

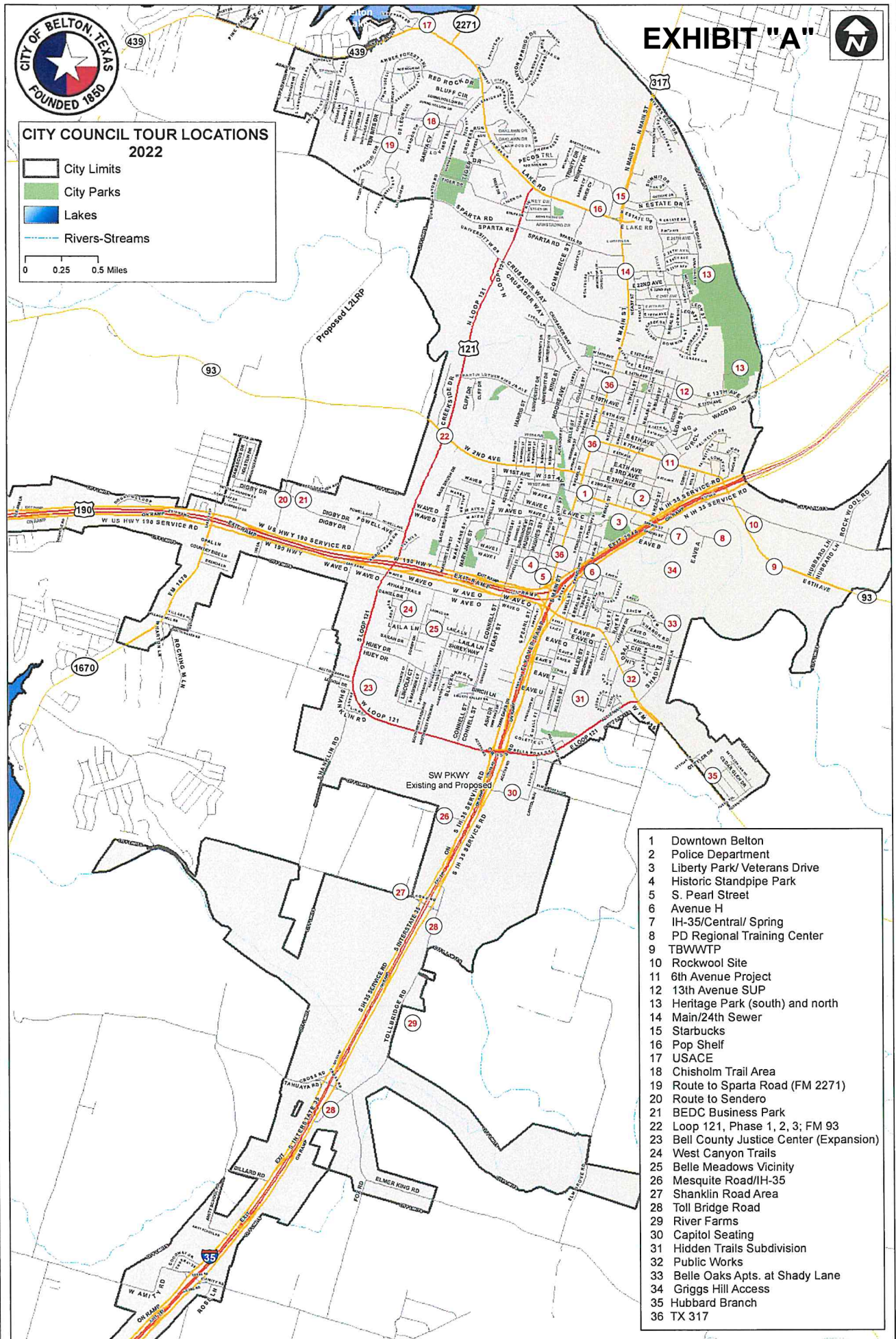


CITY COUNCIL TOUR LOCATIONS 2022

- City Limits
- City Parks
- Lakes
- Rivers-Streams

0 0.25 0.5 Miles

EXHIBIT "A"



- 1 Downtown Belton
- 2 Police Department
- 3 Liberty Park/ Veterans Drive
- 4 Historic Standpipe Park
- 5 S. Pearl Street
- 6 Avenue H
- 7 IH-35/Central/ Spring
- 8 PD Regional Training Center
- 9 TBWWTP
- 10 Rockwood Site
- 11 6th Avenue Project
- 12 13th Avenue SUP
- 13 Heritage Park (south) and north
- 14 Main/24th Sewer
- 15 Starbucks
- 16 Pop Shelf
- 17 USACE
- 18 Chisholm Trail Area
- 19 Route to Sparta Road (FM 2271)
- 20 Route to Sendero
- 21 BEDC Business Park
- 22 Loop 121, Phase 1, 2, 3; FM 93
- 23 Bell County Justice Center (Expansion)
- 24 West Canyon Trails
- 25 Belle Meadows Vicinity
- 26 Mesquite Road/IH-35
- 27 Shanklin Road Area
- 28 Toll Bridge Road
- 29 River Farms
- 30 Capitol Seating
- 31 Hidden Trails Subdivision
- 32 Public Works
- 33 Belle Oaks Apts. at Shady Lane
- 34 Griggs Hill Access
- 35 Hubbard Branch
- 36 TX 317

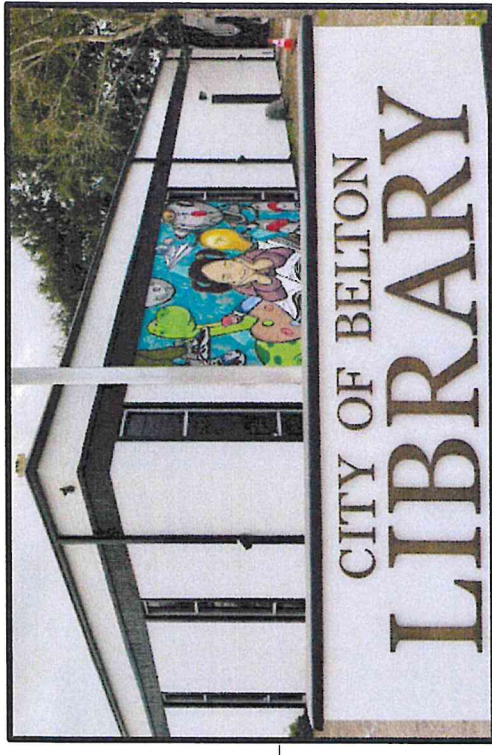
CITY COUNCIL TOUR

MAY 23, 2022

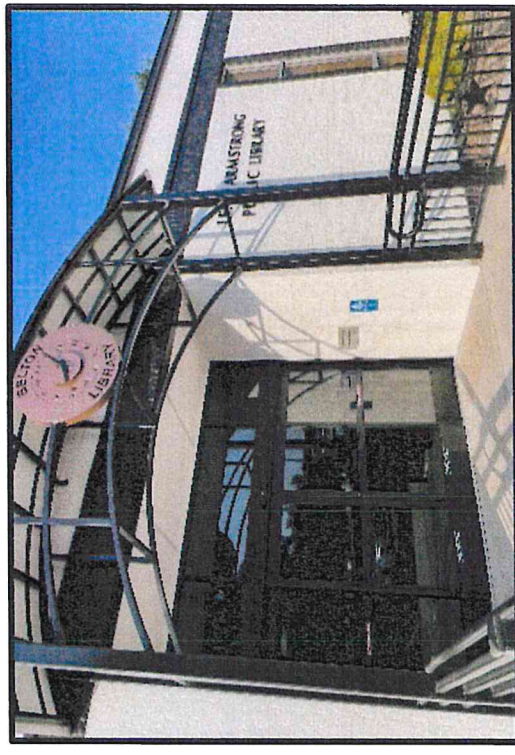
Map #	PLACE	DRIVE BY SITES	Page #	ROUTE
1	Downtown Belton	Library..... Depot..... County Building Arusha's Storage Building Central Avenue Rehabs - (Linneman/ Ringler) LB Visitor Sign @ Central/Penelope..... Farmers Market Relocation – BCTAD	3 4 5	Penelope, First, East Central, Birdwell
2	Police Department (Rest Stop)	Roof Parking Lot EOC		Birdwell, Central, IH-35 Frontage Rd.
3	Liberty Park/ Veterans Drive	Park Sign South Belton Shared Use Path (Section 5)... HOP Stop @ BCYC S. Main Coffee Shop Site Plan.....	6 7	Veteran's Dr., Avenue C to Main to I
4	Historic Standpipe Park	Standpipe Renovation Neighborhood Park		Avenue I, Hughes, Avenue J, Pearl
5	S. Pearl Street	Norman's		W. Main to IH-35 north frontage road
6	Avenue H	Grigg's Tract Access.....	8	IH-35, Avenue H, turnaround
7	IH-35/Central/ Spring	Central/Spring Street Relocation.....	9	IH-35 frontage north to Central; Spring Street
8	PD Regional Training Center (Rest Stop)	TBRSS Lift Station Force Main Replacement Range, Classrooms		IH-35 frontage north to FM 93 @ Taylor Valley Rd.
9	TBWWTP	Sewer Plant.....	10	FM 93 to concrete plant, turnaround
10	Rockwool Site	EDA Grant..... Regional Trail Alternatives	11	FM 93, 6 th
11	6 th Avenue Project	Water Line..... SUP TxDOT Maintenance (FM 93)	12	6 th Avenue, Beal north to 13 th Ave.
12	13 th Avenue SUP	Shared Use Path.....	13	13 th Avenue east to Park
13	Heritage Park (south) and north	13 th /Beal Heritage Park.....	14-15	22 nd in; 24 th out
14	Main/24 th Sewer	Christ the King Location		Main, River Fair
15	Starbucks	Proposed Restaurant.....	16	Theater parking lot
16	Pop Shelf	Retail development west of Aarons on FM 439.....	17	439 to USACE Parking Lot
17	USACE	Topics for Discussion: • Miller Springs • FM 2271 Study..... • BRA Pipeline • Lake Belton Overlook	18	439, Red Rock, Twin Ridge, Chisholm Trail Parkway
18	Chisholm Trail Area	FM 2271 Route Hightower Location Elevated Storage Tank.....	19	Note Crossings

Map #	PLACE	DRIVE BY SITES	Page #	ROUTE
19	Route to Sparta Rd. (FM 2271)	Lack of north-south road		Longfellow, Chisholm Trail, Twin Ridge, Yturria, Mystic Mountain, Sparta
20	Route to Sendero	FM 2271 Wheat Road		Wheat Road, Digby Drive
21	BEDC Business Park	Business Park Development..... Proposed Sewer/Water - IH-14/FM 1670.... Avenue D Extension..... Bell County Site Sanderford Office	20 21-22 23	Digby Drive, Powell, Loop 121, Avenue D
22	Loop 121, Phase 1, 2, 3; FM 93	Discuss Loop Phasing and FM 93 (3).....	24-26	Loop 121 south to Skyview
23	Bell County Justice Center (Expansion)	Plans under review.....	27	Loop 121 east to Connell, north to Laila
24	West Canyon Trails	Loop 121 Development.....	28	West on Laila, north to Avenue O
25	Belle Meadows Vicinity	Area Development, City Lights.....	29	South to Belle Meadows to Laila, east to Connell, north to Avenue O, east to IH-35 frontage south
26	Mesquite Rd/IH-35	Drainage Project Pending		IH-35 frontage to Mesquite
27	Shanklin Rd. Area	Shanklin/Three Creeks Extension, Waggoner Tract.....	30-32	IH-35 frontage to Shanklin
28	Toll Bridge Road	Water Line, Toll House, ROW..... Emma Grove Subdivision	33	North to South to Elmer King
29	River Farms	Toll Bridge Road Preliminary Plat for River Farms..... Sewer, Lift Station..... Henninger Tract/EMPIRE.....	34 35 36	Toll Bridge Road to Grove Road
30	Capitol Seating	Todd Mantz Development		Grove to Capitol Way to Loop 121
31	Hidden Trails Subdivision	Single Family Development from Loop 121.	37	Loop 121, Wall
32	Public Works (Rest Stop)	Public Works Facility		Wall to FM 436
33	Belle Oaks Apts. At Shady Lane	Possible Access for Griggs		FM 436 to Shady Lane
34	Griggs Tract Access	Private Street @ Apartments.....	38	Shady Lane Apts.
35	Hubbard Branch	Subdivision Phases 1 and 2, BISD Site.....	39-41	FM 436
36	TX 317	Widening Challenges		FM 436, Main Street, City Hall
Various City Maps:				
	City Limits/ETJ.....		42	
	Future Land Use.....		43	
	2022 Thoroughfare Plan.....		44	
	Belton Area CCN's.....		45	
	Existing and Proposed TIRZ.....		46	
	North Development.....		47	
	West Development.....		48	
	South Development.....		49-50	
	Three Creeks.....		51	

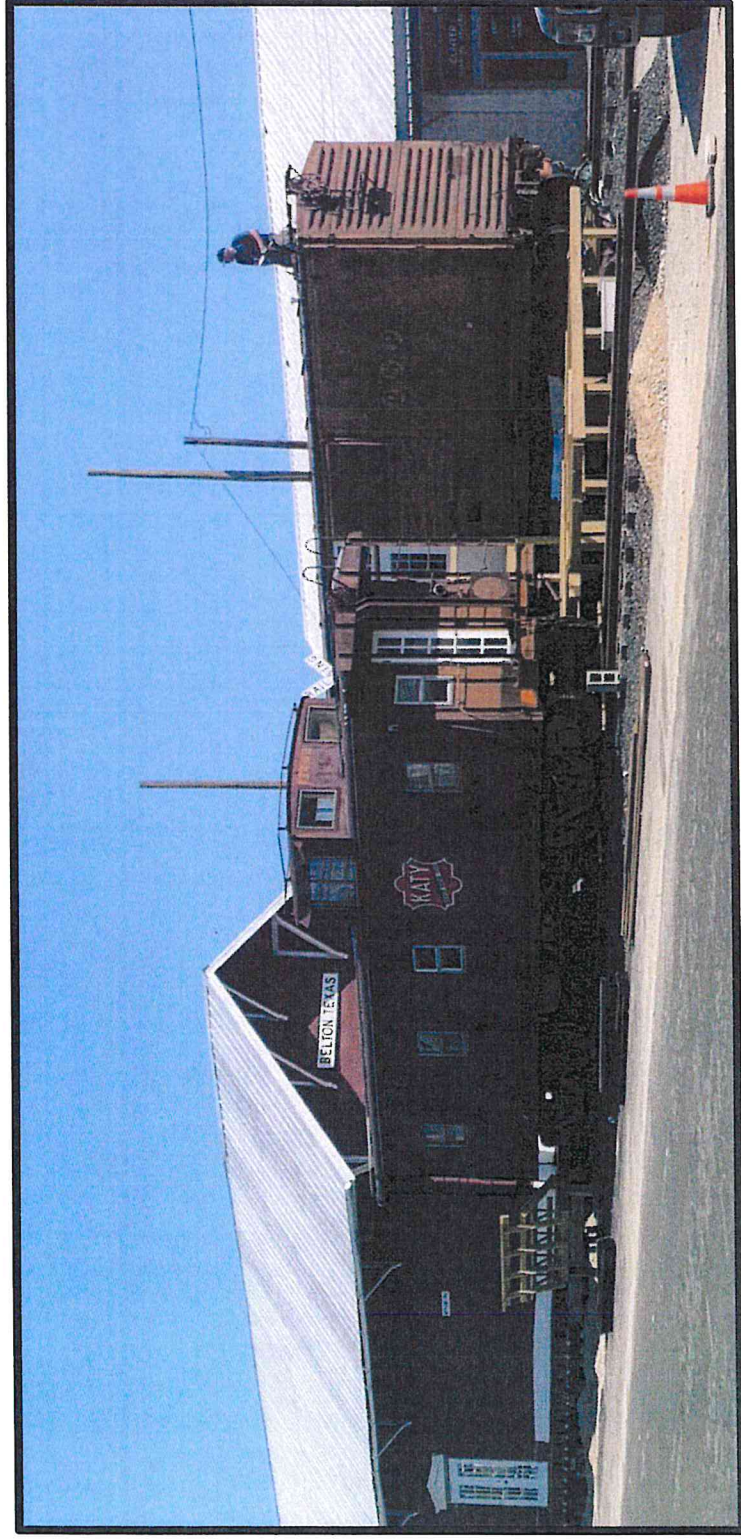
Other City Projects Underway



- Belton Library Transformation:
 - Implementing Library Strategic Plan
 - Paint, mural, entrance, clock, landscaping - complete
 - Interior “re-imagining” plan in 2022



Recent/Upcoming Downtown Development Depot Restoration





Sign Locations

Sign Description and Dimensions

24" H X 36" W : 1/2" Exterior Panel Single Sided
(6,000 SQ FT)
FINISHING OPTIONS: Matte Finish - Exterior
Standard 1/8" Beveled Edge + 1/8" Radius Corners
DOUBLE POST PEDESTAL (45 DEG)
12x12 MOUNT PLATE, 3x3 POST 60" LONG
Black Powder Coat
Sign #1 will be Surface Mounted
Sign #2 will be In Ground Mounted



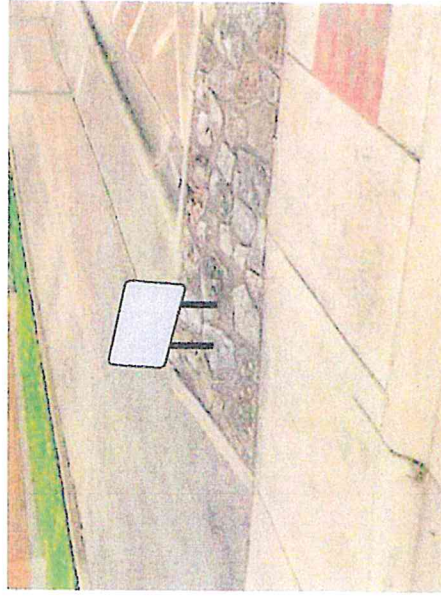
Sign Location #1
At the Willers Pavilion Located on the Southeast Corner of Pendlope and Central



City of Belton
Leadership Belton
Sign Project 2022
Jo-Ell Guzman

City of Belton &
Leadership Belton 2022
Downtown Directional Signage Project
333 Water Street, Belton Texas 76513

Sign Location #2
On the Southwest Corner of the Chamber of Commerce Property Located at 432 E. Central Ave.

