- 2) 161.58 feet along the arc of said curve to the right to a 5/8" iron rod found for corner;
- 3) S. 66° 01' 53" E., 179.69 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the left having a radius equals 225.00 feet, chord bearing equals S. 73° 02' 45" E., 54.95 feet for corner;
- 4) 55.09 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found at the northeast corner of the said 7.490 acre tract and being the northwest corner of Lot 7, Block 2, said Cliffs at Lake Belton Phase I, Amended for corner;

THENCE departing the said south right-of-way line and with the east boundary line of the said 7.490 acre tract and with the west boundary line of the said Block 2 and continuing over and across the said 114.85 acre tract the following four (4) calls:

- 1) S. 23° 10' 29" W., 152.49 feet to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 7, Block 2 and being the northwest corner of Lot 8, said Block 2 for corner;
- 2) S. 12° 34' 01" W., 81.70 feet to a 5/8" iron rod with cap stamped "ACS" found being an angle point in the west boundary line of the said Lot 8, Block 2 and being at the beginning of a curve to the left having a radius equals 725.00 feet, chord bearing equals S. 10° 02' 52" W., 67.17 feet for corner;
- 3) 67.20 feet along the arc of said curve to the left to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 8, Block 2 and being the northwest corner of Lot 9, said Block 2 for corner;
- 4) S. 04° 06' 09" W., 164.68 feet to a 5/8" iron rod with cap stamped "ACS" found at the southeast corner of the said 7.490 acre tract and being the southwest corner of the said Lot 9, Block 2 and being in the north boundary line of Lot 10, said Block 2 for corner;

THENCE with the south boundary line of the said 7.490 acre tract and a northerly boundary line of the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following five (5) calls;

- 1) N. 68° 10' 17" W., 238.91 feet to a cotton spindle found being the northwest corner of the said Lot 10, Block 2 for corner;
- 2) S. 16° 30' 40" W., 16.24 feet with the west boundary line of the said Lot 10, Block 2 to a "MAG" brand nail found being the northeast corner of Lot 16, said Block 2 for corner;
- 3) N. 68° 12' 29" W., 326.41 feet departing the said Lot 10, Block 2 to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said Lot 16, Block 2 and being in the right-of-way line of Lakeview Estates Drive as described in said plat of Cliffs at Lake Belton Phase I, Amended and being at the beginning of a curve to the left having a radius equals 50.02 feet, chord bearing equals N. 59° 33' 37" W., 98.88 feet for corner;
- 4) 141.90 feet along the arc of said curve to the left and with the right-of-way line of the said Lakeview Estates Drive to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northeast corner of Lot 21, Block 1, said Cliffs at Lake Belton Phase I, Amended for corner;
- 5) N. 65° 22' 34" W., 165.05 feet departing the right-of-way line of the said Lakeview Estates Drive to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said 7.490 acre tract and at the northwest corner of the said Lot 21, Block 1 and being at the beginning of a curve to the right having a radius equals 602.58 feet, chord bearing equals N. 35° 36' 54" E., 286.31 feet for corner;

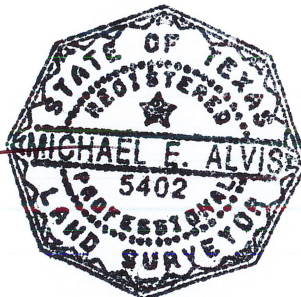
THENCE departing the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following three (3) calls:

- 1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing 7.490 acres of land.

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

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis
 Michael E. Alvis, RPLS#5402
 December 15, 2022



Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation.



ENGINEERING • SURVEYING • PLANNING
 301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
 ENGINEERING FIRM #1658 SURVEY FIRM #10056000

**DEDICATION INSTRUMENT FOR
CLIFFS AT LAKE BELTON PHASE II
IN THE CITY OF MORGAN'S POINT RESORT
BELL COUNTY, TEXAS**

STATE OF TEXAS §

COUNTY OF BELL §

WHEREAS, Kachina Development, LLC, a Texas limited liability company, hereinafter referred to as Grantor, is the sole owner of that certain tract of land containing 17.644 acres out of and a part of the G.C. Frailey Survey, Abstract No. 327, City of Morgan's Point Resort, Bell County, Texas and more particularly described by metes and bounds in field notes prepared by Turley Associates, Inc. attached hereto and incorporated herein for all purposes for a complete legal description.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Grantor does hereby adopt the plat of the 17.644-acre tract (the "Property"), which plat designates Cliffs at Lake Belton Phase II, a subdivision in 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. Grantor does hereby dedicate, give, grant, and convey to the City of Morgan's Point Resort, Texas, together with its assigns and franchises furnishing public utilities to the subdivision, hereinafter collectively referred to as "Grantee", for public use forever, the utility and drainage easements as shown on the plat, upon, over, and through the said Property 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.

Grantor does hereby give, grant and convey to the City of Morgan's Point Resort, Texas, and to the general public, for public use and for public purposes the streets, avenues and roadways as shown on said plat.

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-ways to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the said easements and rights-of-way, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said City of Morgan's Point Resort, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the _____ day of _____, 2023.

