



**PLANNING & ZONING COMMISSION**  
**Tuesday, February 28, 2023, 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**

**Announcements and Citizens Comments**

**Presentations**

PUBLIC HEARING - PRELIMINARY PLAT - THE CLIFFS AT LAKE BELTON (PHASE II)

PUBLIC HEARING- ANNEXATION & ZONING - THE CLIFFS AT LAKE BELTON (PHASE II)

**1. Approval of Minutes**

- a.** Discuss and Consider approval of minutes for January 24 2023

**2. Regular Agenda**

- a.** Discuss and Consider Reappointment of a P&Z Member to another term.
- b.** Discuss and Consider - Preliminary Plat- The Cliffs at Lake Belton (Phase II)
- c.** Discuss and Consider - Annexation & Zoning - The Cliffs at Lake Belton (Phase II)
- d.** Discuss and Consider changes to existing garbage ordinance
- e.** Discuss and Consider Estate Residential Zoning
- f.** Discuss and Consider Setback Line Regulations
- g.** Discuss and Consider addition of Sign Ordinance

**3. MPR Master Plan Update**

**4. Items for Future Agendas**

**5. Adjournment**

I certify that a copy of the February 28, 2023 agenda of items to be considered by the Morgan's Point Resort Planning & Zoning Committee was posted and could be seen on the City Hall bulletin board on the February 22, 2023 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

Ophelia Rodriguez, City Secretary



**PLANNING & ZONING COMMISSION**  
**Tuesday, January 24, 2023, 6:00 PM**  
**MINUTES**

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

*Members present:* Chairperson Cooley, Commission members Eric Seeliger, Louis Guillaud, Roxanne Stryker, Ken Hobbs, Nathan Kruetter and Thomas Westmoreland

**Announcements and Citizens Comments** - None

**1. Approval of Minutes**

- a. Consider approval of November 29, 2022 Minutes  
 Motion to approve minutes as written was made by Commission member Thomas Westmoreland and  
 Seconded by Ken Hobbs. Vote was 6 Yea to 0 Nays

**2. Old Business**

City Manager Rice introduced, Connie Quinto with CTCOG (Central Texas Council of Government). The plan is for Ms. Quinto to assist/guide the Planning & Zoning Commission with various areas, in research of ordinances that compare other cities with MPR, subdivision plats, zoning of newly annexed areas, rules and regulations to process to plat and subdivide property, to include agenda/meeting development.

- a. Discuss and Consider proposed changes to existing garbage ordinance – no action
- b. Discuss and Consider accessory buildings in regards Estate Residential - no
- c. Discuss property setback lines regulation – no action
- d. 2 N Buccaneer - Mark Magnan- A brief discussion. Owner was unable to attend. This item was tabled to next meeting.
- e. Workshop- City Manager and members discussed various aspects of the above-mentioned items. City Manager Rice asked that any feedback recommendations be given to Chairperson Cooley, or City staff. There was no action taken.

**3. New Business**

- a. Discuss and Consider Subdivision annexation "the Cliffs at Lake Belton  
 After review and discussion of preliminary plat application with supporting documents, Commission member Nathan Kruetter made the motion to recommend moving forward to City Council, with Commission member Louis Guillaud making the second motion. Vote was 6 Yea to 0 Nays.

**4. MPR Master Plan Update-** Survey has been completed. There were 543 responses. Survey will be tabulated by Collier Engineer.

**5. Agenda Discussion**

**6. Adjournment-** Commission member Eric Seeliger made the motion to adjourn meeting and seconded by Ken Hobbs. **Meeting adjourned at 7:35PM**

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Rebecca Cooley, Chairperson  
City of Morgan's Point Resort, Texas

ATTEST:

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Ophelia Rodriguez, City Secretary  
City of Morgan's Point Resort, Texas

# 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:

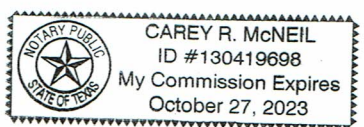
I will represent the application myself.

\_\_\_\_\_ 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 8<sup>th</sup> day of December, 20 22  
Carey R. McNeil My Commission Expires: 10.27.23



Staff Only – Do Not Fill Out Below

Date Submitted: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
 Received By: \_\_\_\_\_ Case #: \_\_\_\_\_  
 City Manager Reviewed: \_\_\_\_\_

**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. 3<sup>rd</sup> 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 b.