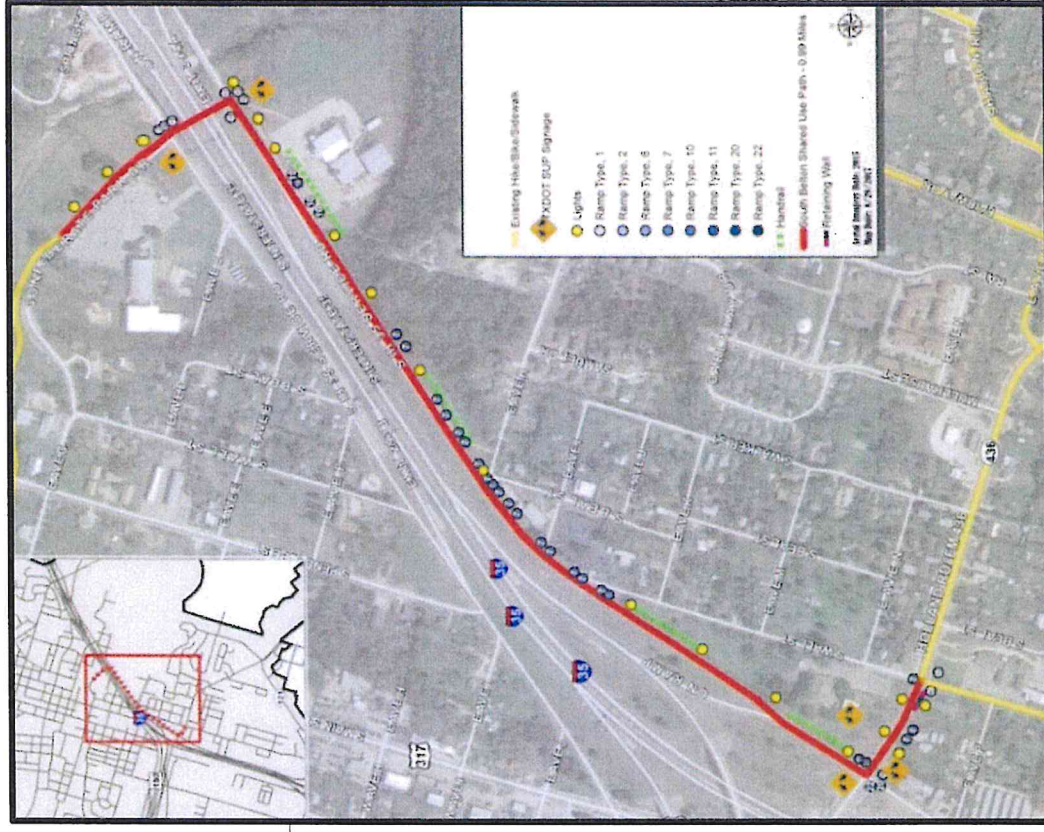


Page Number:
1
Sheet 1 of 1

Sign Location and
Specifications Plan

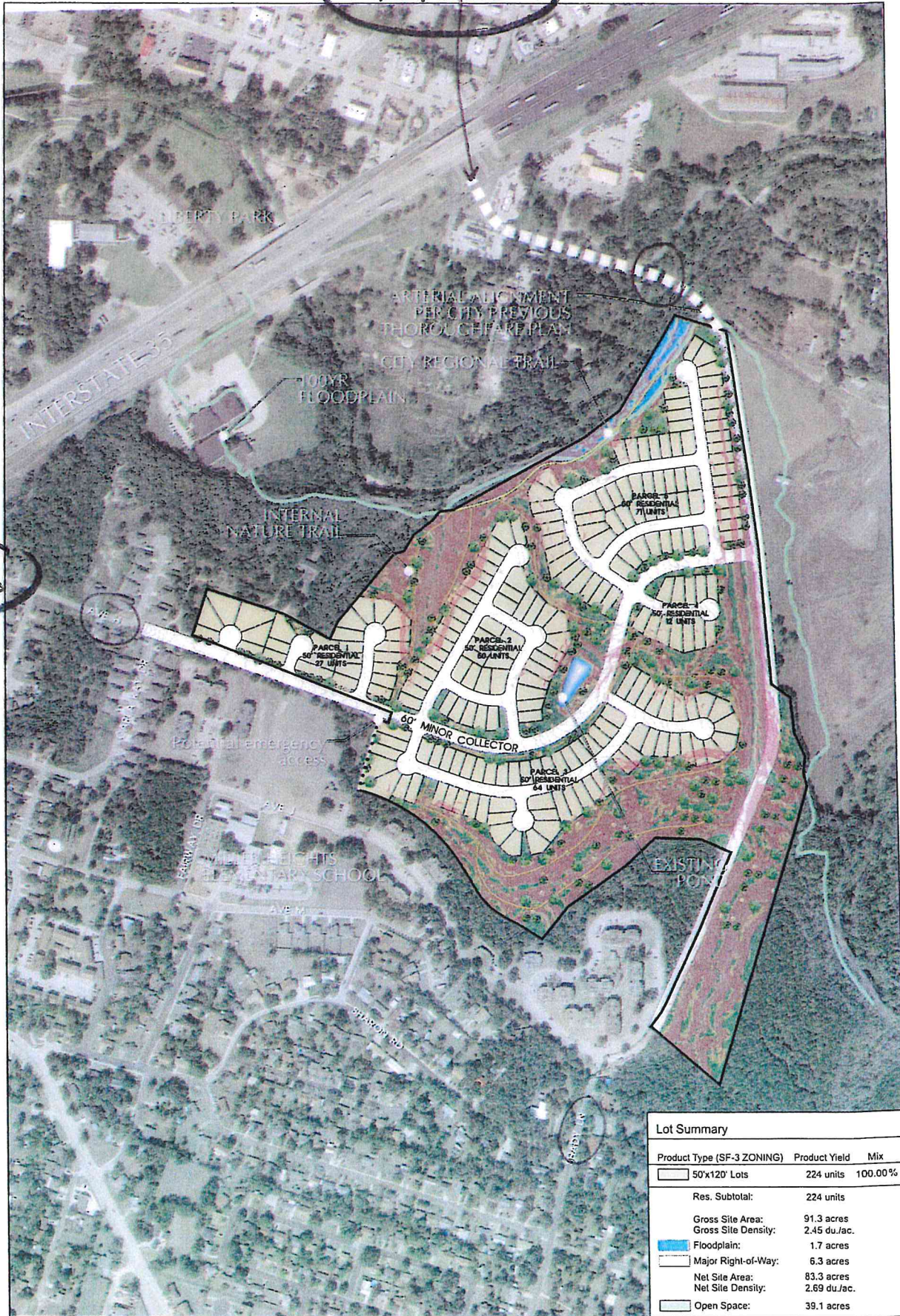
Completed City Project

- So. Belton Shared Use Path:
- Liberty Park to FM 436
- Links Trail System across entire city
- Dedicated March 25, 2022
- 5th Trail Section



RELOCATION
(CENTRAL/SPRING ST.)

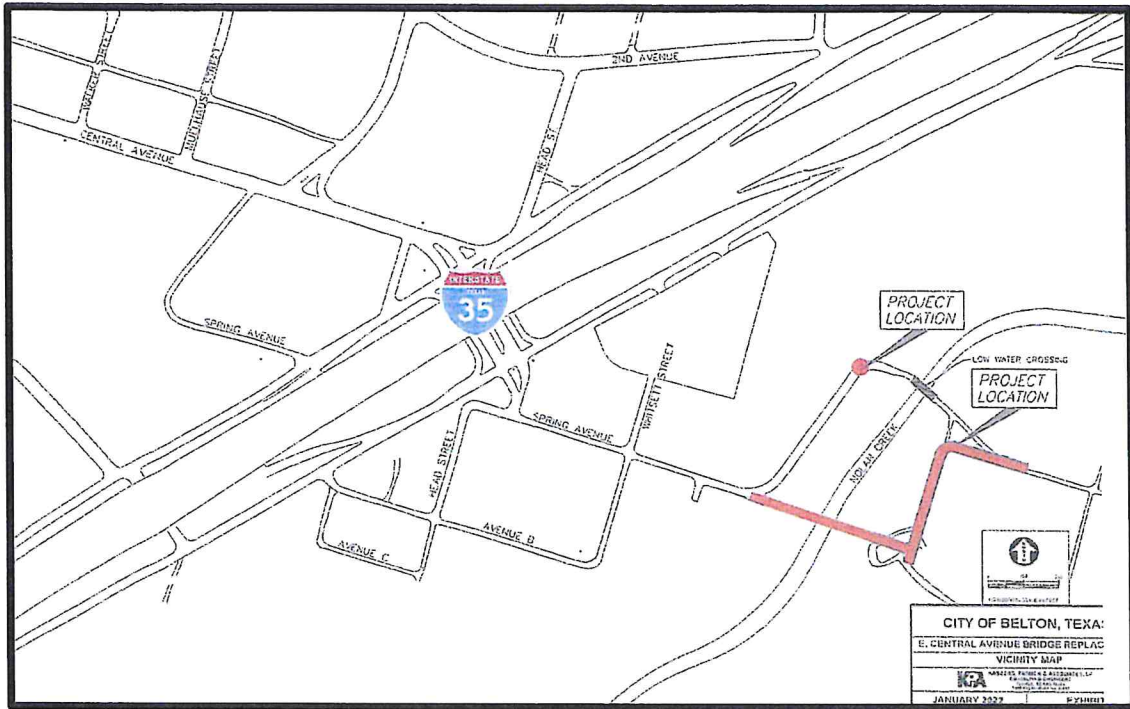
GRIGGS TRACT ACCESS



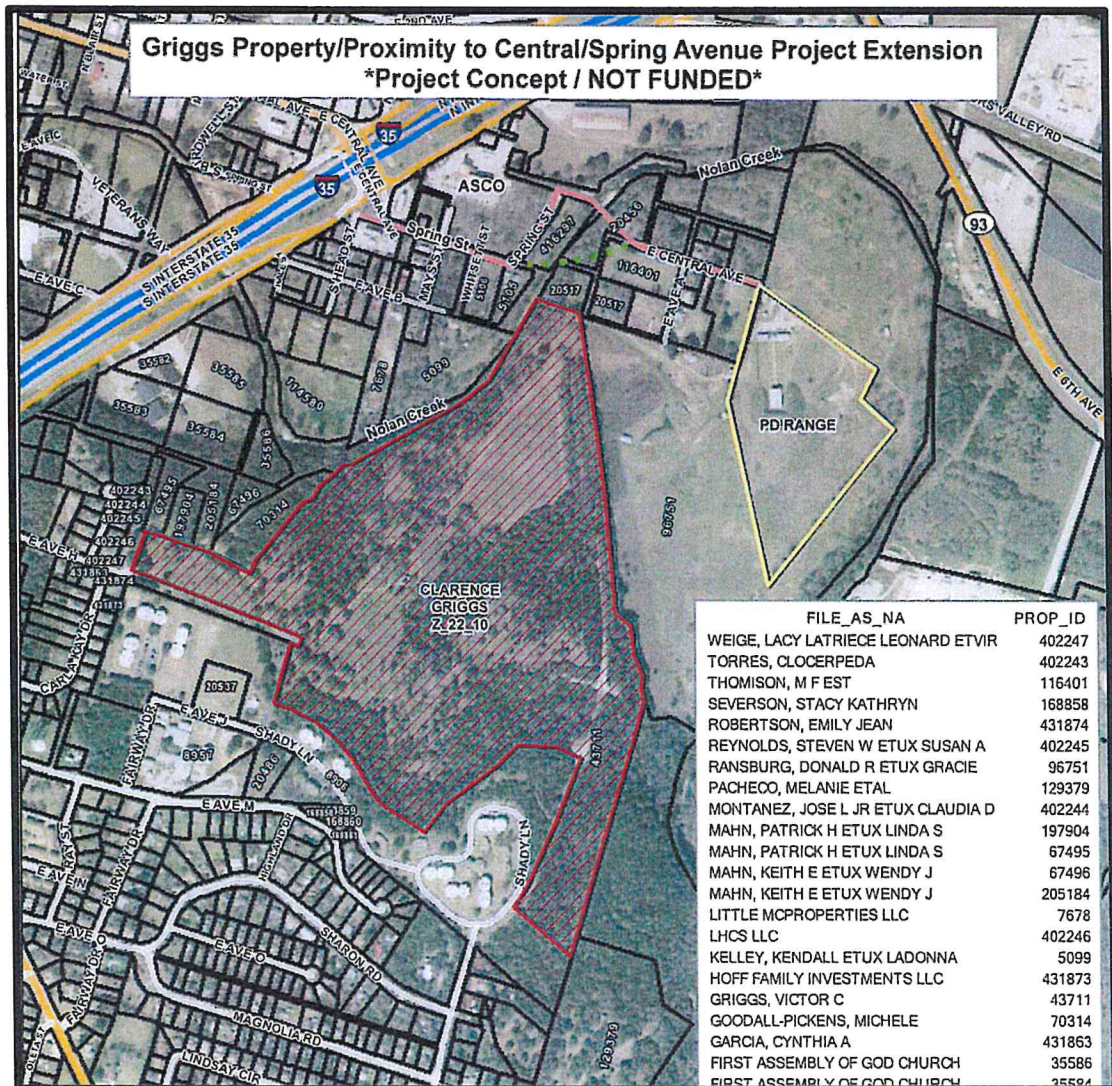
Lot Summary		
Product Type (SF-3 ZONING)	Product Yield	Mix
50'x120' Lots	224 units	100.00 %
Res. Subtotal:	224 units	
Gross Site Area:	91.3 acres	
Gross Site Density:	2.45 du./ac.	
Floodplain:	1.7 acres	
Major Right-of-Way:	6.3 acres	
Net Site Area:	83.3 acres	
Net Site Density:	2.69 du./ac.	
Open Space:	39.1 acres	