KACHINA DEVELOPMENT, LLC
a Texas limited liability company

Bill Gurasich, President and General Manager

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the ____ day of _____, 2023 by Bill Gurasich, President and General Manager of Kachina Development, LLC, a Texas limited liability company on behalf of said corporation.

Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Turley Associates, Inc.
301 N. 3rd Street
Temple, Texas 76501

PRELIMINARY 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. Pre-Application Meeting with Staff to ensure applicability
2. Payment of No. of Lots x \$75 + \$400
3. Signed & Original field Notes and Dedication Pages
4. Paper Plan Submissions: Ten (10) Copies of the Plat and Seven (7) Copies of Preliminary Engineering Drawings
5. Electronic Submission of all documents for review delivered to Planning Administrative Assistant

Property Information:

Plat Name: Cliffs at Lake Belton Phase II Date Submitted: _____
 Existing Lot Count: n/a Proposed Lot Count: 24 Proposed Units: 24 Acreage: 17.644 ac
 Existing Land Use: Vacant Proposed Land Use: Residential
 Site Address or General Location: Intersection of Camp Kachina Rd. and Lakeview Dr., Belton TX 76513
 Public Infrastructure Proposed with Subdivision: Water Wastewater Streets (including Private) Stormwater

Owner Information /Authorization:

Property Owner: Kachina Development, LLC
 Address: 4425 South Mopac Expressway Building 2, Suite 205 Austin, TX 78735
 Phone: 512-917-1994 E-mail: johngurasich@gmail.com
 Developer: Kachina Development, LLC
 Address: 4425 South Mopac Expressway Building 2, Suite 205 Austin, TX 78735
 Phone: 512-917-1994 E-mail: johngurasich@gmail.com
 Engineer/Surveyor: Turley Associates, Inc., Meagan Buckley
 Address: 301 N. 3rd Street Temple, TX 76501
 Phone: 254-773-2400 ext. 115 E-mail: mbuckley@turley-inc.com

Check One of the Following:

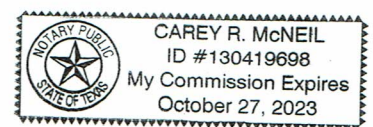
I will represent the application myself.

_____ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

The property owner and/or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear during a meeting may be deemed a withdrawal of the plat or plan.

Kachina Development, LLC _____
 Printed Name of Owner Owner Signature

Sworn to and subscribed before me on this 8th day of December, 20 22
Carey R. McNeil My Commission Expires: 10.27.23
 Notary Public Signature



Staff Only – Do Not Fill Out Below

Date Submitted: _____ Receipt #: _____
 Received By: _____ Case #: _____
 City Manager Reviewed: _____



BELL COUNTY PUBLIC HEALTH DISTRICT
ON-SITE WASTEWATER DIVISION

January 14, 2022

Bluebonnet Girl Scout Council
201 W Waco Drive Suite 212
Waco, TX 76707

RE: Subdivision Evaluation / Cliffs at Lake Belton Phase II

This department makes the following report concerning the Cliffs at Lake Belton Phase II. This subdivision is located on Camp Kachina Road in Belton, TX. This single family residential subdivision consists of Twenty Five (25) lots with a total of 17.644 acres.

The soil in this subdivision is Eckrant. The Eckrant soil consists of a percent of area covered with surface fragments. 5 percent depth to restrictive feature. 4 to 20 inches to lithic bedrock natural drainage class – well drained.

System Type: Suitability for standard systems will be determined by a qualified site evaluator at time home location is determined. All sites have Class IV soil and existing topography may not be suitable for standard systems. Sites not suitable for standard systems will require a professional design.

Aerobic Treatment Unit: Minimum capacity (gallons per day)

Table with 3 columns: Example, Area (sq. ft.), and Treatment Unit (gpd). Rows include 3, 4, and 5 bedroom homes.

Surface Application: A TCEQ Approved Class I Aerobic treatment plant

Table with 2 columns: Example and Disposal Area (square feet). Rows include 2-3, 3-4, and 5 bedroom homes.

Drip Irrigation:

Table with 2 columns: Example and Disposal Area (square feet). Rows include 3, 4, and 5 bedroom homes.

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 to not issue permits for On-Site Wastewater Systems if they fail to meet state rules and setbacks.

This subdivision will be served by the City of Morgan's Point Water Supply Company.

If more information is needed or if this department can be of any further service to you, please contact Sarah Little, R.S. in our Temple office at (254) 778-7557.

Sincerely,



SARAH LITTLE, R.S.
On-Site Wastewater Division

Temple Office	2905 West Adams	Temple, TX 76504	(254) 778.7557
Killeen Office	309 North 2 nd	Killeen, TX 76540	(254) 526.3197 x3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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 DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS . §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BELL §

THAT, Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by KACHINA DEVELOPMENT LLC, a Texas limited liability company ("Grantee"), whose address is 4425 S. MoPac Expressway, Suite 404, Austin TX 78735, the receipt and sufficiency of which are hereby acknowledged by Grantor, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith (the "Note") in the principal sum of \$1,050,000.00 payable to the order of Cadence Bank ("Lender"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note being secured by the vendor's lien herein retained, and being additionally secured by a deed of trust of even date herewith to David Grove, TRUSTEE, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Bell County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

The conveyance of the Property is being made by Grantor and accepted by Grantee subject to the matters (the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof for all purposes and the Restrictions (as defined below)

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor but not otherwise, subject however, to the Permitted Exceptions.