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](mailto: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](mailto:cdawson@cuwcd.org)  
Field Technician

CC: Dirk Aaron [daaron@cuwcd.org](mailto:daaron@cuwcd.org)  
Bryan Neaves [bryan.neaves@bellcounty.texas.gov](mailto:bryan.neaves@bellcounty.texas.gov)  
Malcolm Miller [malcolm.miller@bellcounty.texas.gov](mailto: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, 71<sup>st</sup> Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77<sup>th</sup> Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81<sup>st</sup> Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84<sup>th</sup> 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.





2| 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, 71<sup>st</sup> Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77<sup>th</sup> Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81<sup>st</sup> Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84<sup>th</sup> 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.

**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  
C# 22002100

Item b.

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 b.

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.

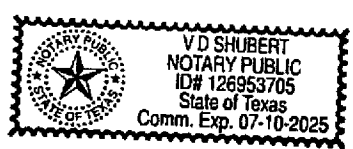
By: [Signature]  
Name: Paula Bookidis  
Title: CEO

STATE OF TEXAS §  
  §  
COUNTY OF Travis §

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

[Signature]  
Notary Public

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



Item b.

**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 b.

- 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 b.

- 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.

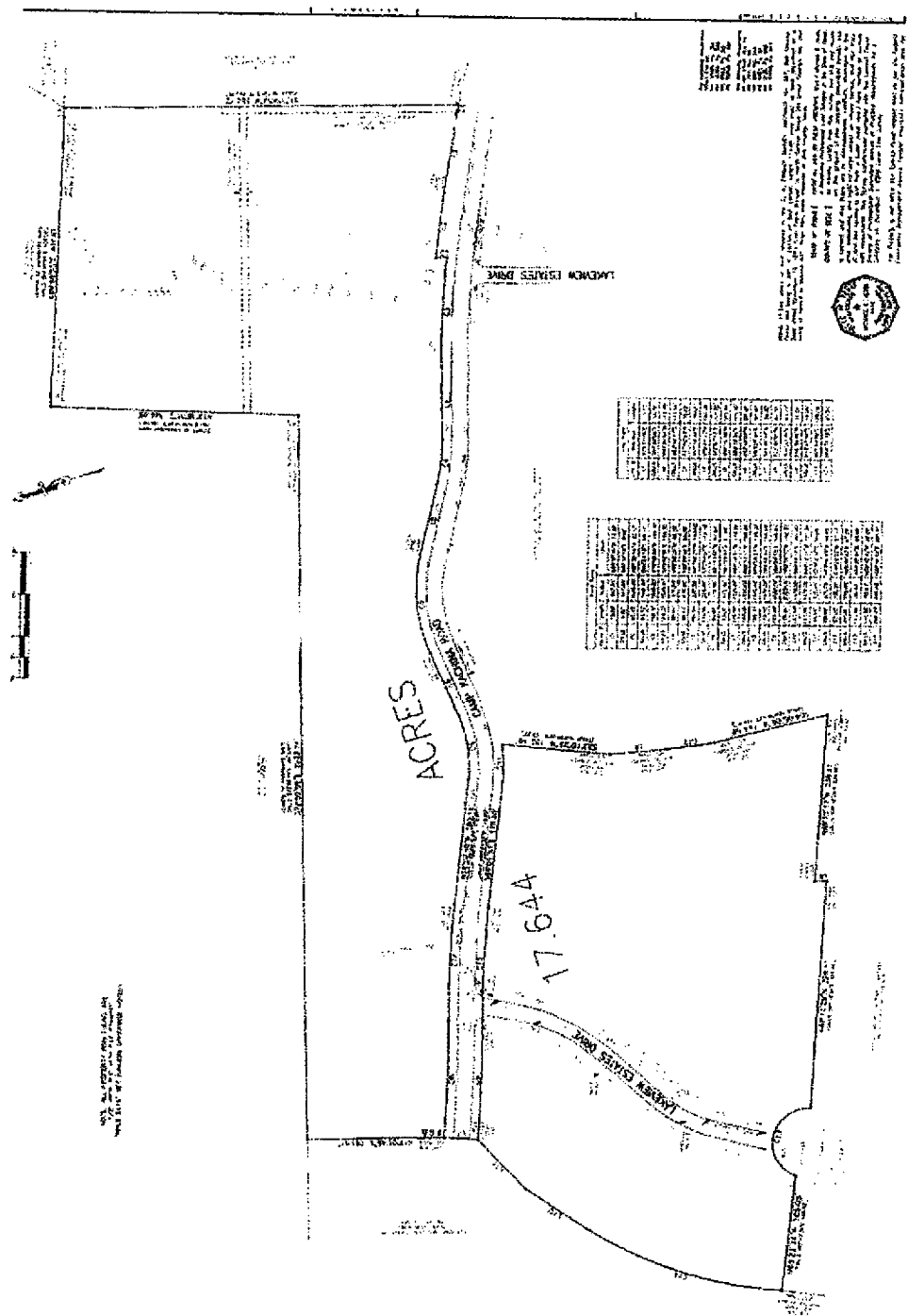
**Exhibit "C"****Prohibited Uses**

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 b.