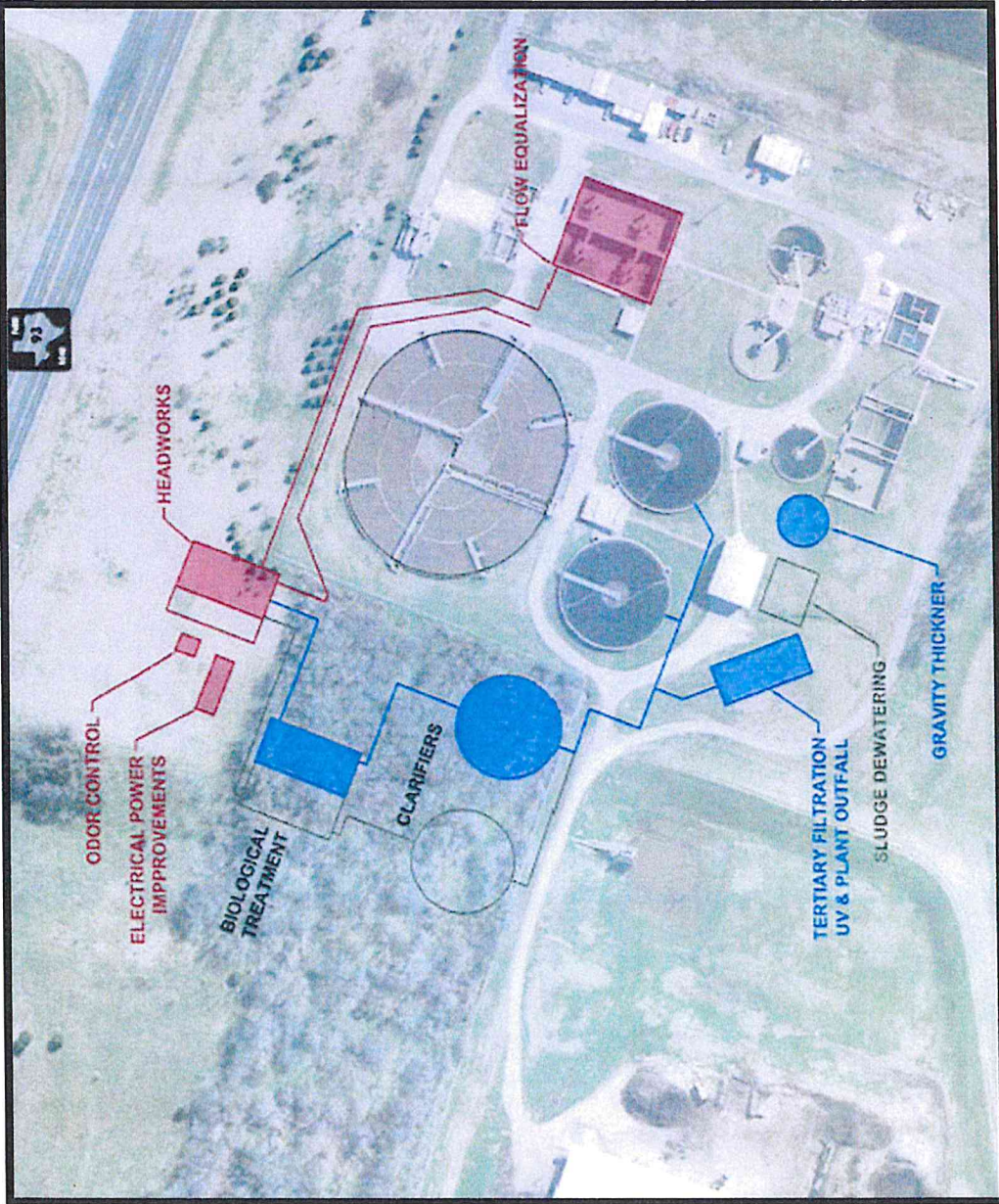
SHADY LAKE

CENTRAL/SPRING AVENUE RELOCATION



RELOCATION/GRIGGS PROPERTY

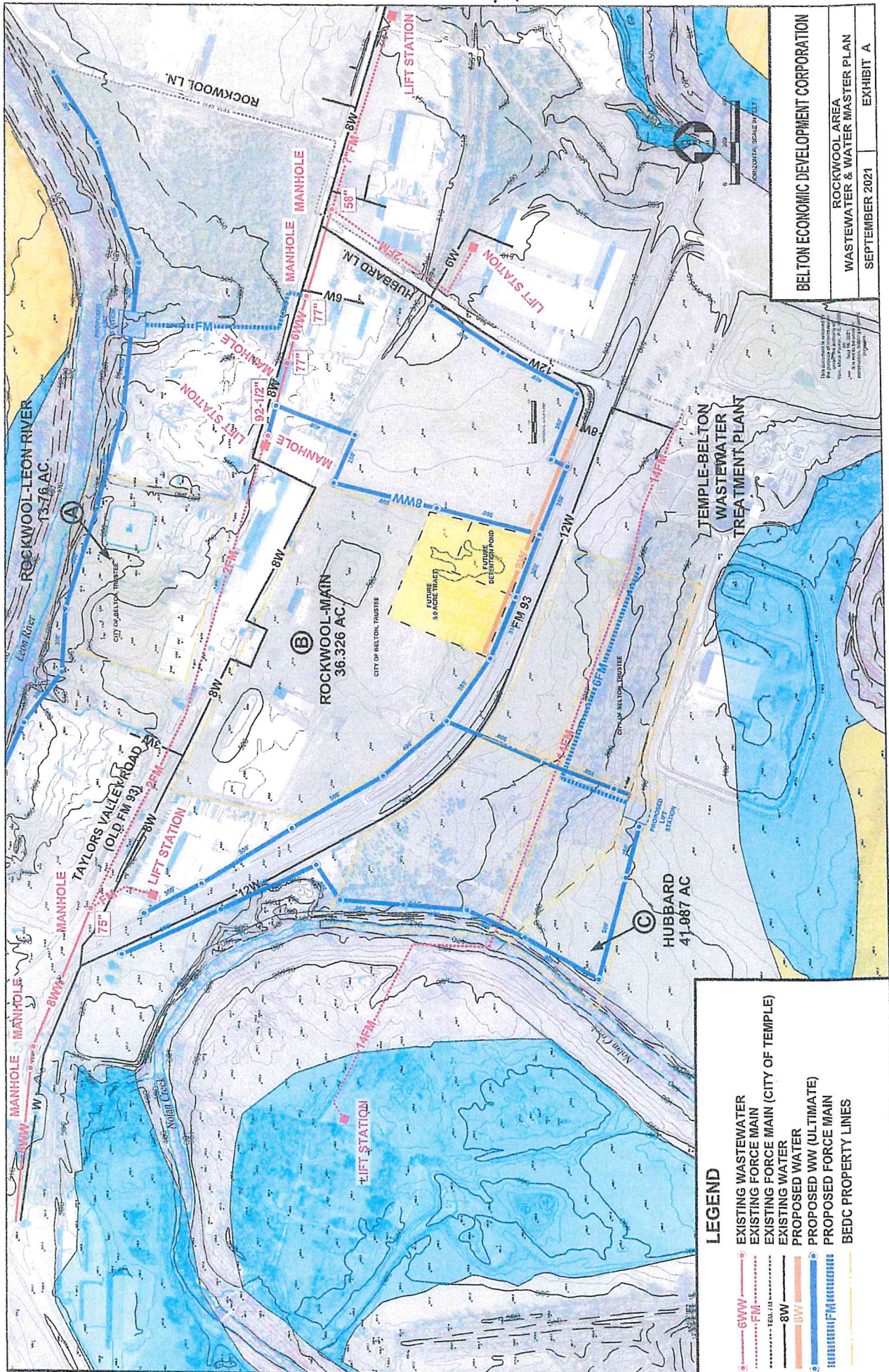




TBWWTP on FM 93 to serve growth in both cities!

*Phase 2 to bid
Spring 2023

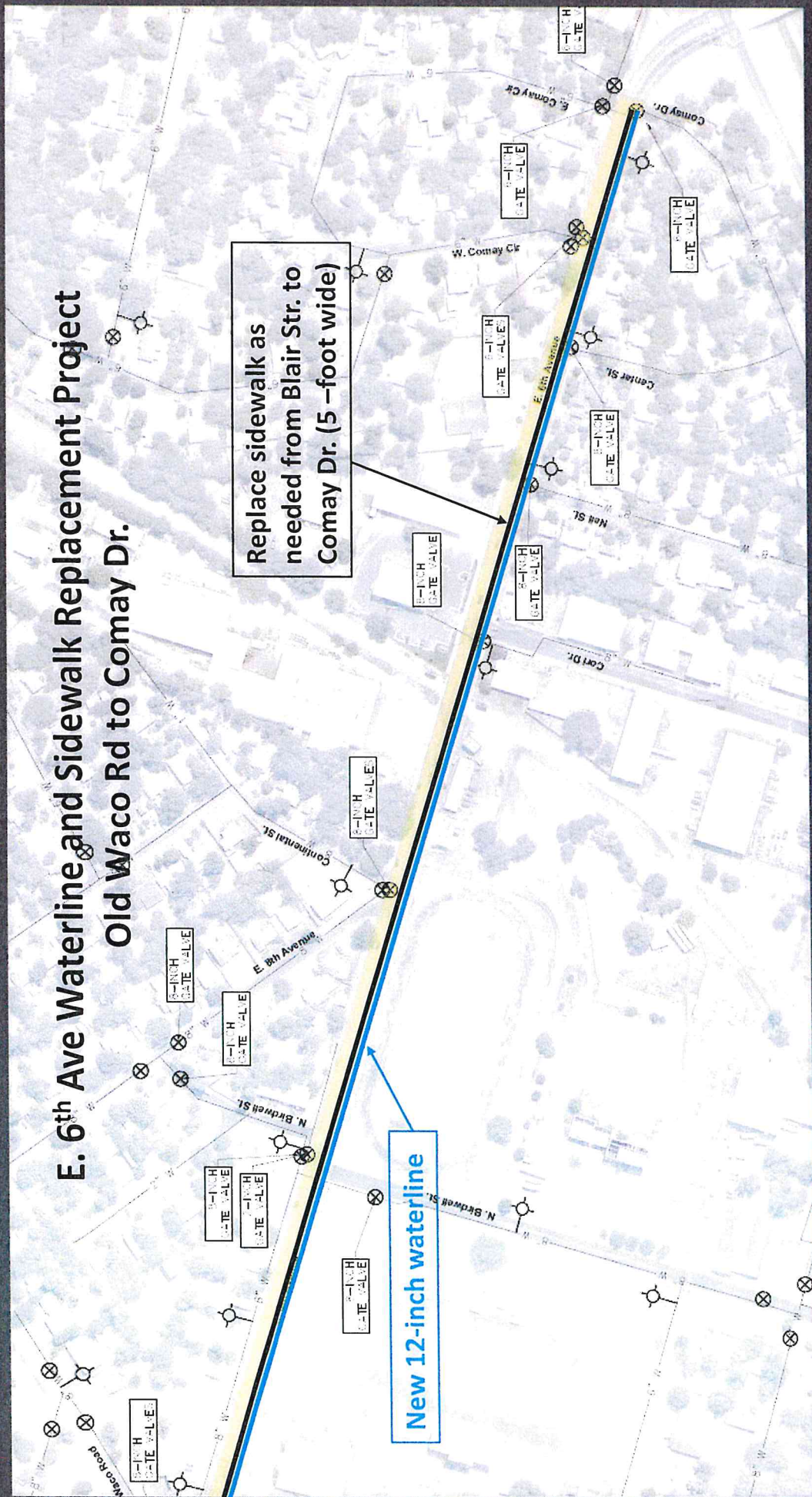




E. 6th Ave Waterline and Sidewalk Replacement Project Old Waco Rd to Comay Dr.

Replace sidewalk as needed from Blair Str. to Comay Dr. (5 –foot wide)

New 12-inch waterline





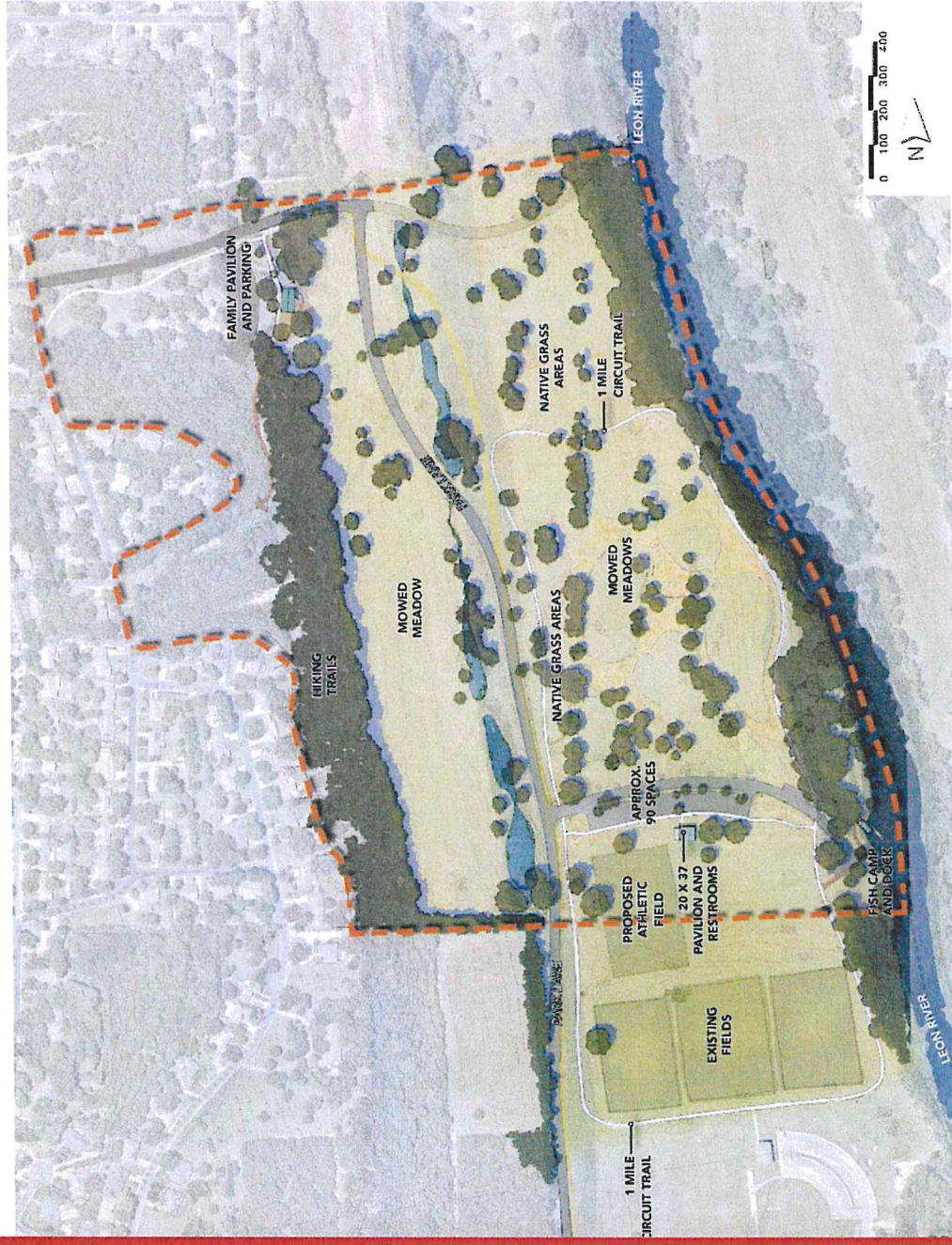
E 13th Ave –
 Proposed Design
 (Approved by
 TxDOT)

Reconstruct
 existing, as needed
 (green) & install
 new where missing
 (orange). Bike lane
 in white.

Other City Projects Underway

Heritage Park Redevelopment:

- 24th Avenue extension completed
- Road connection to Park Lane planned
- Park design complete
- Construction to start Summer 2022








SITE PLAN KEYED NOTES	
1	ACCESSORY BUMP (RET: DRAINAGE PUMP)
2	ACCESSORY PUMP OF TRENCH (CONSTRUCT ACCORDING TO ACCESSIBILITY STANDARDS)
3	CONCRETE CURB (RET: SIDE DRAIN)
4	CONCRETE CURB WITH OPEN SLOTTED WITH CHAINP (RET: PROTOTYPE CONSTRUCTION PACKAGE)
5	CURB STOP (TYPICAL)
6	3" WIDE SIDEWALK
7	STRIPE CURB
8	PAVE LAKE STRIPING (RET: DET: DETAILS)
9	ADA RESIGNED PARKING TO INCLUDE PAINT MARKINGS & SIGNAGE (CONSTRUCT ACCORDING TO ACCESSIBILITY STANDARDS)
10	PAVE AND FRESHENING (RET: PROTOTYPE CONSTRUCTION PACKAGE)
11	PAVE AND FRESHENING (RET: PROTOTYPE CONSTRUCTION PACKAGE)
12	CONCRETE BAY (RET: PROTOTYPE CONSTRUCTION PACKAGE)
13	CONCRETE BAY (SLOTTED TYPICAL ONLY) (RET: PROTOTYPE CONSTRUCTION PACKAGE)
14	TRASH ENCLOSURE (RET: PROTOTYPE CONSTRUCTION PACKAGE)
15	PRODUCT PROPERTY LINE
16	ILLUMINATED SIGNAGE (RET: TYPICAL SPECS)
17	12500 GALLON STORAGE PUMP AND SAMPLER WILL BE ATTACHED DETAILS OR COUPLING, CONFORM SIZE WITH TYPICAL SPECS PRIOR TO INSTALLATION
18	SEE UTILITY PLAN
19	CONNECTION TO EXISTING CONCRETE PAVEMENT (RET: PAVEMENT PLAN)
20	PAVE SIDE (RET: TYPICAL SPECS, REQUIRES SEPARATE DET: PERMIT, TYPING DETAIL)
21	SIDE POLE WITH CONCRETE BASE (RET: MEP FOR DET: STANDARDS AND DETAILS)
22	DETECTOR POLE (RET: PROTOTYPE CONSTRUCTION PACKAGE)
23	POLE PAIRING SIDE POLES (RET: ADA PARKING SIDE DETAILS)
24	PAVE PARKING (RET: PROTOTYPE CONSTRUCTION PACKAGE)
25	PAVING (COORDINATE WITH OWNER AND POST-MASTED)
26	BIKE RACK (RET: PROTOTYPE CONSTRUCTION PACKAGE)
27	3" WIDE SIDEWALK
28	APPROXIMATE SCREEN/VIEW
29	APPROXIMATE GAS METER LOCATION

0.923 AC

PARKING: 26 STANDARD SPACES
2 HC SPACES

BUILDING: 2386 SF

PATIO: 903 SF

DATE	DESCRIPTION	DTFR.		TURLEY ASSOCIATES, INC. ARCHITECTS 2000 10th Avenue, Suite 100 San Francisco, CA 94118 Tel: 415.777.3198	THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF WILLIAM F. SISCO, PE (#23121) ON JANUARY 20, 2022 FOR THE PURPOSE OF PRELIMINARY REVIEW AND SHALL BE USED FOR NO OTHER PURPOSE.	PROJECT STARBUCKS RIVER FAIR BOULEVARD BELTON, TEXAS	TITLE	JOB# 21-2385	PAGE# 01
© TURLEY ASSOCIATES, INC. THE DRAWING IS THE PROPERTY OF			DRAFTSMAN: JAU CHECKED: WFS DATE:	FILE NAME: 21-2385 Starbucks preliminary 1-11-2022.dwg PLOT: DWG001					



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

GRESHAM SMITH
TEXAS REGISTERED
ENGINEERING FIRM
F-3629

popshelf 800
BELTON
(LAKE) PSTX,
LLC
9010 Overlook Boulevard
Brentwood, TN 37027
615-370-0670

STORE #24461
106 LAKE ROAD
BELTON, TEXAS 76513

NOT FOR CONSTRUCTION

[illegible]