But it is expressly agreed that the Vendor's Lien, as well as superior title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

11
C7F 22002100

Item a.

THAT Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns, without recourse on Grantor.

Grantor, as the fee simple owner of the Property, establishes the following restrictions (the "Restrictions") as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the integrity, appearance, and uses of the Property and the improvements placed on it. Accordingly, Grantee covenants and agrees: (i) the Property shall only be developed and thereafter used as a single family home subdivision, and in no event shall any portion of the Property be used for any of the prohibited uses set forth on **Exhibit "C"**, (ii) no more than thirty (30) dwelling units (whether on subdivided lots, condominium units or otherwise) may be contained on the Property, (iii) until such time as the roadway labeled on **Exhibit "D"** as "Camp Kachina Road" is accepted for maintenance by Bell County, Grantee shall maintain the road in good condition and repair; and (iv) prior to the first sale of any subdivided lots or individual parcels out of the Property to third parties, Grantee shall cause restrictive covenants to be recorded against the Property substantially similar to the Declaration of Covenants, Conditions and Restrictions recoded under Document No. 2017-48429 of the Real Property Records of Bell County, Texas, and such restrictive covenants may not be terminated or amended in any manner adverse to Grantor without Grantor's consent.


[The remainder of this page is intentionally blank.]

Item a.

EXECUTED to be effective the 29 day of November, 2022.

GRANTOR:

Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc.

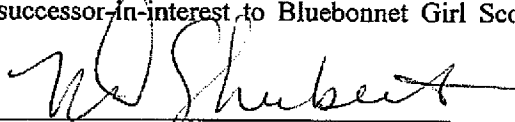
By: 
Name: Paula Bookidis
Title: CEO

STATE OF TEXAS

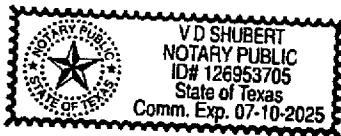
§
§
§

COUNTY OF Travis

This instrument was acknowledged before me on this 29th day of November, 2022, by Paula Bookidis, CEO of Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc.


Notary Public

My Commission Expires: 7/10/2025
My Commission No.: # 126953705



Item a.

EXHIBIT "A"

LEGAL DESCRIPTION

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

EXHIBIT "A-1"

LEGAL DESCRIPTION

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

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

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

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

- 1) S. 72° 59' 59" E., 1033.74 feet (Corps of Engineers maps call S. 72° 59' 59" E., 2073.68 feet) to a Corps of Engineers brass cap monument No. F-527-1 found for corner;
- 2) N. 19° 38' 31" E., 349.08 feet (Corps of Engineers maps call N. 19° 39' 20" E., 349.50 feet) to a Corps of Engineers brass cap monument No. F-527-2 found for corner;
- 3) S. 69° 56' 55" E., 407.87 feet (Corps of Engineers maps call S. 69° 58' 05" E., 408.08 feet) to a Corps of Engineers brass cap monument No. F-527-3 found being the southwest corner of that certain tract of land described in a Gift Deed dated August 9, 2001 from Lyle Julius Fredrick to Harold E. Fredrick, II and being of record in Volume 4503, Page 575, Official Public Records of Bell County, Texas for corner;

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

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

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

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

Item a.

- 2) N. 63° 36' 58" W., 113.79 feet (calls S. 63° 40' 17" E., 113.94 feet) to a cotton spindle found being at the beginning of a curve to the left having radius equals 1540.00 feet (calls 1540.00 feet), chord bearing equals N. 65° 30' 14" W., 93.13 feet (calls S. 65° 24' 13" E., 93.11 feet) for corner;
- 3) 93.15 feet along the arc of said curve to the left (calls 93.12 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) S. 17° 10' 43" W., 15.07 feet (calls N. 17° 10' 43" E., 15.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 70° 00' 59" W., 156.30 feet (calls S. 70° 00' 59" E., 156.30 feet) for corner;
- 5) 156.37 feet along the arc of said curve to the left (calls 156.37 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 6) N. 72° 57' 13" W., 101.28 feet (calls S. 72° 57' 13" E., 101.28 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 275.00 feet (calls 275.00 feet), chord bearing equals N. 66° 08' 23" W., 65.26 feet (calls S. 66° 08' 23" E., 65.26 feet) for corner;
- 7) 65.41 feet along the arc of said curve to the right (calls 65.41 feet) to a cotton spindle found for corner;
- 8) N. 59° 14' 49" W., 101.49 feet (calls S. 59° 19' 32" E., 101.40 feet) to a cotton spindle found being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals N. 77° 59' 31" W., 143.02 feet (calls S. 77° 54' 51" E., 143.45 feet) for corner;
- 9) 145.54 feet along the arc of said curve to the left (calls 145.99 feet) to a 5/8" iron rod found for corner;
- 10) S. 83° 39' 03" W., 97.45 feet (calls N. 83° 29' 50" E., 97.40 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 175.00 feet (calls 175.00 feet), chord bearing equals N. 81° 16' 01" W., 91.98 feet (calls S. 81° 16' 01" E., 91.98 feet) for corner;
- 11) 93.07 feet along the arc of said curve to the right (calls 93.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 12) N. 66° 02' 40" W., 180.15 feet (calls S. 66° 01' 53" E., 179.69 feet) to a 5/8" iron rod found being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 69° 09' 51" W., 166.52 feet (calls S. 69° 10' 11" E., 166.98 feet) for corner;
- 13) 166.60 feet along the arc of said curve to the left (calls 167.06 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1975.00 feet (calls 1975.00 feet), chord bearing equals N. 69° 52' 27" W., 166.32 feet (calls S. 69° 53' 43" E., 166.28 feet) for corner;
- 14) 166.37 feet along the arc of said curve to the right (calls 166.33 feet) to the Point of BEGINNING and containing 10.154 acres of land.