### EXHIBIT "D" Camp Kachina Road Depiction





Item b.

**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
<b>Total Fees:</b>	<b>\$51.00</b>

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

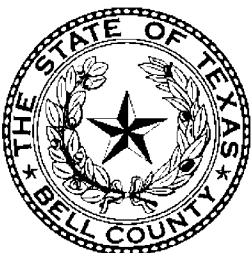
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

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

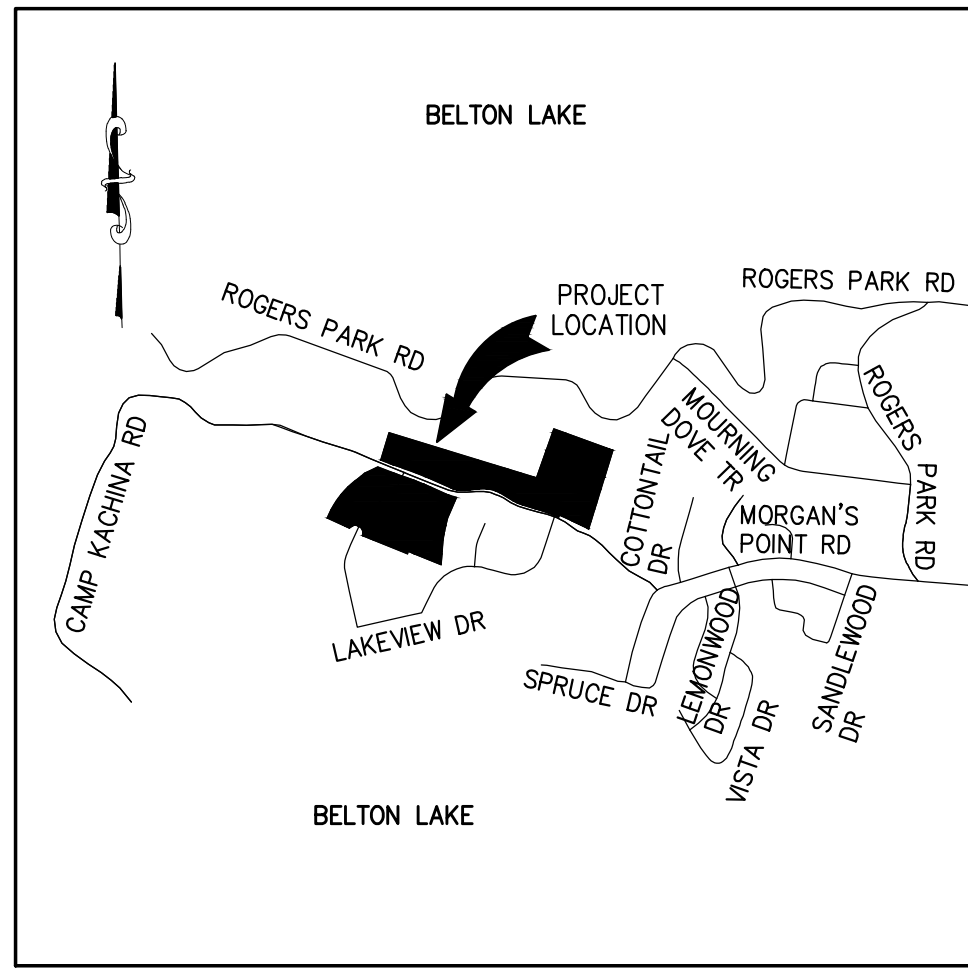
**Record and Return To:**

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

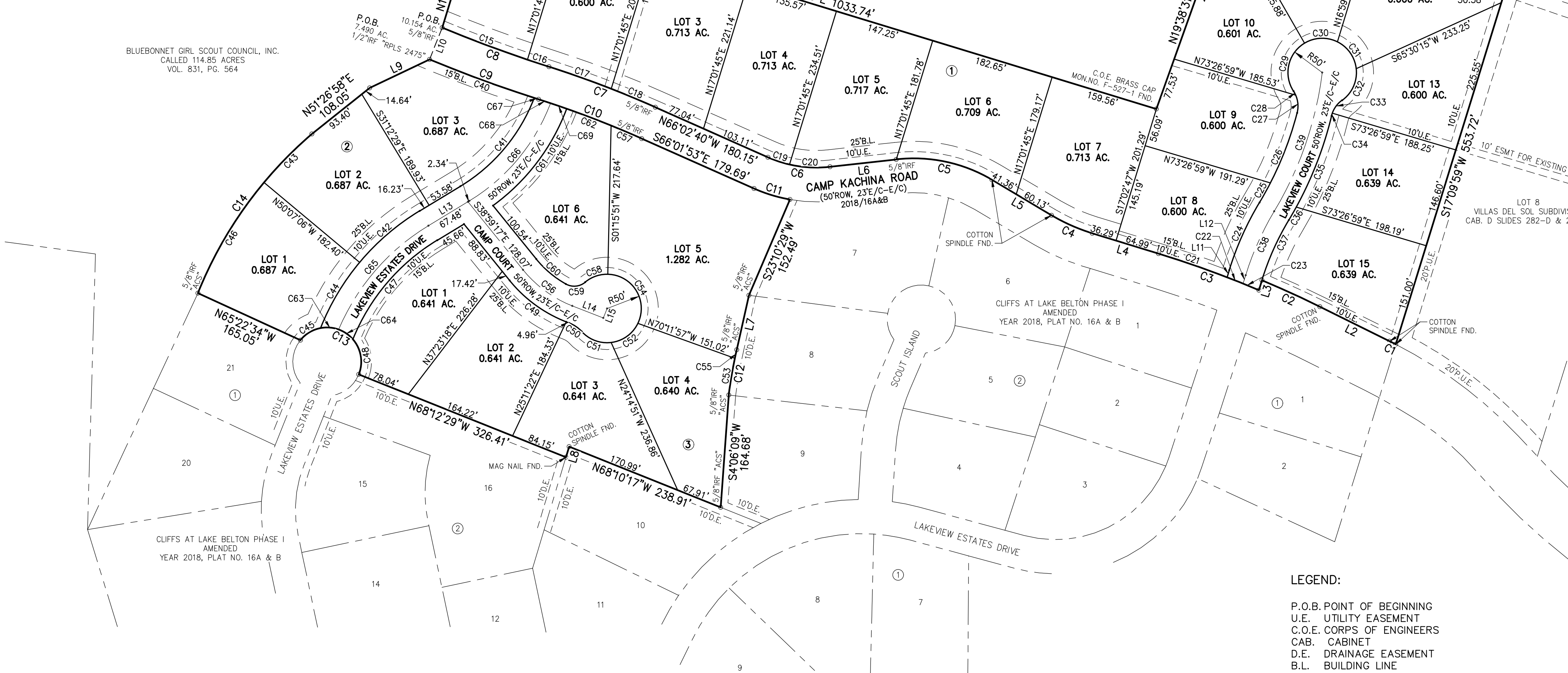


LOCATION MAP - NTS

BLUEBONNET GIRL SCOUT COUNCIL, INC. CALLED 114.85 ACRES VOL. 631, PG. 564

CORPS OF ENGINEERS BELTON RESERVOIR

Line Table with columns: Line #, Direction, Length. Lists lines L1 through L15 with their respective bearings and lengths.



Curve Table with columns: Curve #, Length, Radius, Delta, Chord. Lists curves C1 through C20.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord. Lists curves C21 through C40.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord. Lists curves C41 through C60.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord. Lists curves C61 through C69.

SETBACKS:

- List of setbacks: 25' FRONT BUILDING LINE, 10' SIDE BUILDING LINE, 10' REAR BUILDING LINE, 15' SIDE STREET BUILDING LINE.

LEGEND:

- List of symbols and abbreviations: P.O.B. POINT OF BEGINNING, U.E. UTILITY EASEMENT, C.O.E. CORPS OF ENGINEERS, CAB. CABINET, etc.

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

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

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

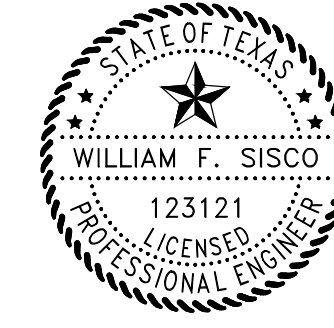
SEWER PROVIDED BY OSSF.

