

# Final Plat of NORTH LAKE ESTATES

A SUBDIVISION IN THE E. T. J. OF THE CITY OF  
MORGAN'S POINT RESORT, BELL COUNTY, TEXAS

SITUATED IN THE LUTHER SMITH SURVEY,  
ABSTRACT NO. 734, BELL COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BELL

WALL DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS NORTH LAKE ESTATES A SUBDIVISION IN BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE ALL STREETS (PUBLIC OR PRIVATE), ACCESS EASEMENTS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, PARKS, IF ANY, AND OTHER LAND DEDICATED FOR PUBLIC USE FOREVER SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION. TRACT A WILL BE DEDICATED AND MAINTAINED BY THE NORTH LAKE ESTATES HOMEOWNERS' ASSOCIATION.

LETTER OF COMPLIANCE

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WALL DEVELOPMENT, LLC  
BY: *Jesse C. Wall II*  
Jesse C. Wall II, President

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESSE C. WALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS PRESIDENT OF WALL DEVELOPMENT, LLC, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 21<sup>st</sup> DAY OF August 2018.

*David Bailey*  
NOTARY PUBLIC, STATE OF TEXAS

OWNERS' RESPONSIBILITIES

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR IMPROVED AND ANY UTILITIES NECESSARY TO BE LAYED OR IMPROVED IN CONNECTION WITH THIS PLAT IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND GOVERNED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE PATS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 21<sup>st</sup> DAY OF August 2018 BY THE BELL COUNTY COMMISSIONERS' COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, TEXAS.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF August 2018.

*Tanja Popovic*  
NOTARY PUBLIC, STATE OF TEXAS

BELL COUNTY  
PUBLIC HEALTH DISTRICT CERTIFICATE

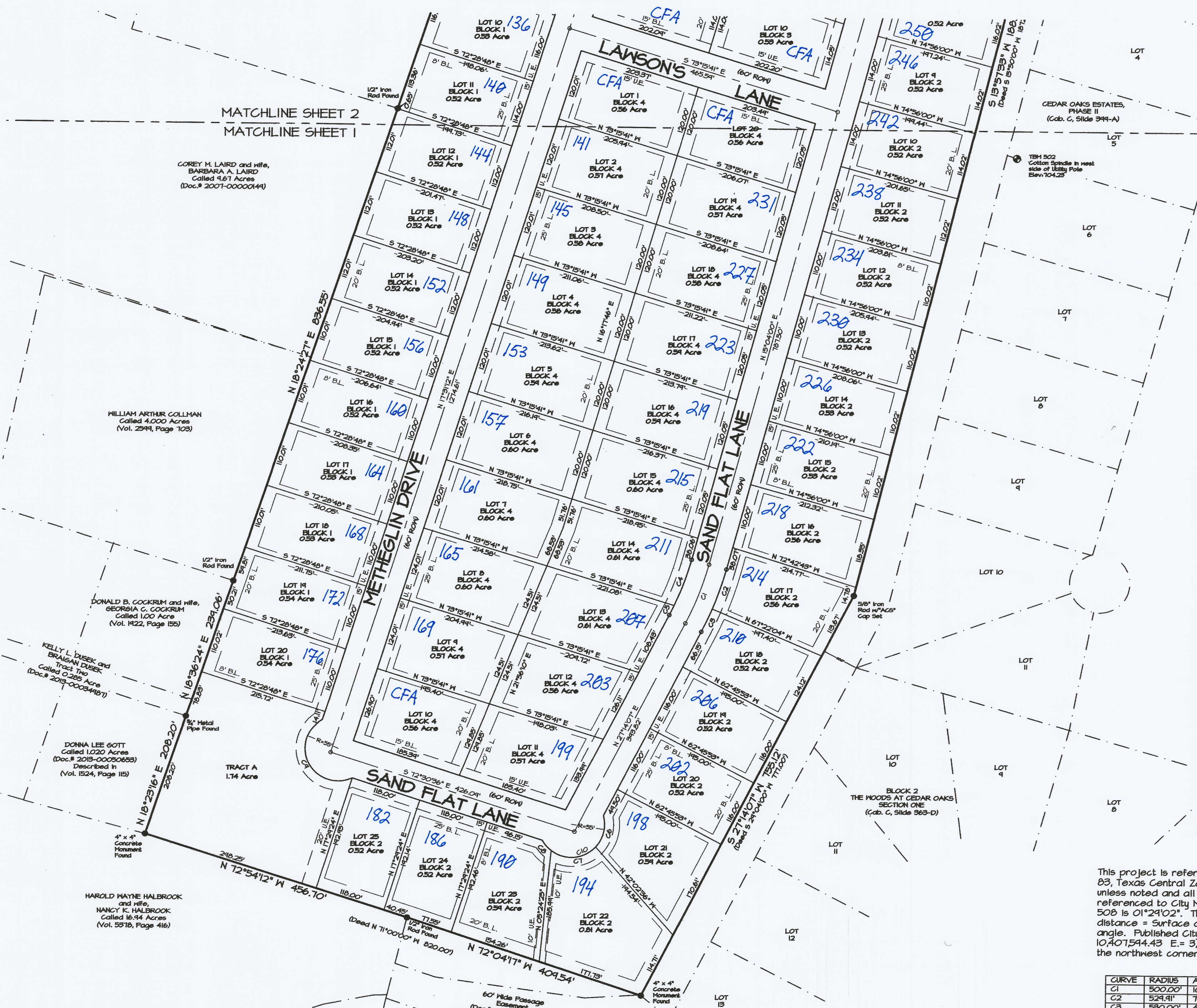
The Bell County Public Health District, the Licensing Authority for an on-site sewage disposal in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Bell County Board of Health.