Together with the following tract of land:

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

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

- 1) 169.90 feet along the arc of said curve to the left (calls 169.90 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1475.00 feet (calls 1475.00 feet), chord bearing equals S. 69° 10' 11" E., 161.50 feet (calls N. 69° 10' 11" W., 161.50 feet) for corner;
- 2) 161.58 feet along the arc of said curve to the right (calls 161.58 feet) to a 5/8 iron rod found for corner;
- 3) S. 66° 01' 53" E., 179.69 feet (calls N. 66° 01' 53" W., 179.69 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals S. 73° 02' 45" E., 54.95 feet (calls N. 73° 02' 45" W., 54.95 feet) for corner;
- 4) 55.09 feet along the arc of said curve to the left (calls 55.09 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of Lot 7, Block 2, said Cliffs at Lake Belton Phase I, Amended for corner;

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

- 1) S. 23° 10' 29" W., 152.49 feet (calls N. 23° 06' 02" E., 152.29 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 7, Block 2 and being the northwest corner of Lot 8, said Block 2 for corner;
- 2) S. 12° 34' 01" W., 81.70 feet (calls N. 12° 37' 46" E., 81.77 feet) to a 5/8" iron rod with cap stamped "ACS" found being an angle point in the west boundary line of the said Lot 8, Block 2 and being at the beginning of a curve to the left having a radius equals 725.00 feet (calls 725.00 feet), chord bearing equals S. 10° 02' 52" W., 67.17 feet (calls N. 09° 58' 42" E., 67.07 feet) for corner;
- 3) 67.20 feet along the arc of said curve to the left (calls 67.09 feet) to a 5/8 iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 8, Block 2 and being the northwest corner of Lot 9, said Block 2 for corner;
- 4) S. 04° 06' 09" W., 164.68 feet (calls N. 04° 06' 42" E., 164.71 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 9, Block 2 and being in the north boundary line of Lot 10, said Block 2 for corner;

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

Item a.

- 1) N. 68° 10' 17" W., 238.91 feet (calls S. 68° 12' 29" E., 238.89 feet) to a cotton spindle found being the northwest corner of the said Lot 10, Block 2 for corner;
- 2) S. 16° 30' 40" W., 16.24 feet (calls N. 16° 45' 59" E., 16.28 feet) to a "MAG" brand nail found being the northeast corner of Lot 16, said Block 2 for corner;
- 3) N. 68° 12' 29" W., 326.41 feet (calls S. 68° 12' 29" E., 326.41 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of the said Lot 16, Block 2 and being in the east right-of-way line of Lakeview Estates Drive as described in said plat of Cliffs at Lake Belton Phase I, Amended and being at the beginning of a curve to the left having a radius equals 50.02 feet (calls 50.00 feet), chord bearing equals N. 59° 33' 37" W., 98.88 feet (calls N. 59° 33' 42" W., 98.86 feet) for corner;
- 4) 141.90 feet along the arc of said curve to the left (calls 141.99 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of Lot 21, Block 1, said Cliffs at Lake Belton Phase I, Amended for corner;
- 5) N. 65° 22' 34" W., 165.05 feet (calls S. 65° 23' 36" E., 165.12 feet) to a 5/8" iron rod with cap stamped "ACS" found being the northwest corner of the said Lot 21, Block 1 and being at the beginning of a curve to the right having a radius equals 602.58 feet, chord bearing equals N. 35° 36' 54" E., 286.31 feet for corner;

THENCE departing the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following three (3) calls:

- 1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing 7.490 acres of land.