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

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

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

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



STATE OF TEXAS COUNTY OF BELL

KACHINA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022072265, DEED RECORDS OF BELL COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON.

KACHINA DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY

BILL GURASICH PRESIDENT AND GENERAL MANAGER

STATE OF TEXAS COUNTY OF BELL

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

NOTARY PUBLIC

I, \_\_\_\_\_, CITY MANAGER FOR THE CITY OF MORGAN'S POINT RESORT, TEXAS DO HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF BELL

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

NOTARY PUBLIC

AFFIDAVIT

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER.

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

RECORDATION

FILED FOR RECORD THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

STATE OF TEXAS COUNTY OF BELL

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

Signature and date: 12-16-2022, WILLIAM F. SISCO, PE NO.

STATE OF TEXAS COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

Signature and date: 12-16-2022, MICHAEL E. ALVIS R.P.L.S., No. 5402

PRELIMINARY PLAT OF:

CLIFFS AT LAKE BELTON PHASE II

24 LOTS, 3 BLOCKS 17.644 ACRES

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

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

TURLEY ASSOCIATES, INC. logo and contact information: 301 N. 3rd St. Temple, Texas 76501. Tel: 254-773-2400, www.turley-inc.com.

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CLIFFS AT LAKE BELTON PHASE II. A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS. PREPARED FOR: KACHINA DEVELOPMENT, LLC 4425 S MOPAC EXPY STE 100 AUSTIN, TEXAS 78735

REVISIONS table with columns: DATE, DESCRIPTION, DFTR.

DRAFTSMAN: AMJ DATE: 1.7.2022 COMPUTER FILE NAME: 21-518 FINAL PLAT REFERENCE DRAWING NUMBERS: 21-518 DRAWING NUMBER: 21518-D PAGE # 01



**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)

<b>Example:</b>	3 Bedroom home	<2501 sq. ft.	360 gpd Treatment Unit
	4 Bedroom home	<3501 sq. ft.	480 gpd Treatment Unit
	5 Bedroom home	<4501 sq. ft.	600 gpd Treatment Unit

**Surface Application:** A TCEQ Approved Class I Aerobic treatment plant

<b>Example:</b>	2-3 Bedroom home	<2500 square feet - 3750 square feet disposal
	3-4 Bedroom home	<3500 square feet - 4688 square feet disposal
	5 Bedroom home	<4500 square feet - 5625 square feet disposal

**Drip Irrigation:**

<b>Example:</b>	3 Bedroom home	<2,500 square feet – 2400 square feet disposal
	4 Bedroom home	<3,500 square feet – 3000 square feet disposal
	5 Bedroom home	<4,500 square feet – 3600 square feet disposal

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,



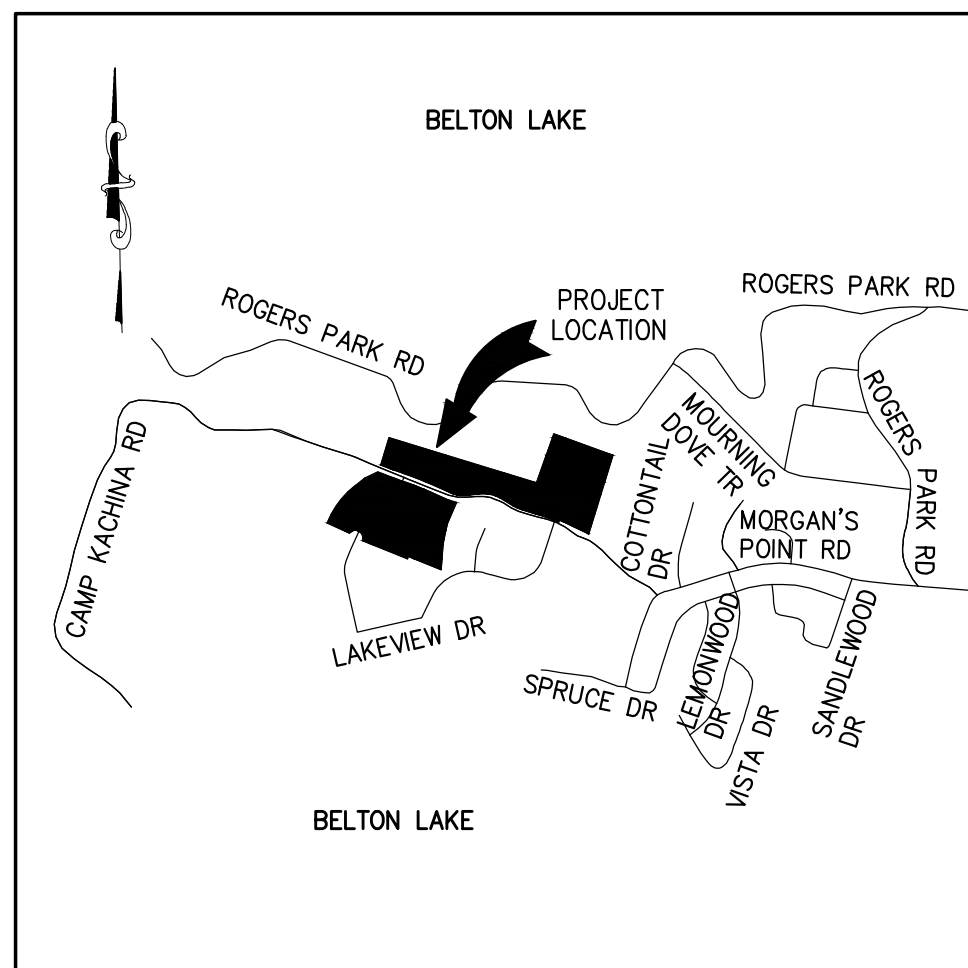
SARAH LITTLE, R.S.  
On-Site Wastewater Division