Date: 8/15/18  
*Janet Wilcox* Sanitarian

I, CHARLES C. LUCKO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

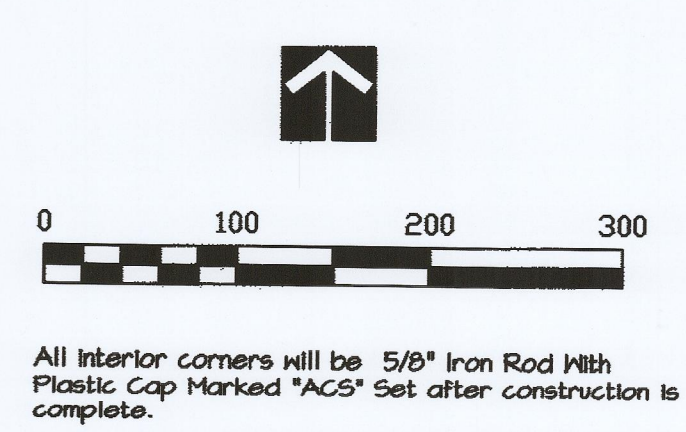
*Charles C. Lucko*  
CHARLES C. LUCKO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4636

DATE OF SURVEY: MARCH 16, 2017



OWNER:  
WALL DEVELOPMENT, LLC,  
8702 Adams Lane  
Temple, Texas, 76502

LOTS - EIGHTY-THREE (83)  
BLOCKS - FOUR (4)  
TRACTS - ONE (1)  
AREA - 54.83 ACRES



- NOTES:
- No Fences or structures can be built across or within the drainage easements shown on the plat.
  - Tract A will be dedicated and maintained by the North Lake Estates Homeowner's Association.

BLOCK	LOTS	# OF BARRELS X SIZE (IN) AND MATERIAL
1	1-5	1 X 18" CMP OR 1 X 18" RCP
1	6-12	2 X 18" CMP/RCP OR 1 X 24" CMP/RCP
1	13-20	2 X 24" CMP OR 2 X 21" RCP
2	1-6	1 X 21" CMP OR 1 X 18" RCP
2	7-11	2 X 18" CMP OR 2 X 18" RCP
2	12-15	2 X 21" CMP OR 2 X 21" RCP
2	16-21	2 X 24" CMP OR 2 X 24" RCP
2	22-25	2 X 24" RCP
3	1-6	1 X 18" CMP OR 1 X 18" RCP
3	7-4	1 X 21" CMP OR 1 X 18" RCP
3	10-12	1 X 21" CMP OR 1 X 21" RCP
3	13-18	1 X 18" CMP OR 1 X 18" RCP
4	1-5	1 X 24" CMP OR 1 X 24" RCP
4	6-15	2 X 24" CMP OR 2 X 21" RCP
4	16-20	2 X 21" CMP OR 2 X 21" RCP

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 50B. The theta angle at City Monument No. 50B is 01°21'02". The combined correction factor (CCF) is 0.349854. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 50B are N = 104071544.43 E = 3417331.23. Reference tie from City Monument No. 50B to the northwest corner of this 54.83 acre tract is 5°11'13.24" E 1503.94 feet.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	106.14'	105.94'	S 21°04'04" W	124°02'01"
C2	324.41'	103.91'	103.91'	N 16°52'15" E	7°30'24"
C3	320.00'	42.91'	42.91'	N 24°57'10" E	4°33'35"
C4	410.00'	82.20'	82.04'	N 20°04'58" E	10°01'14"
C5	410.00'	116.27'	116.27'	N 26°09'41" E	2°08'59"
C6	55.00'	36.31'	33.26'	N 81°33'31" E	30°35'48"
C7	55.00'	81.24'	74.04'	N 84°53'51" E	84°20'58"
C8	55.00'	22.65'	22.44'	S 40°51'54" E	23°35'36"
C9	55.00'	169.65'	169.65'	N 71°04'02" W	116°12'44"
C10	55.00'	160.25'	161.24'	S 61°21'46" N	166°50'11"

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 4802C0012E, effective date September 26, 2009, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that the tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

AFFIDAVIT:

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

DATED THIS 20<sup>th</sup> DAY OF August 2018 A.D.

BY: *Meagan From*  
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION:  
FILED FOR RECORD THIS 21<sup>st</sup> DAY OF August 2018.  
IN YEAR 2018 PLAT # 193448 PLAT RECORDS OF BELL COUNTY, TEXAS.  
DEDICATION INSTRUMENT NO. 2018-36209 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

Inst #2018-36209

Final Plat of  
**NORTH LAKE ESTATES**  
A SUBDIVISION IN THE E. T. J. OF THE  
CITY OF MORGAN'S POINT RESORT,  
BELL COUNTY, TEXAS

1505 South 21st Street  
Temple, Texas 76705  
254-770-2772  
254-774-4636  
Tx. Firm Lic. No. 10023600



Plot Date: 08-15-2018  
Survey completed: 08-16-2017  
Scale: 1" = 100'  
Job No.: 170284-2  
Dwg No.: 170284P  
Drawn by: MDH  
Surveyor: CCL #4636  
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