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

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Easements to Texas Power and Light Company recorded in Volume 807, Page 485, Volume 815, Page 180, Volume 816, Page 61, Volume 828, Page 380, Volume 896, Page 349, Volume 1327, Page 33 and Volume 2135, Page 656, Deed Records of Bell County, Texas.
2. Easement to Oncor Electric Delivery Company, LLC recorded under Document No. 2018-00006700, Real Property Records of Bell County, Texas.
3. The subject property contains an On-Site Sewage Facility and requires a continuous maintenance contract as evidenced by that certain "Affidavit to the Public" recorded under Document No. 2019-00015722, Real Property Records of Bell County, Texas. Affidavit to the Public regarding an On-Site Sewage Facility as recorded in Document No. 201802598, Official Public Records, Bastrop County, Texas.
4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

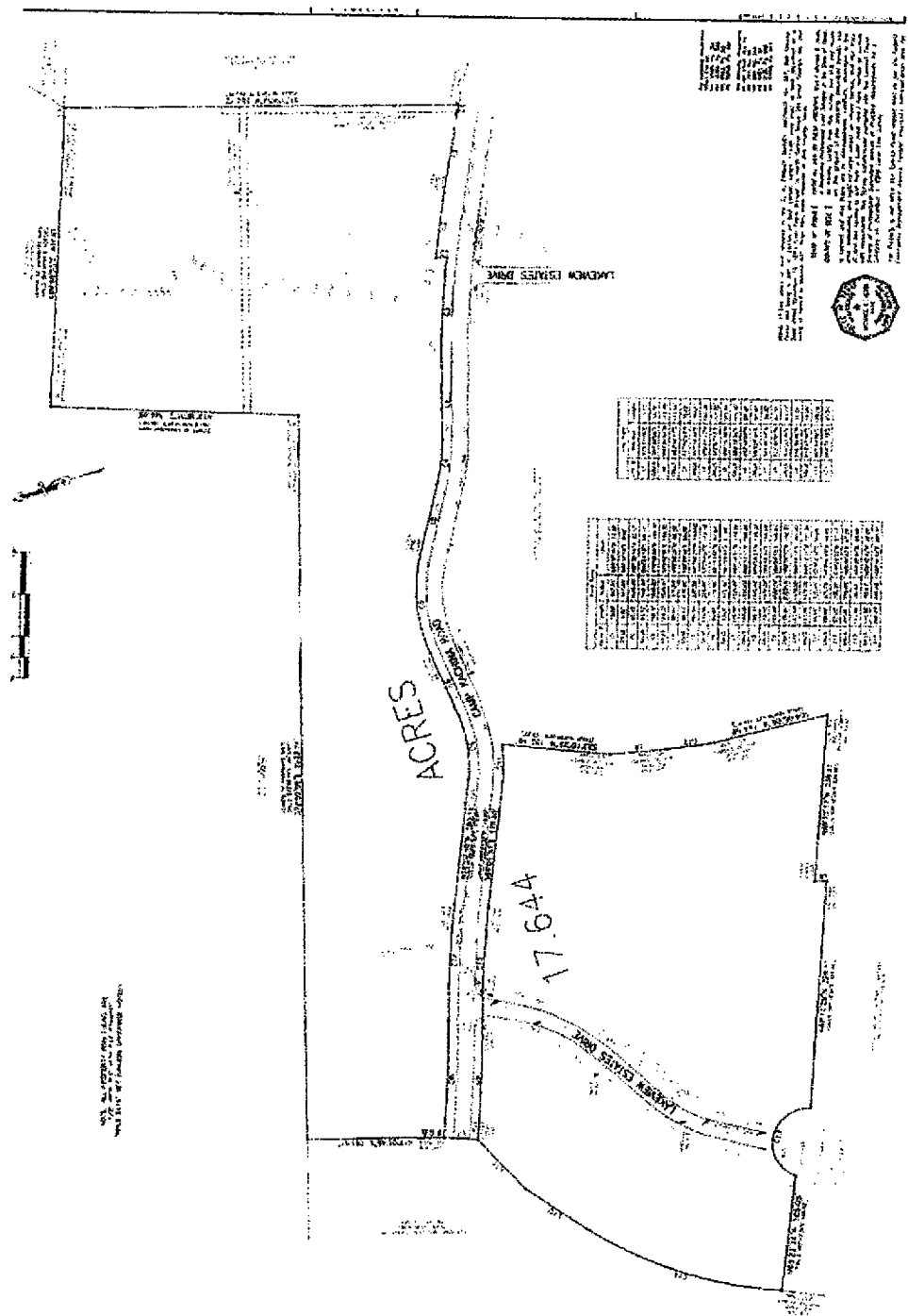
Exhibit "C"**Prohibited Uses**

The Property shall never be used for any of the following uses:

- (a) As a location for a manufactured home park or place where spaces are rented to persons upon which to locate a manufactured home (the term "manufactured home" includes without limitation house trailers and mobile homes);
- (b) a recreational vehicle park;
- (c) a hog farm;
- (d) a poultry farm;
- (e) a trash dump;
- (f) a place to store inoperable vehicles;
- (g) a place to use, generate, release, discharge, store or dispose of any Hazardous Materials. For the purposes hereof, "Hazardous Materials" shall refer to any substances, materials or wastes that are or become regulated as hazardous or toxic substances under any applicable local, state or federal law, regulation or order;
- (h) as a gravel pit, sand pit or rock pit; gravel, sand, rock and similar materials may not be mined on the Property; or
- (i) as a location for commercial communication tower or towers.

Item a.

EXHIBIT "D" Camp Kachina Road Depiction





Item a.