---

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

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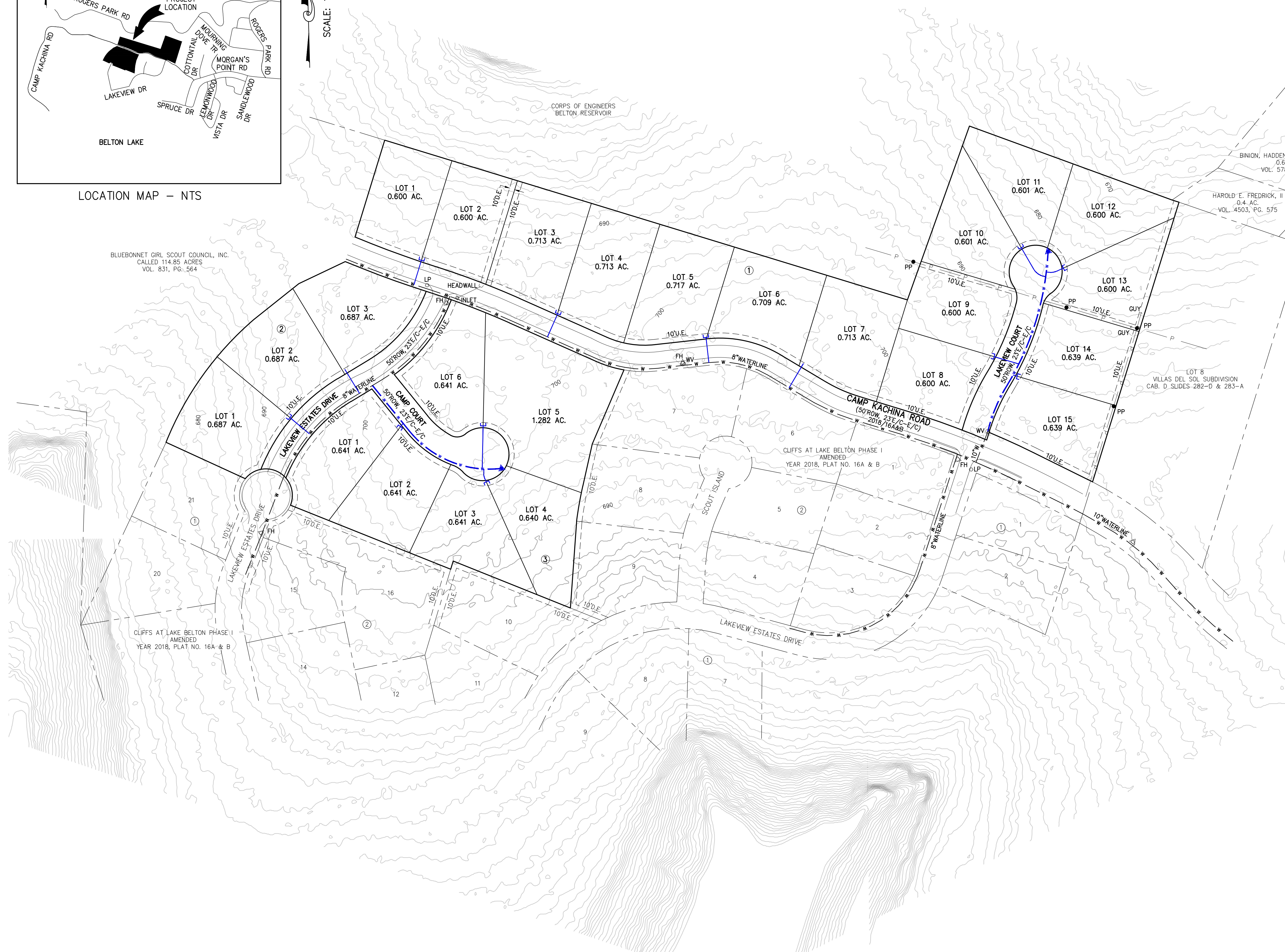