PRELIMINARY SITE PLAN

Gresham Smith Project Number
40631.73
04/13/2022

Total Time Is 3 Minutes When Poured Full Size

JAMES BENNETT SURV

-1--
 BLOCK 1
 SUBDIVISION
 SECTION 16, T10N, R10E, S10E
 COUNTY OF BELL, MISSOURI
 STATE OF MISSOURI
 JULY 25, 2011

CALL 278-4265
PARLIM SEC 19
CHAPPELL HILL EQUIT Y, LTD
VOLUME 3000, PAGE 458
APRIL 24, 1957

BLOCK 1
AARONS ADDITION
 RECORDED IN INSTRUMENT NO. 2014-2 OF
 RECORDS OF BELL COUNTY, TENN.
 CALL CLEVELAND
 ASSOCIATES PROPERTIES
 INVESTING, L.P.
 DOC. NO. 2014-242526-001
 RECORDED 11/11/2014

POP SHELF

[illegible]

SITE DATA TABLE

CURRENT ZONING: SE-1 (REZONING TO PLANNED DEVELOPMENT)

FRONT = 25"
LEFT SIDE = 20"
RIGHT SIDE = 25"

REAR = 20

10,640 S.F. GROSS
= 1.026 ACRES

9,471 S.F. SALES AND MISC AREA
1,169 S.F. RECEIVING/WAREHOUSE AREA
ONE-STORY. MAX HEIGHT = 20'-0"

1. PARKING REQUIRED : 49 SPACES (1 PER 200 SF RETAIL 1 PER 1,000

PARKING PROVIDED: 29 SPACES (PARKING VARIANCE REQUESTED)
EXISTING ILLUSTRATION IS AREA = 0.205 ACRES = 20.0%

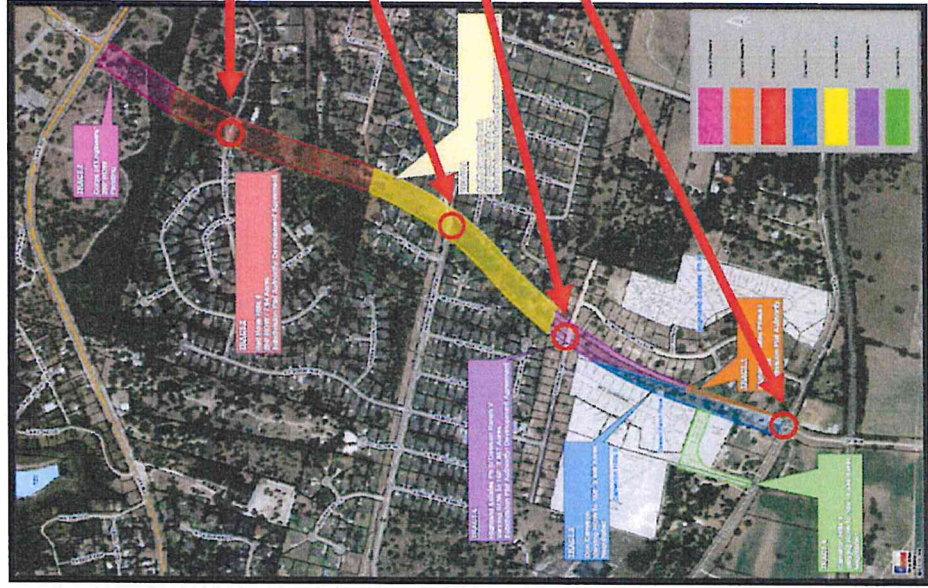
4. EXISTING IMPERVIOUS AREA
EXISTING PERVIOUS AREA
= 0.021 ACRES = 80.0%

PROPOSED IMPERVIOUS AREA
PROPOSED LANDSCAPE AREA

1

17

LAKE TO LAKE ROAD PROJECT (L2LRP)



Northwest Belton Elevated Storage Tank

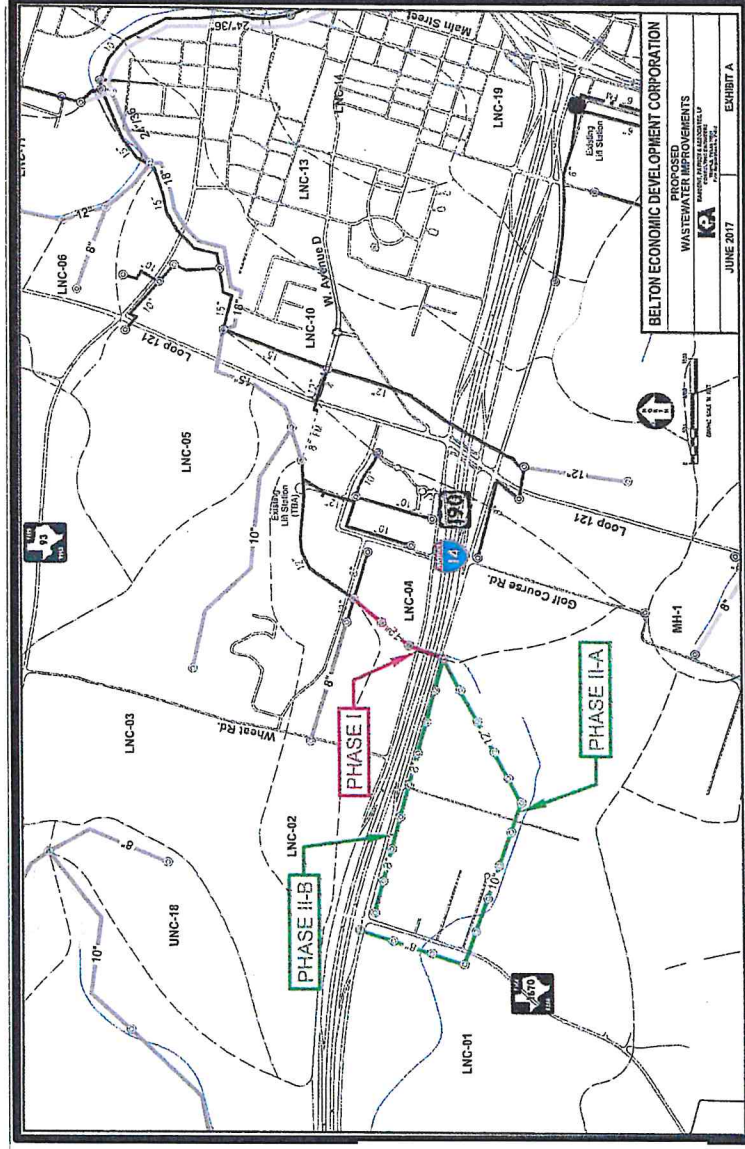
- Belton's third EST
- Located in Dawson Ranch, north of Chisholm Trail Parkway and west of Longfellow Drive
- 1 Million Gallons Capacity
- Approximately 100' tall
- Purpose is to supplement two existing tanks
 - Loop 121: 500,000 gallons
 - Miller Heights: 750,000 gallons
- Estimated Completion: April 2023



Belton Business Park Exhibit

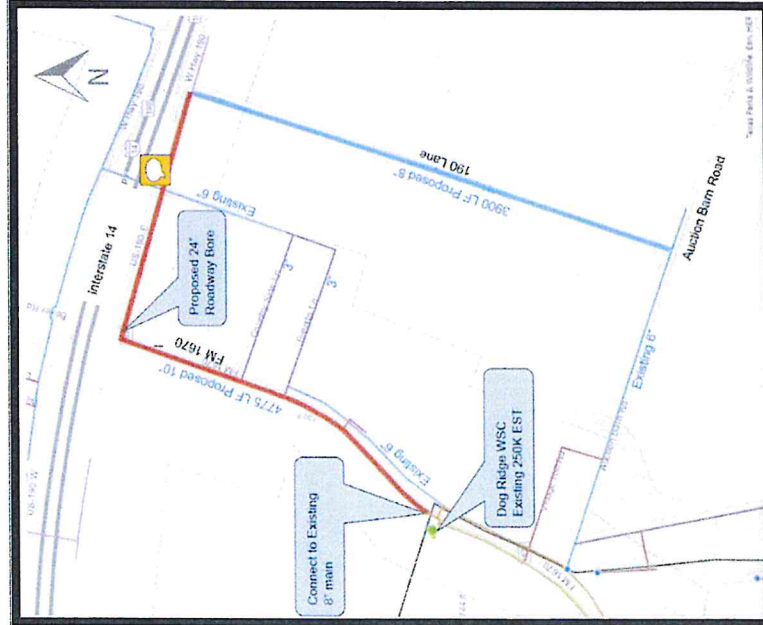


Pending Future Projects



**IH 14/US 190
Infrastructure
West Belton
Sewer Line
Extension**

Pending Future Projects



**IH 14/US 190
Infrastructure**

DRWSC

Water Line Extension

Pending Future Projects



Avenue D Extension west of Loop 121

- Design complete for Avenue D extension through Loop 121 to Powell Ave. (at Kennedy Court)
- BEDC budget for design and construction of road and utility extensions - \$2.5M
- Project ready to bid following TxDOT Loop 121 project start - late 2023
- Will provide 4-way traffic signal at Ave. D/Loop 121 intersection to ease traffic crossing Loop 121
- Avenue D will extend westward to Wheat Road in future

Underway TxDOT Projects



Loop 121 Widening, FM 439 to IH 14: Phase 1

- Objective: TxDOT to construct the widening of Loop 121
- Project Scope: Widen from 2 lanes to 4 lanes with medians for turning movements
- Status and Schedule: Underway
 - BEDC provided the funds for the local cost share: \$848,338.50 – 10% ROW/non-City utility costs; City funded City utility relocations
 - Project Completion: June 2024

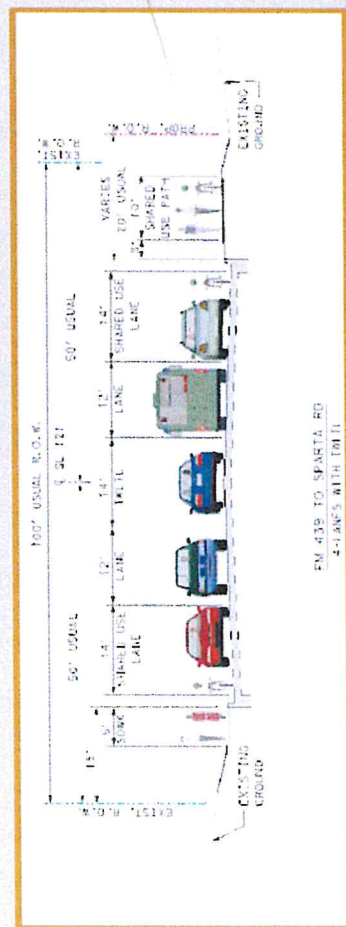
Loop 121 Widening, IH 14 to IH 35: Phase 2 – High Priority, Unfunded

Loop 121 Widening, IH 35 to FM 436: Phase 3 – High Priority, Unfunded

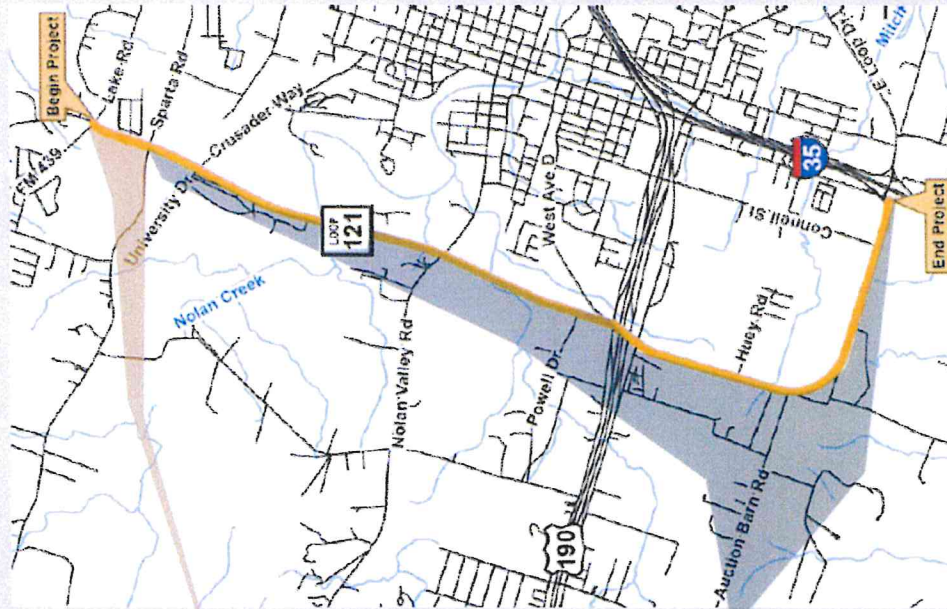
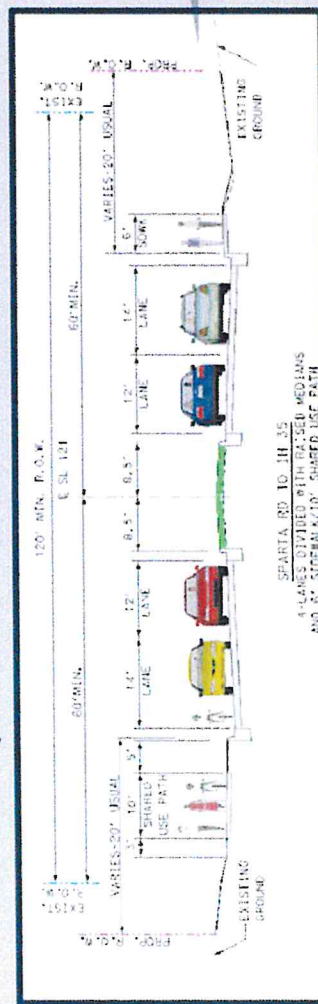


Typical Sections - Proposed

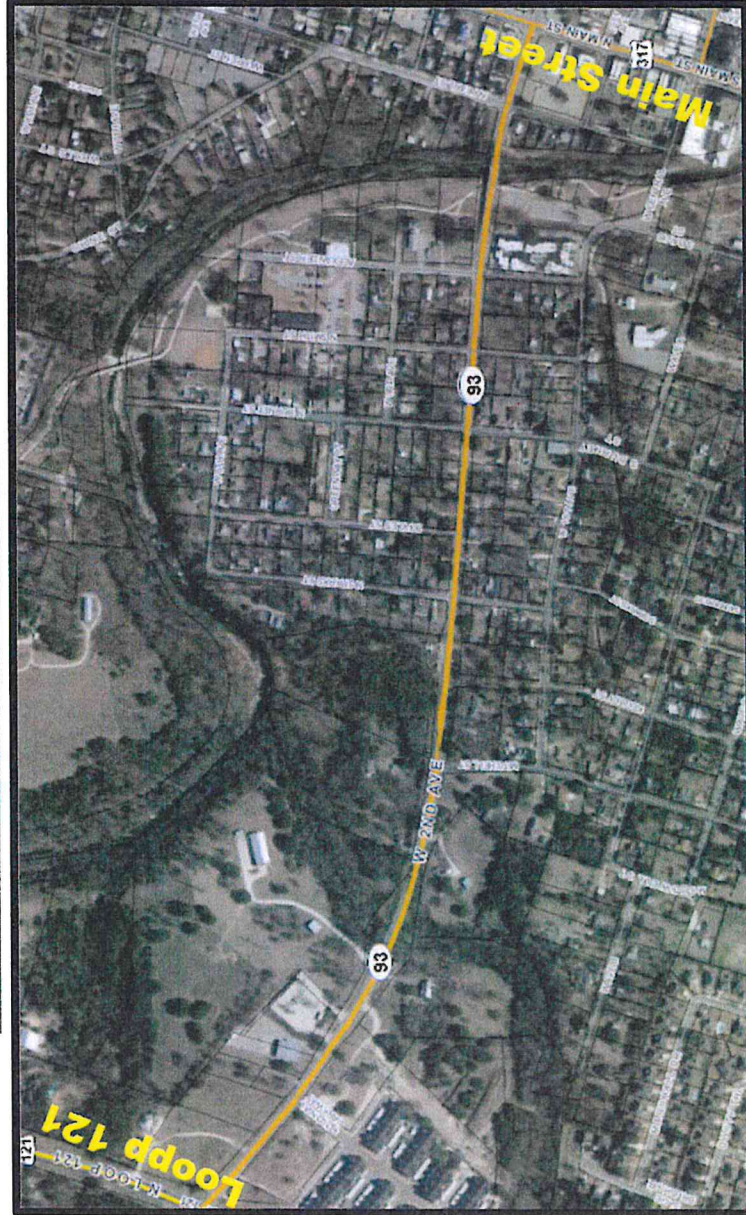
■ From FM 439 to Sparta Road



■ From Sparta Road to IH 35



Future Projects FM 93 Widening



Phase 1:

FM 93 Widening
Main to Loop 121

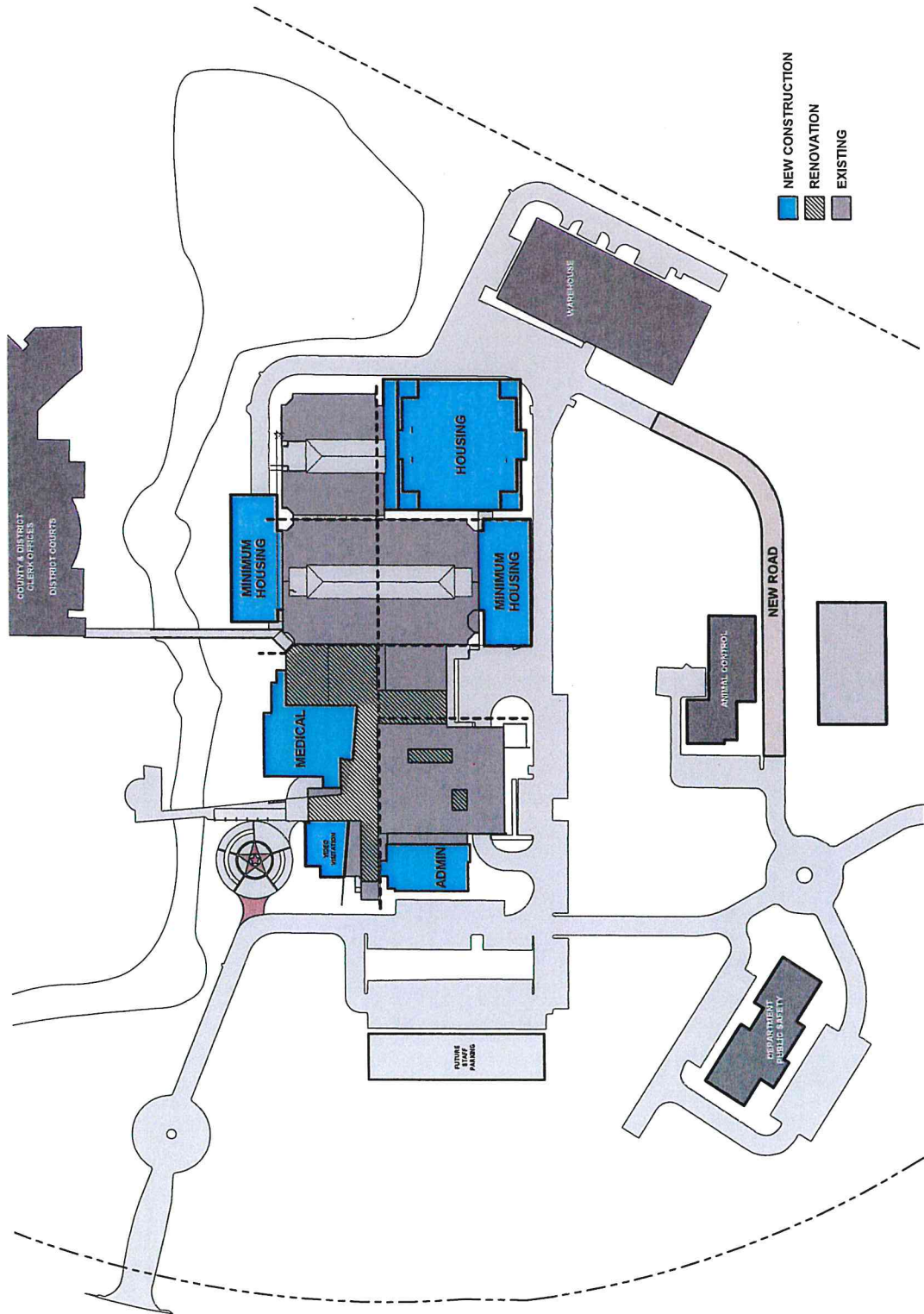
Phase 2:

Loop 121 to Wheat Rd.

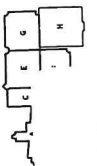
- ☐ TxDOT seeking engineering consultant
- ☐ City responsible for ROW, utility relocation



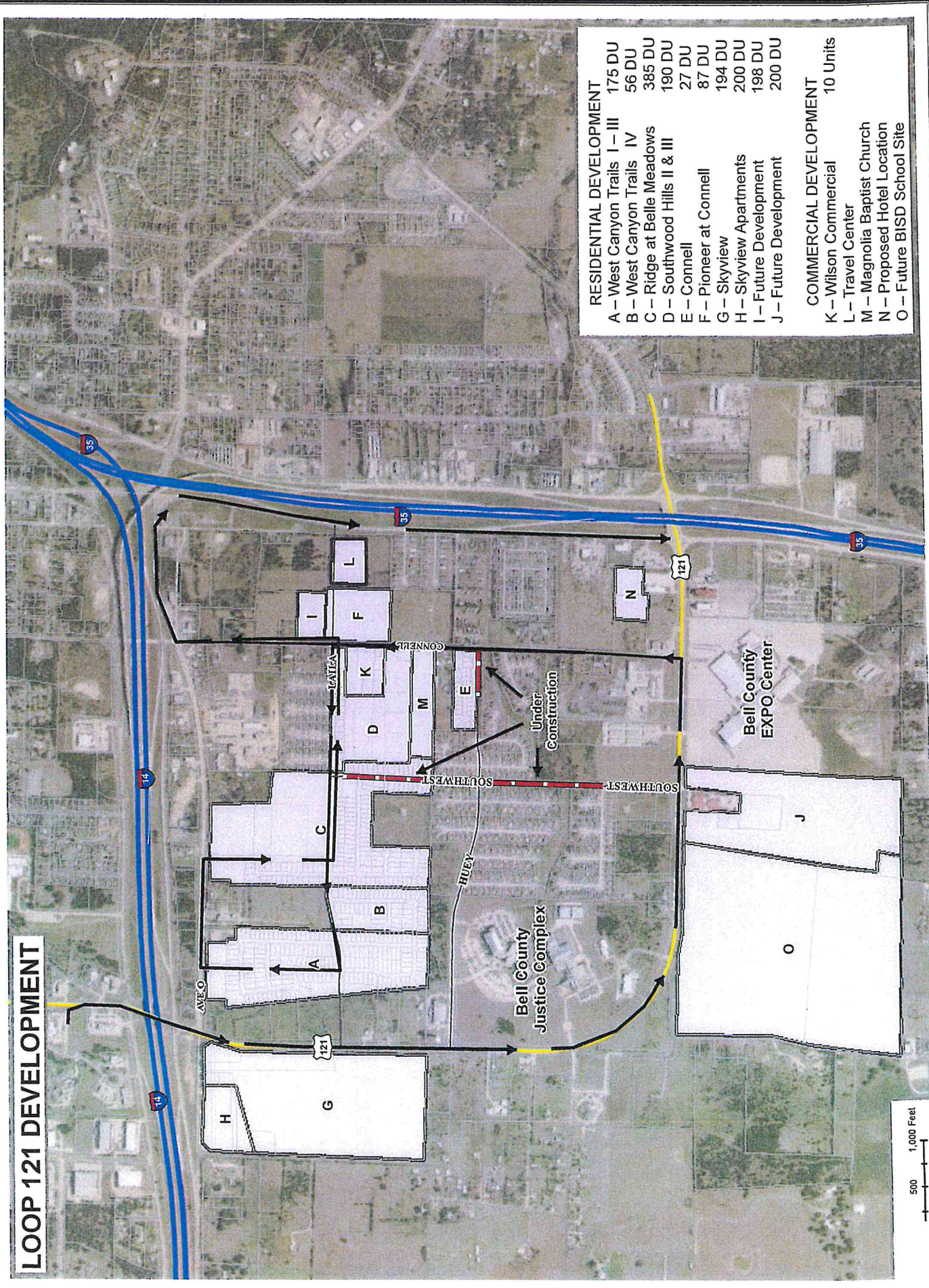
JUSTICE CENTER EXPANSION



GRACE HEBERT CURTIS ARCHITECTS, APAC + MRB | group
 BELL COUNTY JAIL | OVERALL | 9/2/2021
 SD 0



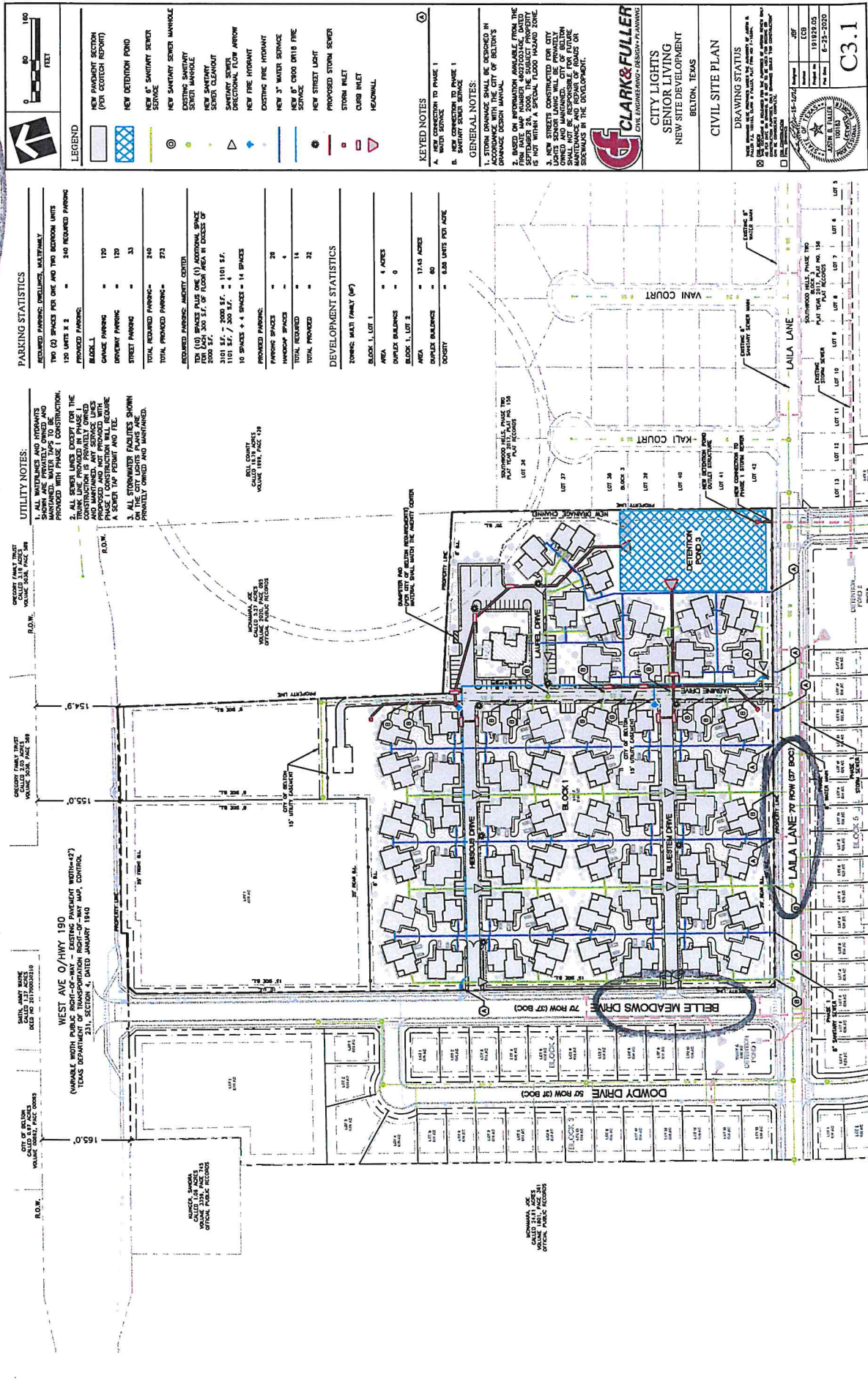
LOOP 121 DEVELOPMENT



RESIDENTIAL DEVELOPMENT	
A – West Canyon Trails I – III	175 DU
B – West Canyon Trails IV	56 DU
C – Ridge at Belle Meadows	385 DU
D – Southwood Hills II & III	190 DU
E – Connell	27 DU
F – Pioneer at Connell	87 DU
G – Skyview	194 DU
H – Skyview Apartments	200 DU
I – Future Development	198 DU
J – Future Development	200 DU
COMMERCIAL DEVELOPMENT	
K – Wilson Commercial	10 Units
L – Travel Center	
M – Magnolia Baptist Church	
N – Proposed Hotel Location	
O – Future BISD School Site	

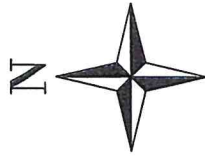


CITY LIGHTS









BUILDING 1	224,640 SF	BUILDING 6	1,002,240 SF
BUILDING 2	224,640 SF	BUILDING 7	563,760 SF
BUILDING 3	154,440 SF	BUILDING 8	1,002,240 SF
BUILDING 4	154,440 SF	BUILDING 9	316,440 SF
BUILDING 5	529,200 SF	BUILDING 10	154,440 SF
BUILDING 11		69,120 SF	
TOTAL		4,395,600 SF	

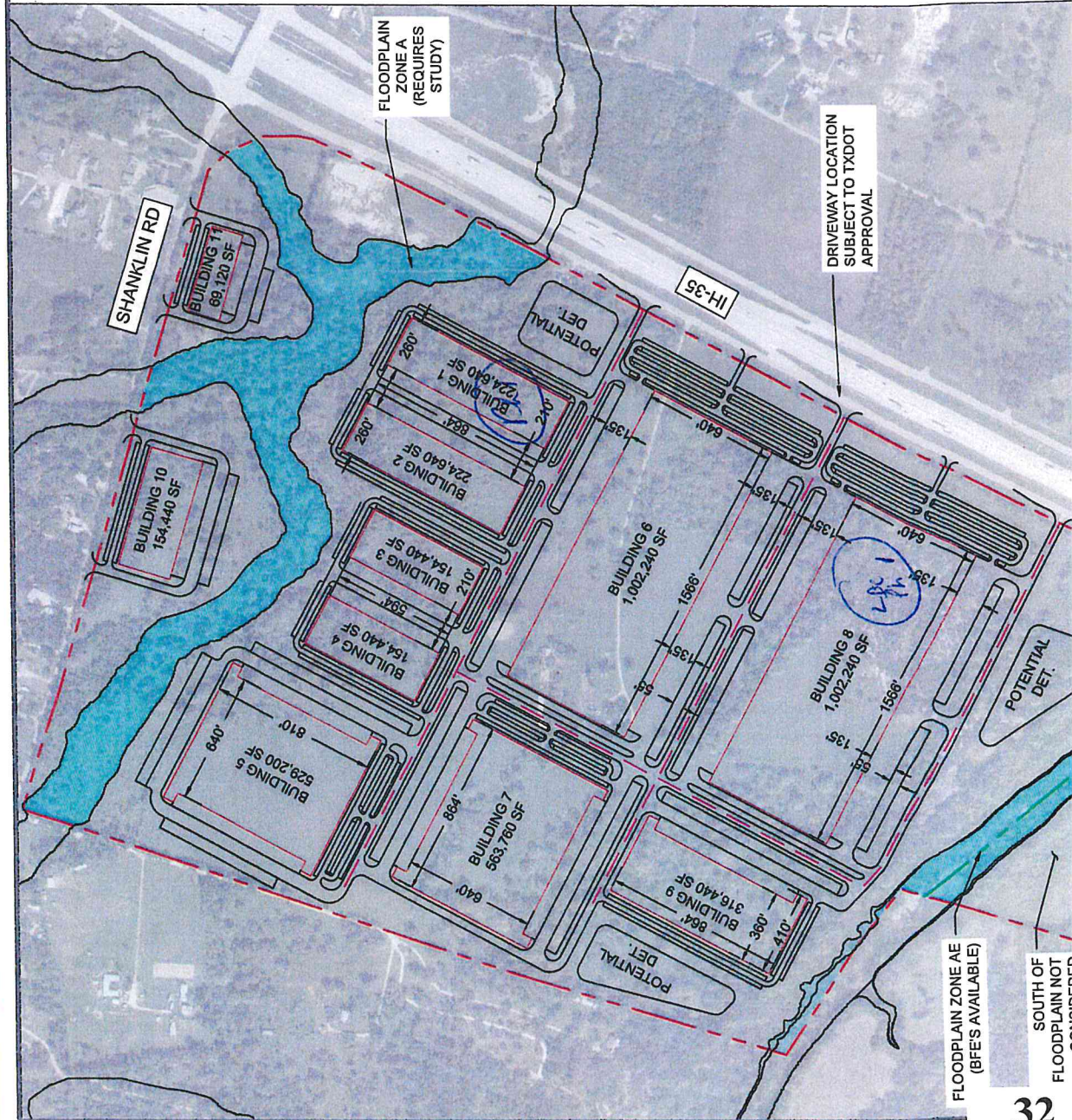
SITE AREA	427.21 AC (18,609,399 SF)
SITE AREA LESS SOUTH OF FLOODPLAIN	336.26 AC (14,647,676)
COVERAGE	23.62%
COVERAGE LESS AREA SOUTH OF FLOODPLAIN	30.01%

--- SHARED DRIVE

NOTES:

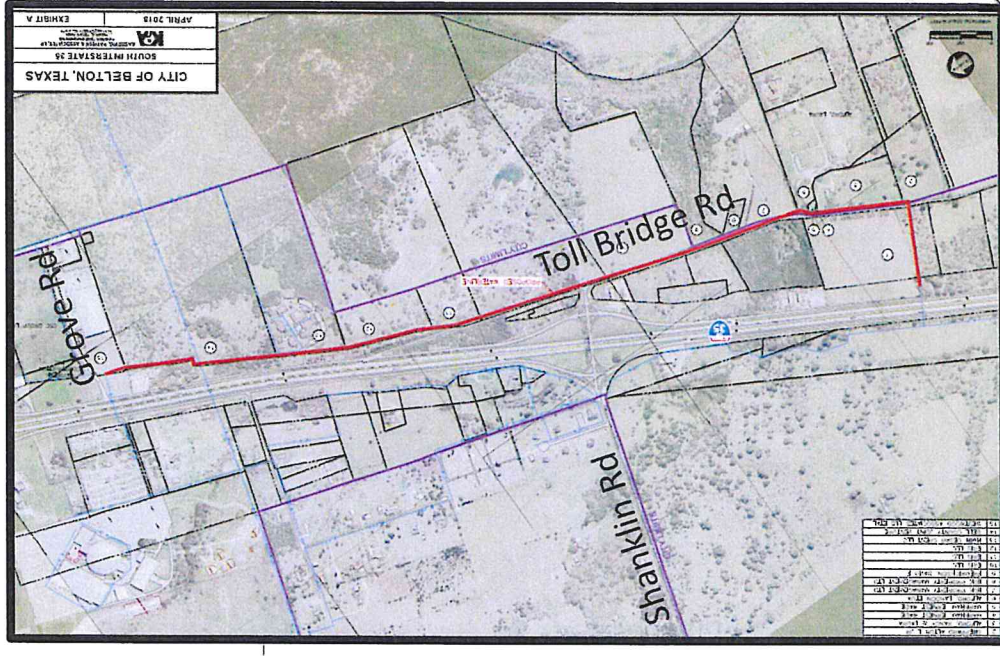
1. DETENTION ASSUMED TO BE REQUIRED
2. DRIVEWAY LOCATIONS SUBJECT TO TXDOT APPROVAL
3. NORTHERN FLOODPLAIN (ZONE A) REQUIRES STUDY TO VERIFY EXTENTS
4. SOUTHERN PORTION NOT CONSIDERED IN COVERAGE CALCULATION
5. TREE MITIGATION/PRESERVATION REQUIREMENTS NOT CONSIDERED

2/16/22 BELTON, TX
CONCEPT SITE PLAN 1



South Belton Water Line Extension

- Will serve east side of IH-35
- 12" water line in place
- 8,400' length, 1.6 miles
- Starts at Grove Road, ends 3,300' south of Shanklin Road
- Road, 0.6 mile, at IH 35
- Funded by BEDC





VICINITY MAP
SCALE: 1"=100'

LEGEND

—	PRIORITY LINE
---	EXISTING OR PLANNED
---	EXISTING FROM 100-YEAR
---	FLOOD PLAN
---	PHASE LINE
---	COMMON AREAS
---	EMERGENCY ACCESS
---	BOUNDARY

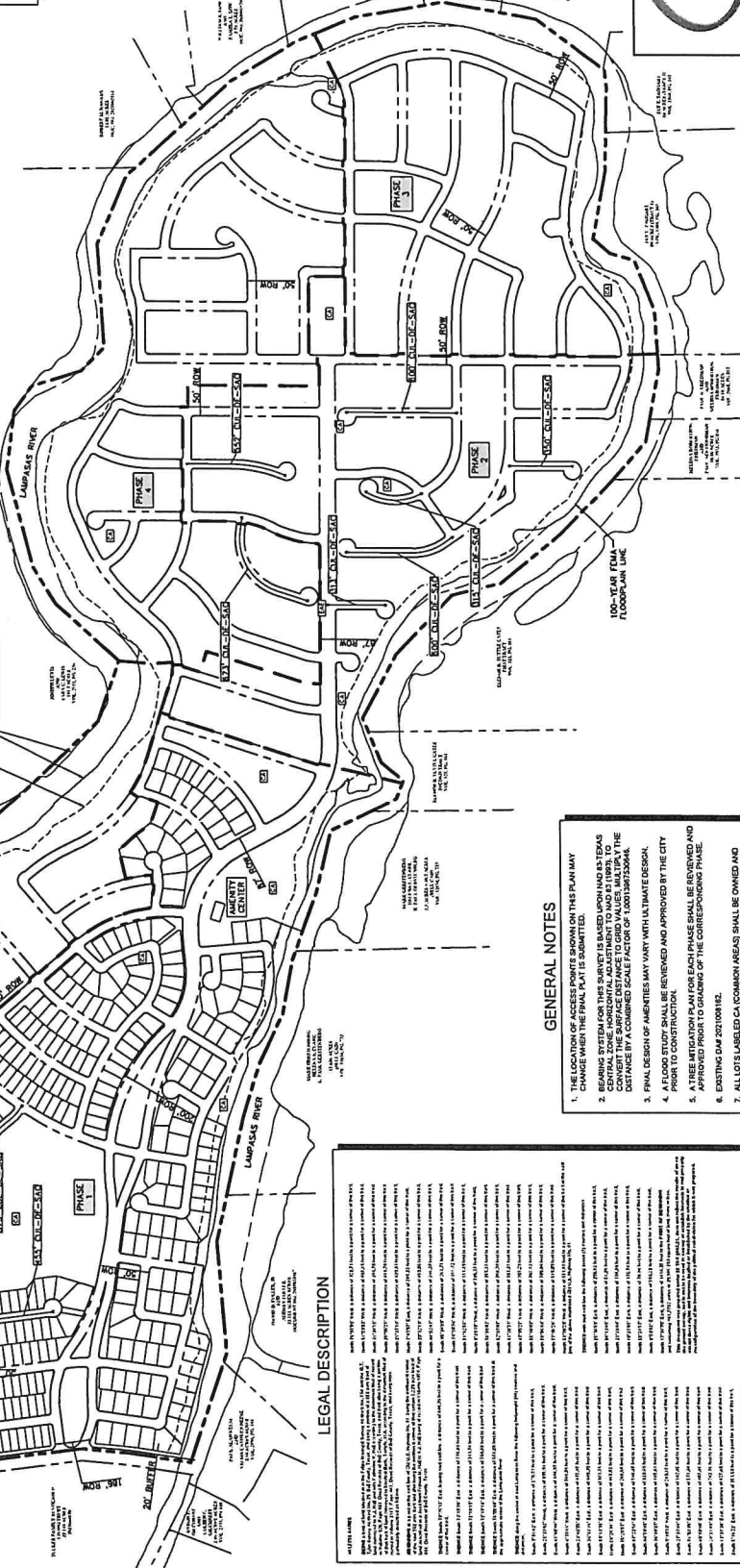
Phase One Lot Type Summary	
Single Family: Type A Lots	Percentages
169	75.0%
44	20.0%
286	100.0%
Overall Total	
169	75.0%
44	20.0%
286	100.0%

Overall Lot Type Summary	
Single Family: Type A Lots	Percentages
169	75.0%
44	20.0%
286	100.0%
Overall Total	
169	75.0%
44	20.0%
286	100.0%

LEGAL DESCRIPTION

APPROXIMATE TOP-OF-BANK/EROSION HAZARD LINE

EXISTING ZONE A FLOODPLAIN PER
DATED: 09/28/2006



GENERAL NOTES

1. THE LOCATION OF ACCESS PORTS SHOWN ON THE PLAN MAY CHANGE PRIOR TO THE FINAL DESIGN.
2. THE FINAL DESIGN SHALL BE BASED ON THE LATEST AVAILABLE DATA AND SHALL BE SUBJECT TO THE CITY OF BELTON'S REVIEW AND APPROVAL.
3. THE FINAL DESIGN SHALL BE BASED ON THE LATEST AVAILABLE DATA AND SHALL BE SUBJECT TO THE CITY OF BELTON'S REVIEW AND APPROVAL.
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LEGAL DESCRIPTION

LEGAL DESCRIPTION

...

GENERAL DEVELOPMENT PLAN

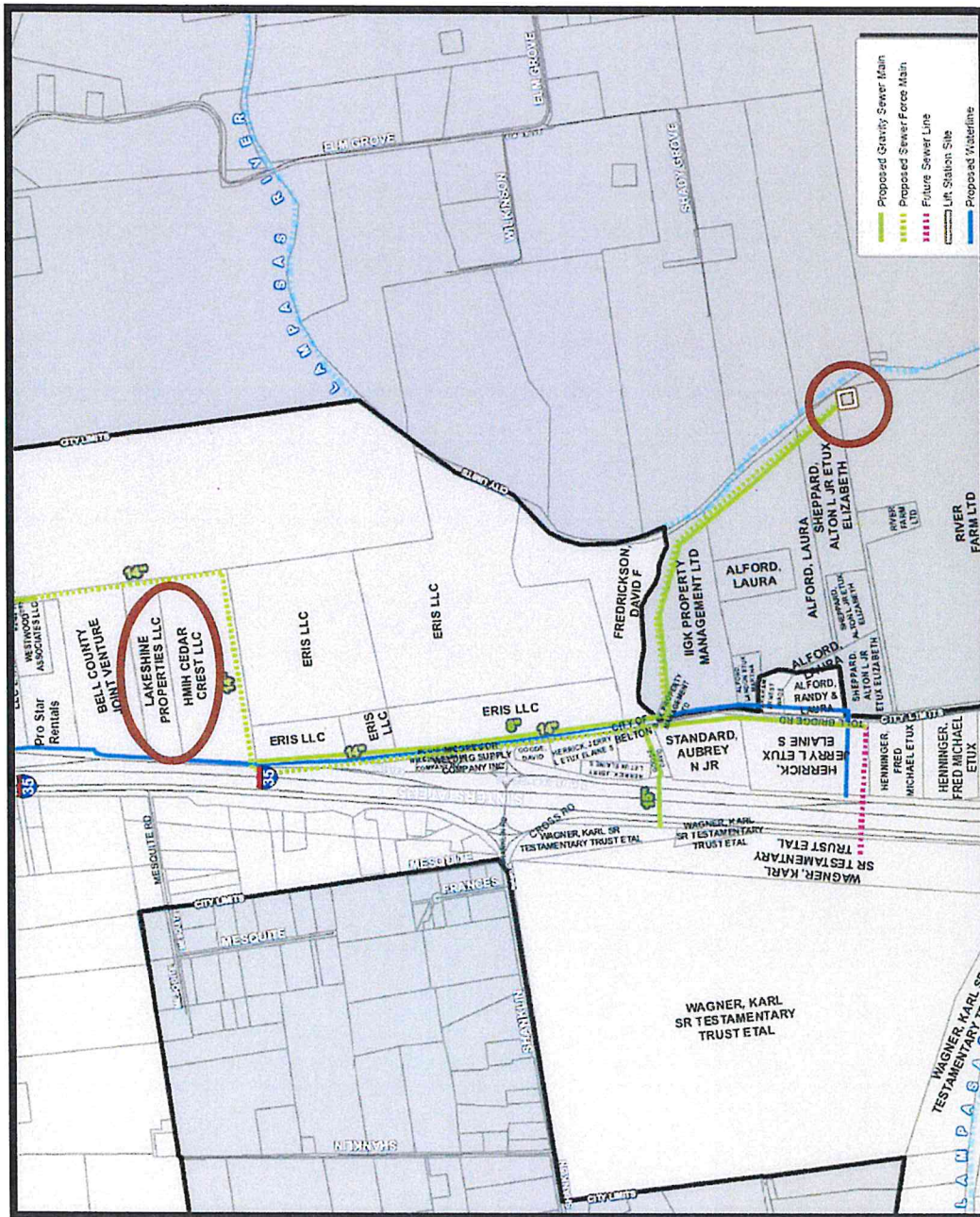
FOR
RIVER FARM
1.771 RESIDENTIAL LOTS 11 AMBURY CENTER LOT
BELTON, TEXAS
MAGICAL SURVEY, ASTORIA, OR 97104
DATE OF THE SURVEY: 09/28/2006

DATE	BY	SCALE	PROJECT NO.	DATE
09/28/2006

South Belton Sewer Phase II

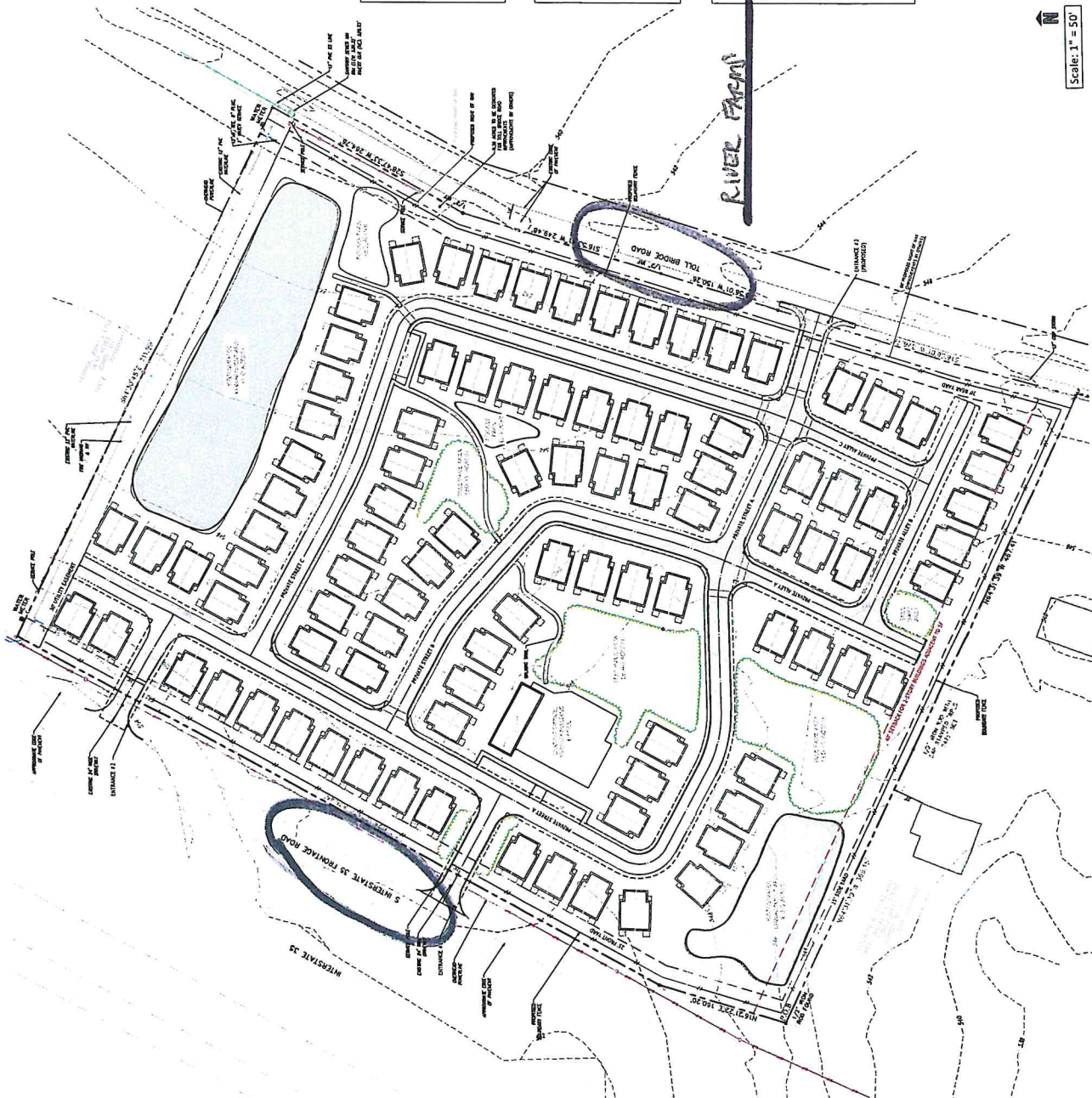
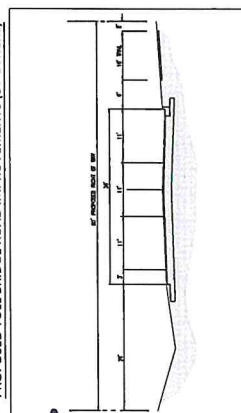
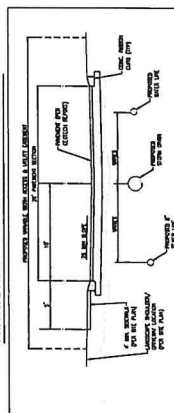
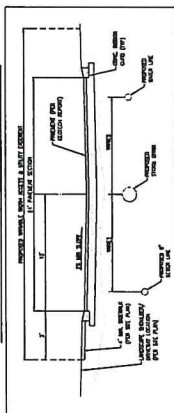
Objective: Serve areas along and west/east of S. IH 35