**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2022072265

As
DEED

Recorded On: December 06, 2022

Parties: GIRL SCOUTS OF CENTRAL TEXAS INC SII

To KACHINA DEVELOPMENT LLC

Comment:

Billable Pages: 11

Number of Pages: 12

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$45.00
Total Fees:	\$51.00

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

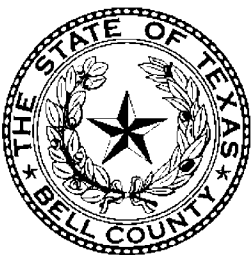
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022072265
Receipt Number: 319588
Recorded Date/Time: 12/06/2022 2:56:02 PM
User / Station: zbranead - BCCCD0642

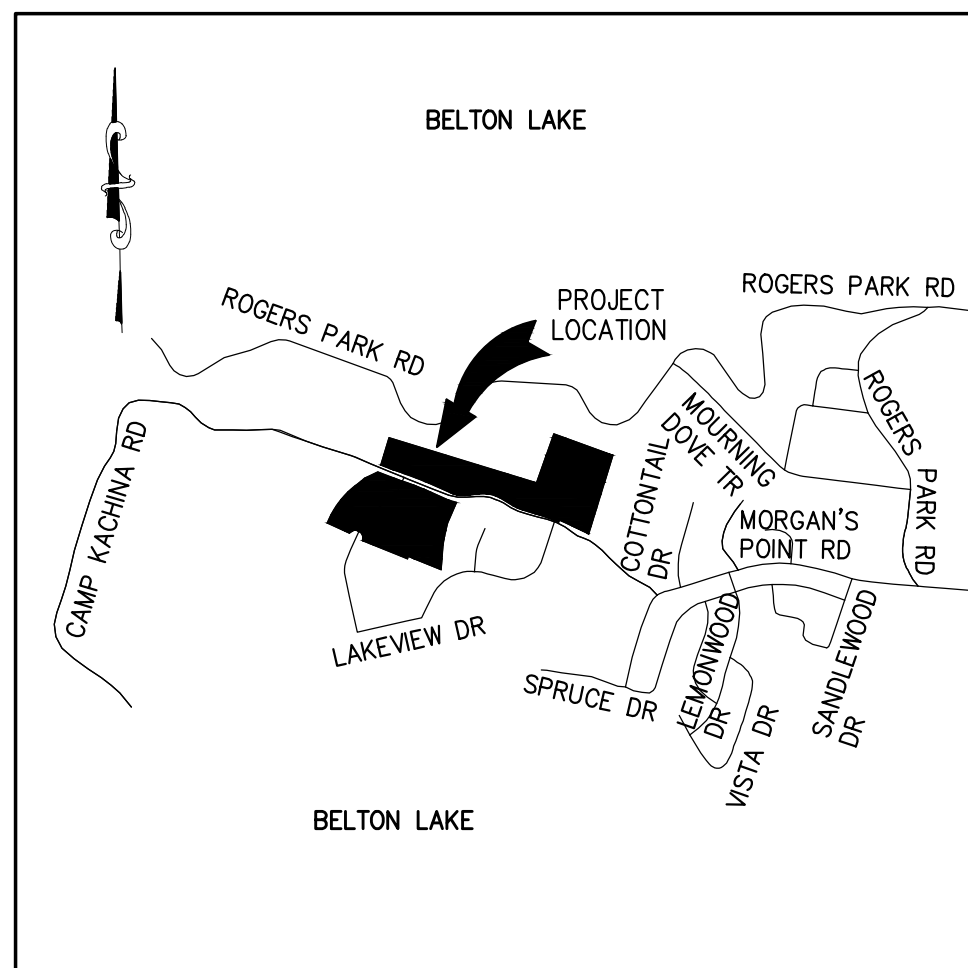
Record and Return To:

First Community Title, LLC



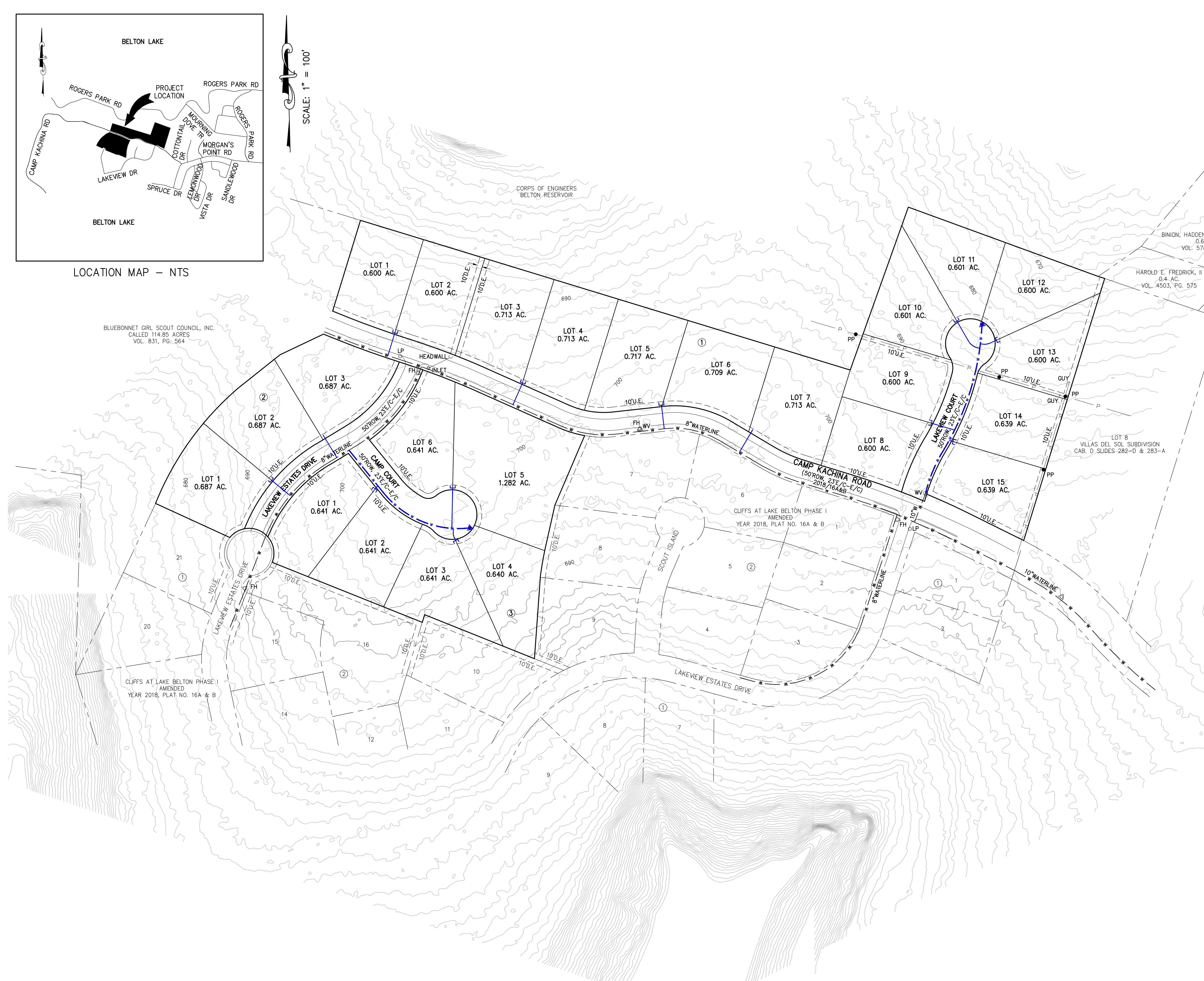
I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk



LOCATION MAP - NTS

SCALE: 1" = 100'



Know what's below.
Call before you dig.

GENERAL NOTES:

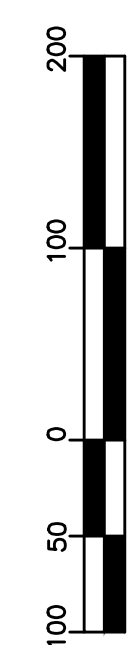
- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
- SITE TO BE LEFT IN CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
- UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.
- NO PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE TO SERVE THIS SUBDIVISION. APPROVAL BY THE BELL COUNTY HEALTH DEPARTMENT IS REQUIRED FOR THE USE OF INDIVIDUAL SEPTIC SYSTEMS.
- BELL COUNTY REQUESTS A COPY OF NOI (NOTICE OF INTENT) AND CSN (CONSTRUCTION SITE NOTICE) PRIOR TO CONSTRUCTION.
- BELL COUNTY REQUESTS A COPY OF NOT (NOTICE OF TERMINATION) UPON COMPLETION OF CONSTRUCTION.
- ALL BENDS AND FITTINGS TO BE CONNECTED DIRECTLY TO FOSTER ADAPTER.
- CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
- WATER SERVICE PROVIDED BY: CITY OF MORGAN'S POINT RESORT.
- SEWER SERVICE PROVIDED BY: SEPTIC.
- STRATEGIC MAPPING PROGRAM (STRATMAP). BELL, BURNET & MCLENNAN COUNTIES LIDAR, 2011-01-01. WEB. 2022-01-10.

LEGEND

— W —	— W —	— W —	EXISTING WATERLINE
— W —	△	— W —	EXISTING FIRE HYDRANT
— W —	— W —	— W —	PROPOSED 6" WATERLINE
— W —	↑	— W —	PROPOSED FIRE HYDRANT
— W —	U	— W —	PROPOSED DOUBLE WATER SERVICE
— W —	↓	— W —	PROPOSED SINGLE WATER SERVICE
— P —	— P —	— P —	OVERHEAD POWER-LINE
●			SERVICE POLE (PP)
○			WATER VALVE (WV)
—			GUY WIRE (GUY)
○			LIGHT POLE (LP)

UTILITY PLAN OF:
CLIFFS AT LAKE BELTON PHASE II

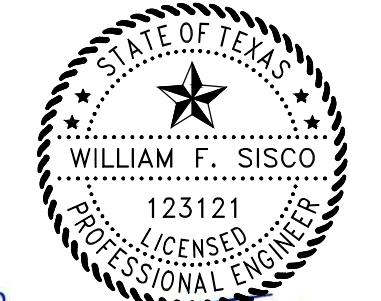
24 LOTS, 3 BLOCKS
17.644 ACRES
BEING A PART OF THE G.C. FRAILEY SURVEY
ABSTRACT NO. 327
A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT
BELL COUNTY, TEXAS