LOCATION MAP - NTS

SCALE: 1" = 100'



Know what's below.  
Call before you dig.



GENERAL NOTES:

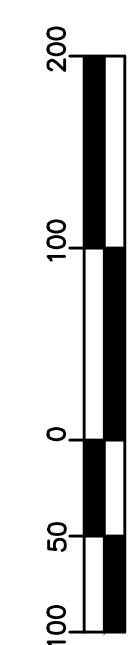
- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
- SITE TO BE LEFT IN CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING 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 — W —	EXISTING FIRE HYDRANT
— W — W — W —	PROPOSED 6" WATERLINE
— W — W — W —	PROPOSED FIRE HYDRANT
— W — W — W —	PROPOSED DOUBLE WATER SERVICE
— W — 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

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

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:

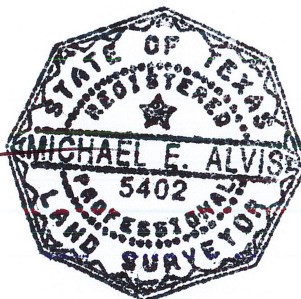
- 1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing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



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

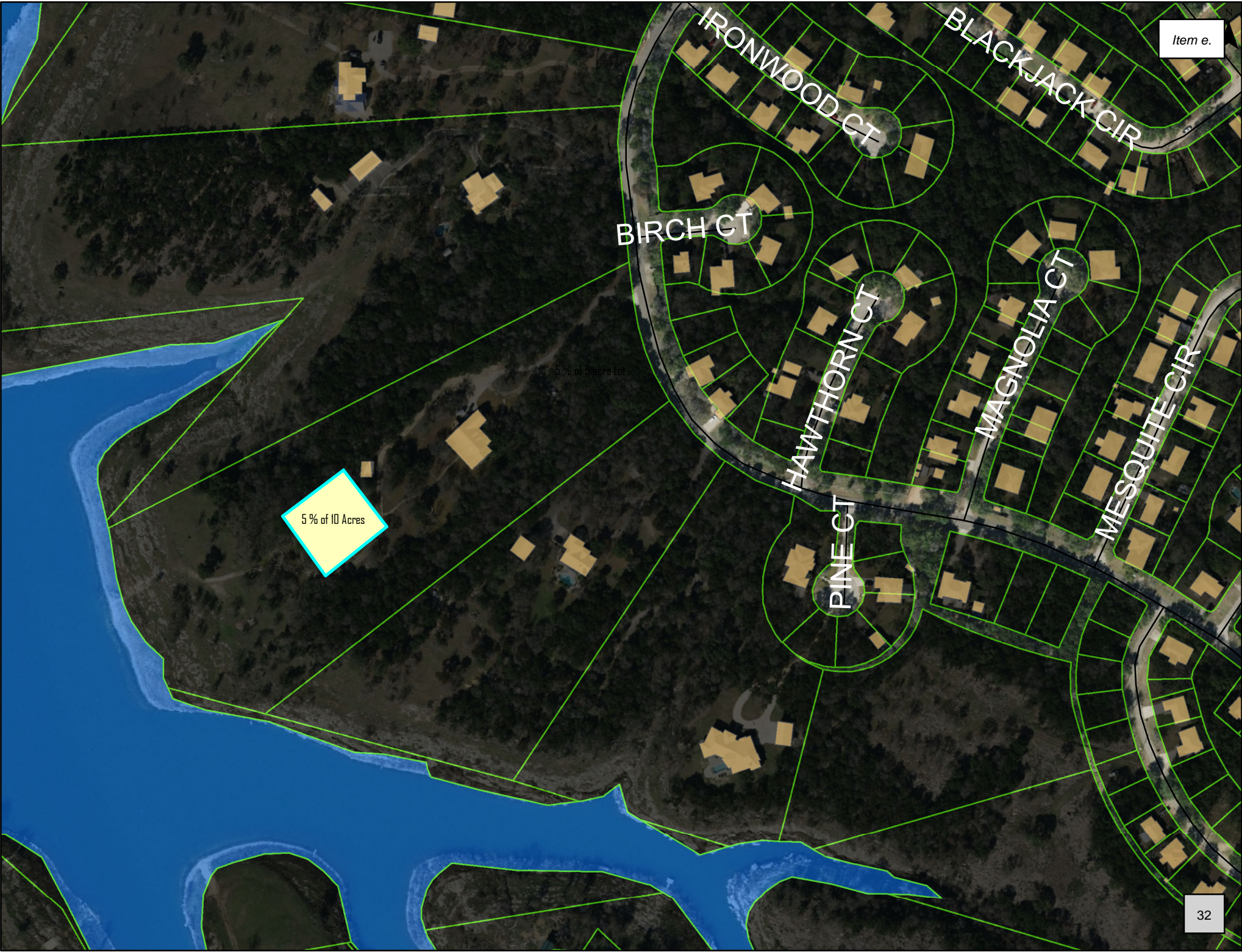
WRANGLER DR

5 % of 2 Acres

5% of 5 acre Lot

BRANDING IRON DR

CEDAR TRAILS DR



5 % of 10 Acres

5 % of 5-acre Lot



## PROPOSED CHANGE

## Chapter 14 ZONING

## SECTION 3 DEFINITIONS

**ADD:**

***Estate Residential:*** Properties in the City of Morgan's Point Resort that are two (2) or more acres and have been rezoned as Estate Residential. (just a start)

## SECTION 18 ACCESSORY BUILDING AND USE REQUIREMENTS

## 18.1 GENERAL

A. An accessory building shall not be used for commercial purposes and shall not be rented in districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH).

B. An accessory building may be constructed or placed on the building site only after a Building Permit has been issued by the City and the main building has been issued a Certificate of Occupancy or the accessory building is built concurrently with the main building.

C. A maximum of two (2) accessory buildings per building site will be permitted.

**D.** A maximum of four (4) accessory buildings per building site will be permitted on properties that are zoned Estate Residential.

E. Lots contained within a building site shall not be sold separately.

F. Lot(s) on which accessory building is located may be sold separately if all accessory buildings are removed from lots other than the lot containing the main building prior to sale.

G. No accessory building shall be sublet.

H. One additional accessory building used exclusively as a pumphouse is permitted on each building site.