**Schedule: Line Construction
complete, LS nearing
completion**



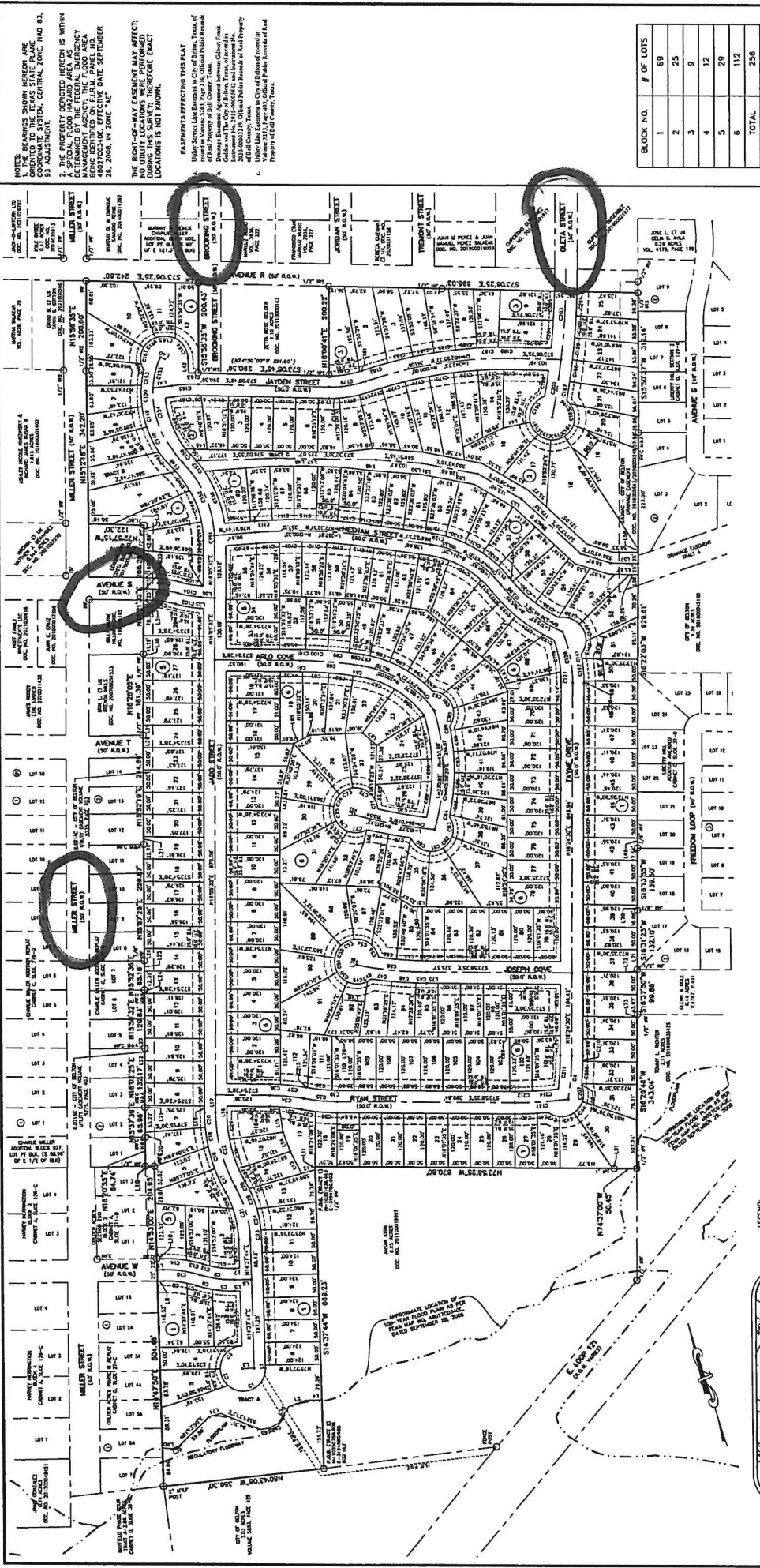
HENNINGER TRACT

S590 TOLL BRIDGE ROAD - SITE SUMMARY	
SITE AREA	18.156 ACRES
PUBLIC ROW ROUGHENED AREA	43.558 ACRES
PROPOSED INFILTR LAGOON AREA	43.80 ACRES
STORMWATER TREATMENT AREA	41.5 ACRES
SEE PAGE AREA	41.1 ACRES
POCKET PARK / BICYCLE AREA	10.80 ACRES
OPTIMIZATION AREA	18.75 ACRES
PROPOSED BUILDINGS	10 DUPLEXES (10 UNITS)
PROPOSED HIGHWAY/RAILROAD BALDING	42,200 SF
PROPOSED TOTAL BUILDING AREA	411,200 SF

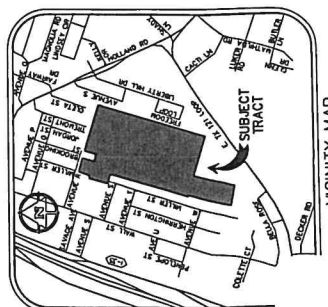


Scale: 1" = 50'

April 14, 2022



- LEGEND:
- IRS IRON ROD SET STAMPED "BRYAN"
 - POB POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - ISF IRON STAKE FOUND
 - MTF METAL FENCE
 - NLF NAIL FOUND
 - R.O.W. RIGHT-OF-WAY
 - () DEED CALLS



ACCESSES FOR

PRELIMINARY PLAT OF:
HIDDEN TRAILS

OVERALL TOTAL--55,800 ACRES 2,430,633 SQUARE FEET
256 LOTS, 6 BLOCKS AND 3 TRACTS
TRACT A--0.690 ACRES (DRAINAGE AREA) TO BE OWNED AND MAINTAINED BY COB
TRACT B--0.257 ACRES (DRAINAGE AREA) TO BE OWNED AND MAINTAINED BY COB
TRACT C--1.112 ACRES (DRAINAGE AREA) TO BE OWNED AND MAINTAINED BY COB
TRACT D--9.83 ACRES DEDICATED STREET RIGHT-OF-WAY TO CITY OF BELTON
OUT AND A PART OF THE: MT. CONNELL SURVEY, ABSTRACT
#5, BELTON, BELL COUNTY, TEXAS

PRELIMINARY
PLAT

BLOCK NO.	# OF LOTS
1	69
2	25
3	9
4	12
5	29
6	112
TOTAL	256

NOTES:
1. THE EASEMENTS SHOWN HEREON ARE GRANTED TO THE TEXAS STATE PLACE, BELTON, TEXAS, FOR THE PURPOSES OF THE CITY OF BELTON, TEXAS, AND ARE NOT TO BE CONSIDERED AS A PART OF THE CITY OF BELTON, TEXAS.
2. THE PROPERTY DEPICTED HEREON IS WITHIN THE CITY OF BELTON, TEXAS, AND IS SUBJECT TO THE CITY OF BELTON, TEXAS, AND IS NOT TO BE CONSIDERED AS A PART OF THE CITY OF BELTON, TEXAS.
3. THE CITY OF BELTON, TEXAS, IS THE MANAGING AGENT, THE FLOOD AREA IS 4807200000, EFFECTIVE DATE SEPTEMBER 26, 2004, IN ZONE "A".
4. THE RIGHT-OF-WAY EASEMENT MAY AFFECT, DURING THIS SURVEY, THEREFORE EXACT LOCATIONS IS NOT KNOWN.

EASEMENTS AFFECTING THIS PLAT
1. EASEMENT OF RIGHT-OF-WAY, EFFECTIVE DATE SEPTEMBER 26, 2004, IN ZONE "A", FOR THE PURPOSES OF THE CITY OF BELTON, TEXAS, AND IS NOT TO BE CONSIDERED AS A PART OF THE CITY OF BELTON, TEXAS.
2. EASEMENT OF RIGHT-OF-WAY, EFFECTIVE DATE SEPTEMBER 26, 2004, IN ZONE "A", FOR THE PURPOSES OF THE CITY OF BELTON, TEXAS, AND IS NOT TO BE CONSIDERED AS A PART OF THE CITY OF BELTON, TEXAS.
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BELTON ENGINEERING, INC.
Professional Surveyors
1000 W. 10th St., Suite 100
Belton, TX 77705
Phone: 817-938-1111
Fax: 817-938-1112
Email: info@beltoneng.com
Website: www.beltoneng.com

Survey No.: 1000
Scale: 1" = 100'
Date: 10/12/2004
Sheet: 1 of 2

RELOCATION
CENTRAL / SPRING ST.

GRIGGS TRACT ACCESS



Lot Summary		
Product Type (SF-3 ZONING)	Product Yield	Mix
50'x120' Lots	224 units	100.00%
Res. Subtotal:	224 units	
Gross Site Area:	91.3 acres	
Gross Site Density:	2.45 du./ac.	
Floodplain:	1.7 acres	
Major Right-of-Way:	6.3 acres	
Net Site Area:	83.3 acres	
Net Site Density:	2.69 du./ac.	
Open Space:	39.1 acres	

LOTING PLAN
1850 @ CHARTER OAK
BELTON, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
www.secplanning.com

Scale: 1" = 400'
Date: February 22, 2022
North

Base mapping compiled from best available information. All data should be considered as preliminary, in need of verification subject to change. This land plan is conceptual in nature and not represent any regulatory approval. Plan is subject to change.



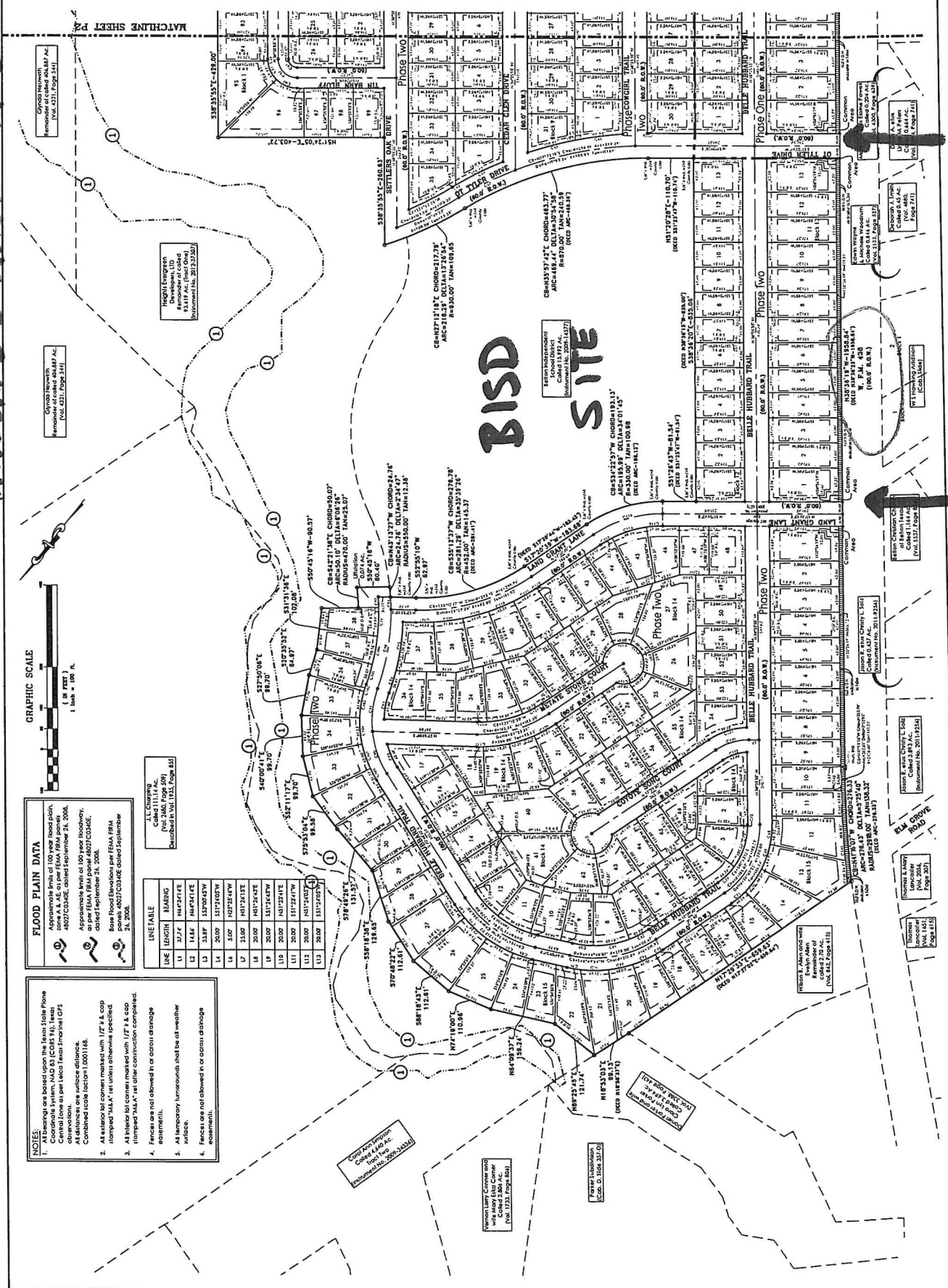
Future BISD Sites FM 436/Hubbard Branch

- Located on Holland Road, FM 436, at southeastern city limits*
- Hubbard Branch Subdivision's first final plat approved and recorded (177 lots); subdivision construction emerging rapidly at southernmost end
- 500 single family lots planned; 106 homes permitted
- Site included in BISD bond for new elementary school, anticipates Miller Heights closure






ENGINEERING TITLE: PRELIMINARY PLAT PROJECT: HUBBARD BRANCH ADDITION LOCATION: BELTON, BELL COUNTY, TEXAS		DATE: 10/17/2011 BY: [Signature] FOR: [Signature]	
ENGINEER'S CERTIFICATE I, the undersigned, being a duly Licensed Professional Engineer in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Bell County, Texas.		NOTARY PUBLIC My Commission Expires: 10/17/2013 My Notary Public Number: 123456789	

HUBBARD BRANCH Ph.2



AND
SANT
LANE

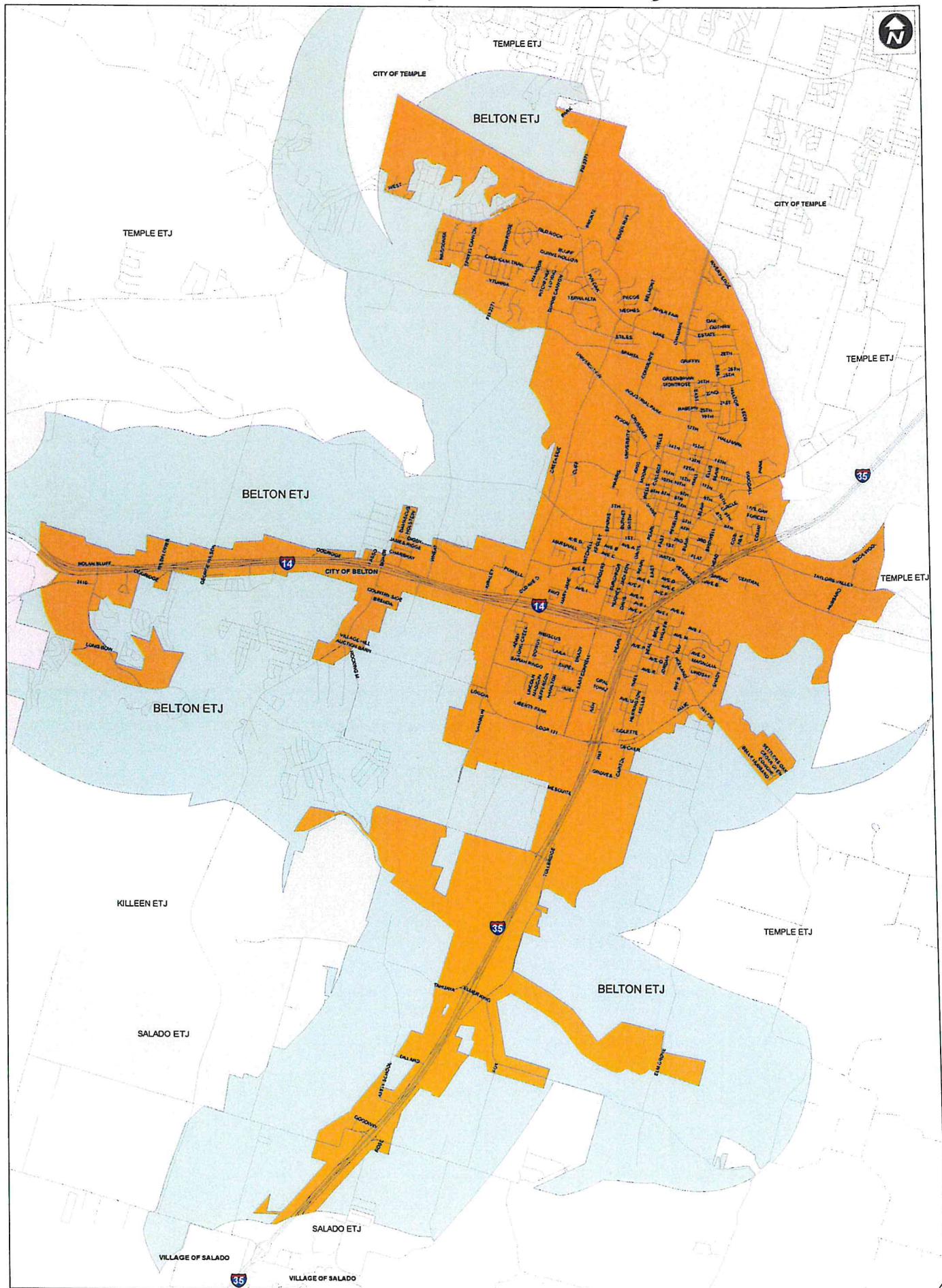
FLOOD PLAIN DATA	
	Approximate limits of 100 year flood plain, zone A & AE, as per FEMA FRM panels 48027C0340E, dated September 26, 2008.
	Approximate limits of 100 year floodway, as per FEMA FRM panel 48027C0340E, dated September 26, 2008.
	Base Flood Elevation per FEMA FRM panels 48027C0340E dated September 26, 2008.