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

PREPARED FOR:
KACHINA DEVELOPMENT, LLC
4425 S. MOPAC EXPY STE 100
AUSTIN, TEXAS 78755

12-16-2022



REVISIONS

DATE	DESCRIPTION	DFTR

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

21-518
DRAWING NUMBER:
21518-D

PAGE #
02

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TURLEY
ENGINEERING & SURVEYING

TURLEY ASSOCIATES, INC.
301 N. 3RD ST.
TEMPLE, TEXAS 76501

WWW.TURLEY-INC.COM
254-773-2400

ENGINEERING FIRM NO. 1668
SURVEY FIRM NO. 10056000

ajackson

From: Jesse Measles <Jesse.Measles@mprtx.us>
Sent: Friday, June 4, 2021 4:09 PM
To: Dalton Rice; ajackson
Cc: Meagan Buckley; Will Sisco; Katrice Jackson
Subject: RE: Cliffs at Lake Belton Phase II

Good afternoon Anita,

Yes, the City of Morgan's Point Resort has the water to provide for the Cliffs at Lake Belton Phase II. Our city made improvements to the distribution system to supply both phases I and II in 2017.



Jesse Measles
 Director Of Utilities
 City of Morgans Point Resort Tx.
 254-534-2405 Cell
 254-742-3272 Office

From: Dalton Rice <citymanager@mprtx.us>
Sent: Friday, June 4, 2021 1:06 PM
To: ajackson <ajackson@turley-inc.com>
Cc: Meagan Buckley <mbuckley@turley-inc.com>; Will Sisco <WSisco@turley-inc.com>; Katrice Jackson <Katrice.Jackson@mprtx.us>; Jesse Measles <Jesse.Measles@mprtx.us>
Subject: RE: Cliffs at Lake Belton Phase II

Good afternoon Anita,

I hope you are doing well. I've included our Office Manager and Utility Director for input.

Do you know if this phase was going to be annexed into the City? I'm relatively new to this position and trying to get caught up on previous projects.

Best Regards,

Dalton Rice, CPM
 City Manager
 Morgan's Point Resort
 Office: 254.742.3205

Cell: 254.346.4101
citymanager@mrtx.us

Item a.



From: ajackson [<mailto:ajackson@turley-inc.com>]
Sent: Friday, June 4, 2021 9:18 AM
To: Dalton Rice <citymanager@mptx.us>
Cc: Meagan Buckley <mbuckley@turley-inc.com>; Will Sisco <WSisco@turley-inc.com>
Subject: Cliffs at Lake Belton Phase II

Good Morning,

We are working on Phase II of Cliffs at Lake Belton located in Bell County with MPRC water. I have attached the Phase I utility plan and a sketch of phase II for your reference.

The Bell County engineer requires a letter of confirmation that MPRC has adequate water availability. Can you provide a letter that confirms this for Cliffs at Lake Belton Phase II?

Please let me know if you have any questions.

Thank you,

Anita Jackson
254-773-2400 ext.213

TURLEY ASSOCIATES, INC.

301 North 3rd Street
Temple, Texas 76501



Every drop counts!

Clearwater Underground Water Conservation District

P.O. Box 1989, Belton, Texas 76513
Phone: 254/933-0120 Fax: 254/933-8396
www.cuwcd.org

Item a.

Leland Gersbach, President
R. David Cole, Vice President
C. Gary Young, Secretary
Jody Williams
Scott A. Brooks

Memo No Signature Needed

To: Anita Jackson ajackson@turley-inc.com

Corey Dawson

Digitally signed by Corey Dawson
Date: 2022.01.10 15:47:46 -06'00'

From: Corey Dawson cdawson@cuwcd.org
Field Technician

CC: Dirk Aaron daaron@cuwcd.org
Bryan Neaves bryan.neaves@bellcounty.texas.gov
Malcolm Miller malcolm.miller@bellcounty.texas.gov

Date: 1/10/2022

Re: Proposed Cliffs at Lake Belton Phase II Subdivision

Clearwater UWCD (CUWCD) has completed a desktop geodatabase investigation and records review for groundwater wells per your request. The Bell CAD property reviewed was PID #10873 (83.38 acres), based on the proposed subdivision known as the Cliffs at Lake Belton Phase II Subdivision.

Item 1: Database review and site visit (10 JAN 22) determined no wells exist on the proposed subdivision known as the Cliffs at Lake Belton Phase II Subdivision.

Item 2: Once the subdivision replat is approved and subdivided as requested, future drilling of groundwater production wells will not be possible, as all tracts will be smaller than 2 acres.

Item 3: The proposed subdivision lies in the City of Morgan’s Point Resort’s CCN #11309, thus public water supply to the proposed subdivision is solely the responsibility of the City of Morgan’s Point Resort.

Item 4: CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff, and thus requires no signature block.

1] Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36; the District’s enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill); and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999.



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