H. The placement and use of a construction trailer shall be allowed on any building site. Construction trailers shall not be used as temporary or permanent sleeping rooms and must be removed within 10 days of the issuance of a Certificate of Occupancy for the main building.

## 18.2 SIZE, HEIGHT AND PLACEMENT REGULATIONS FOR ACCESSORY BUILDINGS

- A. An accessory building must be built or placed to the rear of the minimum required front setback line or at the front face of the main building, whichever is farthest from the front property line.
- B. An accessory building must not be built or placed closer than three feet (3') from the side and rear property lines. An accessory building may not be built or placed in a utility easement.
- C. The maximum height of an accessory building shall not exceed twenty feet (20').
- D. The permitted accessory building(s) must comply with all city, county, and state codes and regulations.
- E. One private parking garage erected on the main building's building site, attached to or detached from the main building, will not be considered an accessory building if it conforms to the main building in style, construction and roofing and facing materials.
- F. One carport may be erected on the driveway of the main building's building site. The carport may be erected beyond the front face of the main building and must comply with the area regulation setbacks.
- G. The total floor space of all permitted accessory buildings may not exceed whichever is less than 1500 square feet or 5% of the total square footage of the building site. All building sites shall be allowed to construct accessory building(s) up to a total of 250 square feet regardless of the size.
- H. The total floor space of all permitted accessory buildings on properties zoned Estate Residential may not exceed 5% of the total square footage of the building site. No building on the building site shall exceed the overall square footage of the lower floor of the main building.

### 18.3 NONRESIDENTIAL ACCESSORY BUILDINGS

- A. The size and height of nonresidential accessory buildings shall be commensurate with the use of the main building.

Item f.

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

Section	Minimum Square Feet Excluding Porches, Garages, Carports, etc.	Front Setback	Side Setback	Rear Setback
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

Item f.