LINE/TABLE		
LINE	LENGTH	BEARING
L1	37.2°	N44°34'14"E
L2	14.86	N44°34'14"E
L3	33.88	S52°00'45"W
L4	20.00	S51°24'03"W
L5	16	N25°25'16"W
L7	33.00	N51°24'15"E
L8	20.00	S51°26'43"W
L10	20.00	N51°23'41"E
L11	20.00	S51°22'41"W
L12	20.00	S51°24'03"W
L13	20.00	S51°24'03"W

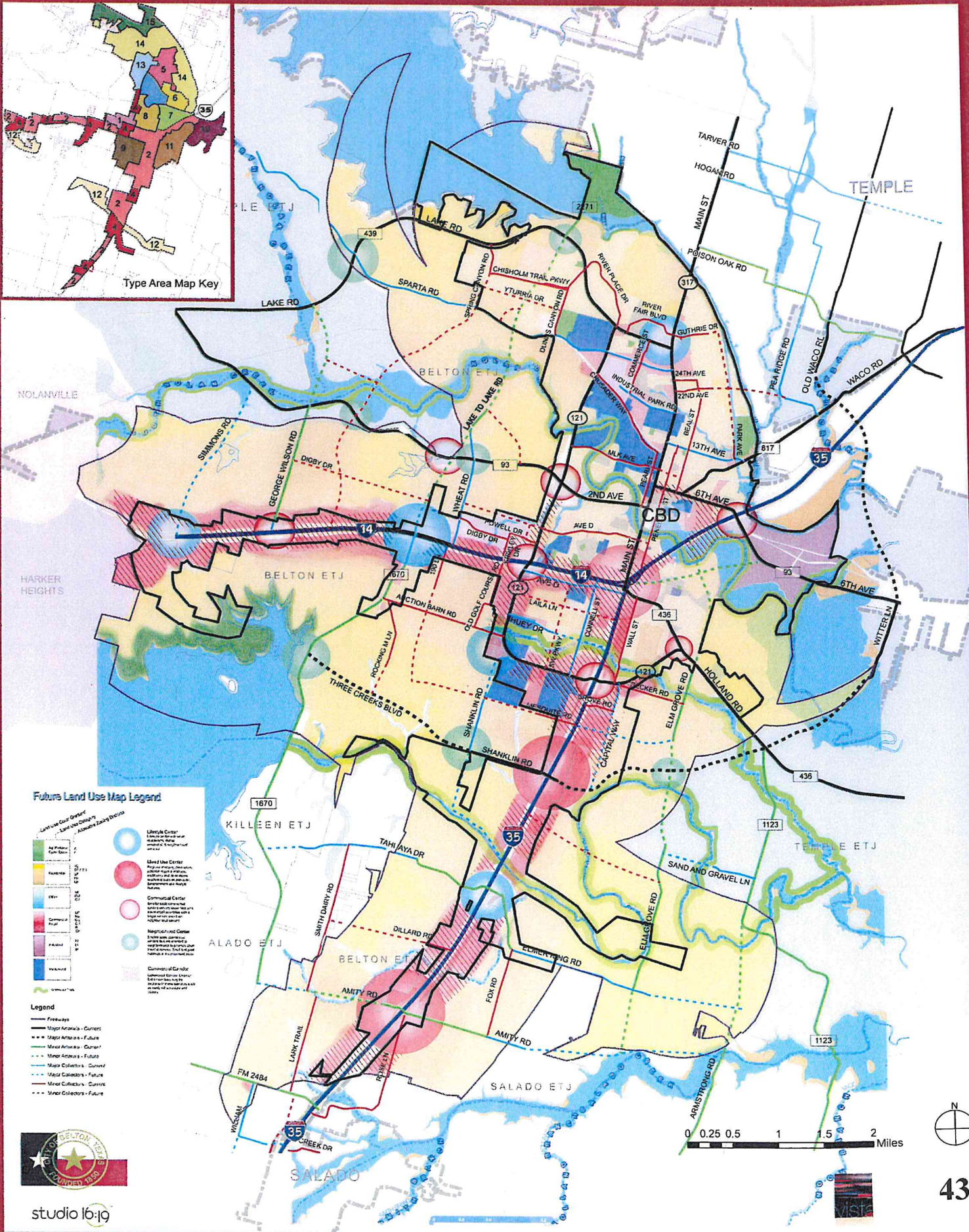
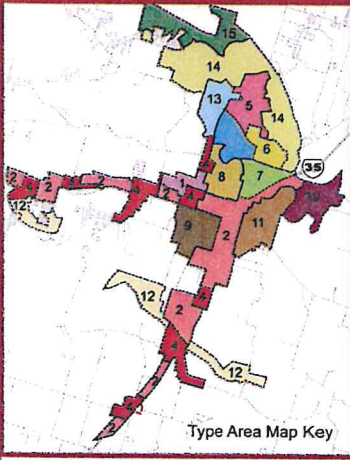
NOTES:

1. All bearings are based upon the Teat-Hole Plane Coordinate System, NAD 83 (CGRS 14), Texas Central zone as per local Texas Invariant GPS measurements.
2. All stations are surface distance.
3. Estimated scale factor 1.000148.
4. All exterior wall corners marked with 1/2" x 1/4" cap stamped "MLA" with other dimensions specified.
5. All interior wall corners marked with 1/2" x 1/4" cap stamped "MLA" with other construction completed.
6. Fences are not allowed to or across damage easement.
7. All temporary improvements shall be at weather backup.
8. Fences are not allowed in or across a damage easement.

Current City Limits and ETJ



THE CITY OF BELTON FUTURE LAND USE MAP



Future Land Use Map Legend



Legend



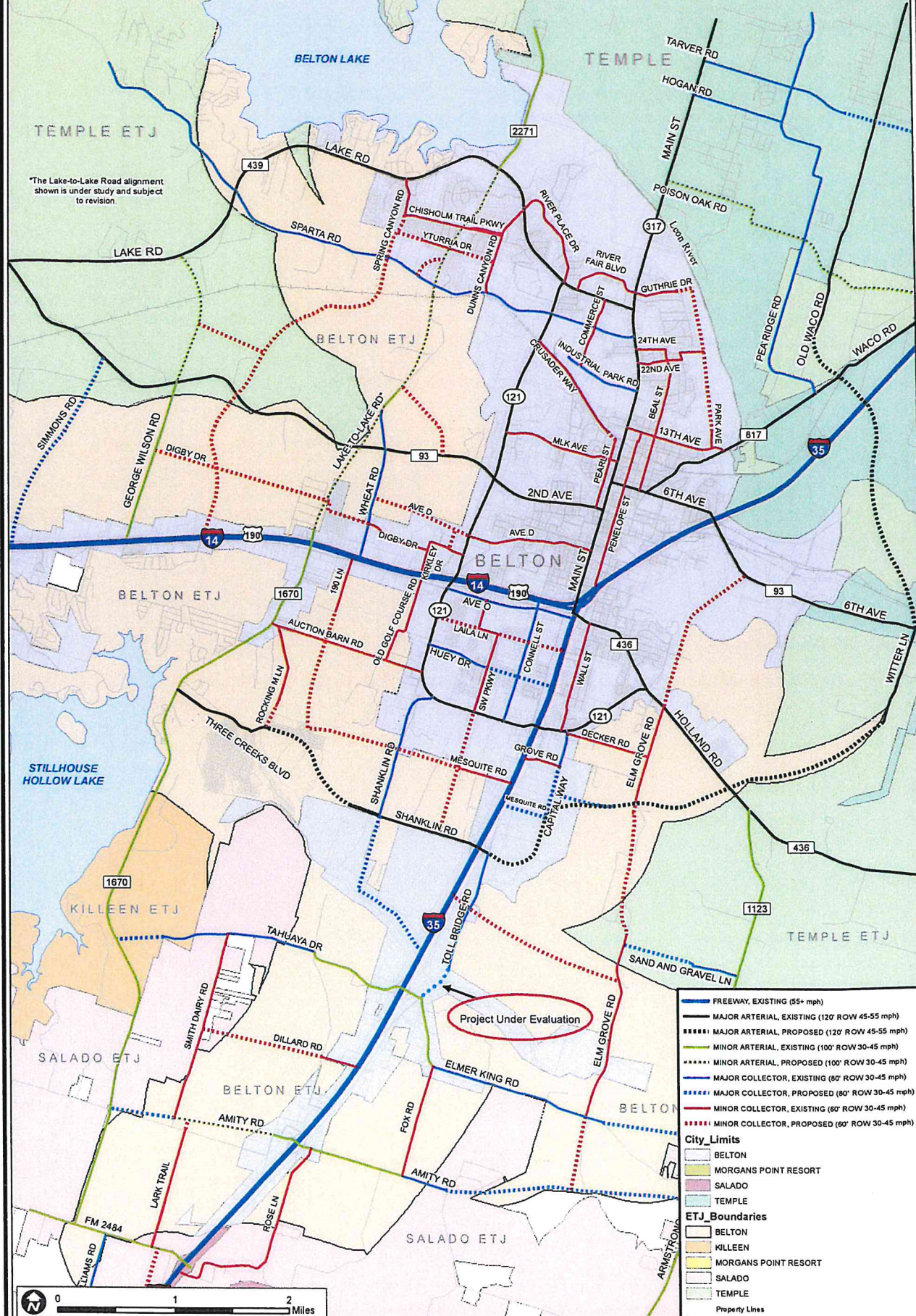
studio 1619

0 0.25 0.5 1 1.5 2 Miles



City of Belton 2022 Thoroughfare Plan

ORDINANCE NO. 2022-05

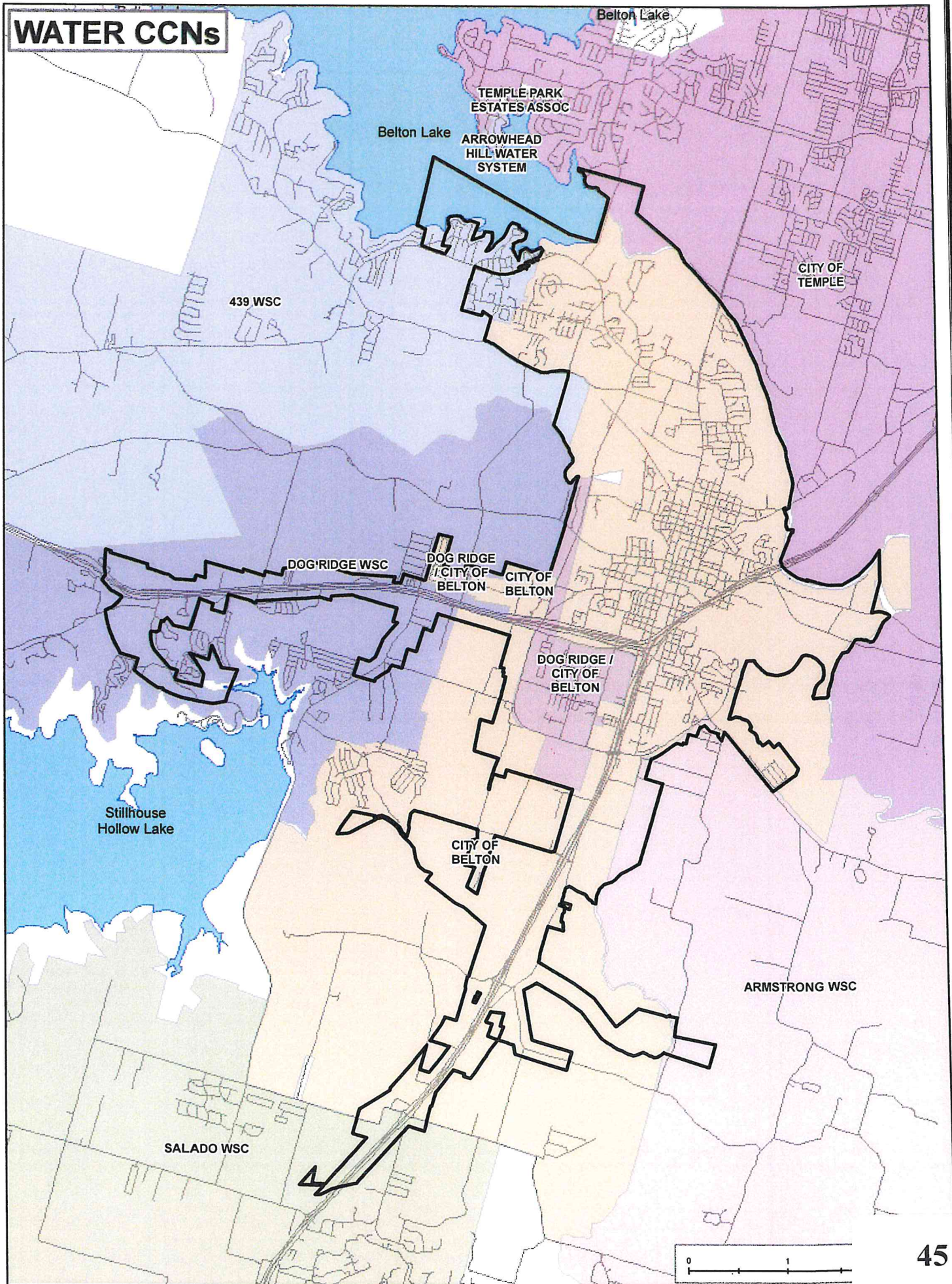


*The Lake-to-Lake Road alignment shown is under study and subject to revision.

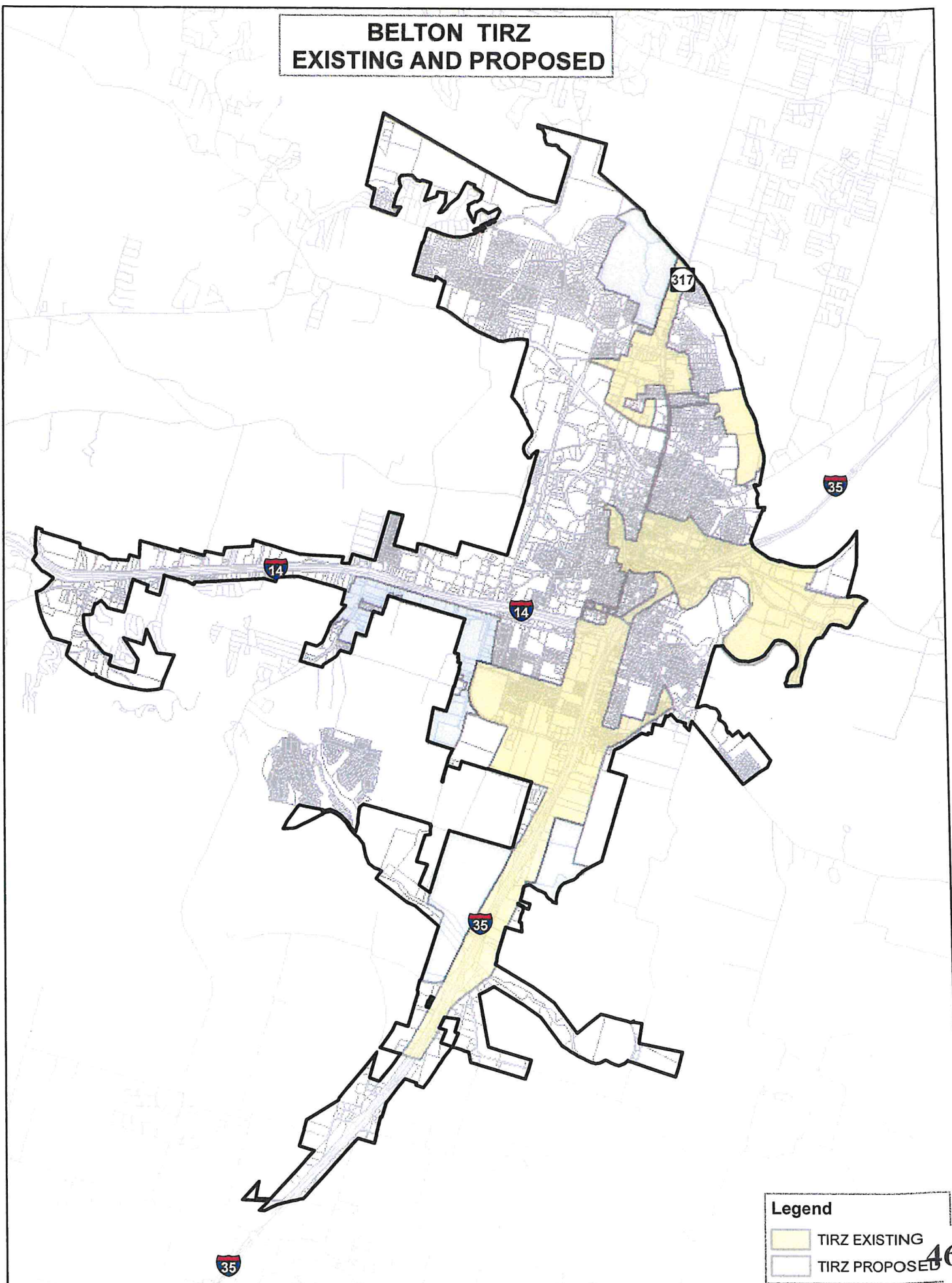
Project Under Evaluation

- FREEWAY, EXISTING (55+ mph)
 - MAJOR ARTERIAL, EXISTING (120' ROW 45-55 mph)
 - MAJOR ARTERIAL, PROPOSED (120' ROW 45-55 mph)
 - MINOR ARTERIAL, EXISTING (100' ROW 30-45 mph)
 - MINOR ARTERIAL, PROPOSED (100' ROW 30-45 mph)
 - MAJOR COLLECTOR, EXISTING (80' ROW 30-45 mph)
 - MAJOR COLLECTOR, PROPOSED (80' ROW 30-45 mph)
 - MINOR COLLECTOR, EXISTING (60' ROW 30-45 mph)
 - MINOR COLLECTOR, PROPOSED (60' ROW 30-45 mph)
- City Limits**
- BELTON
 - MORGANS POINT RESORT
 - SALADO
 - TEMPLE
- ETJ Boundaries**
- BELTON
 - KILLEEN
 - MORGANS POINT RESORT
 - SALADO
 - TEMPLE
- Property Lines

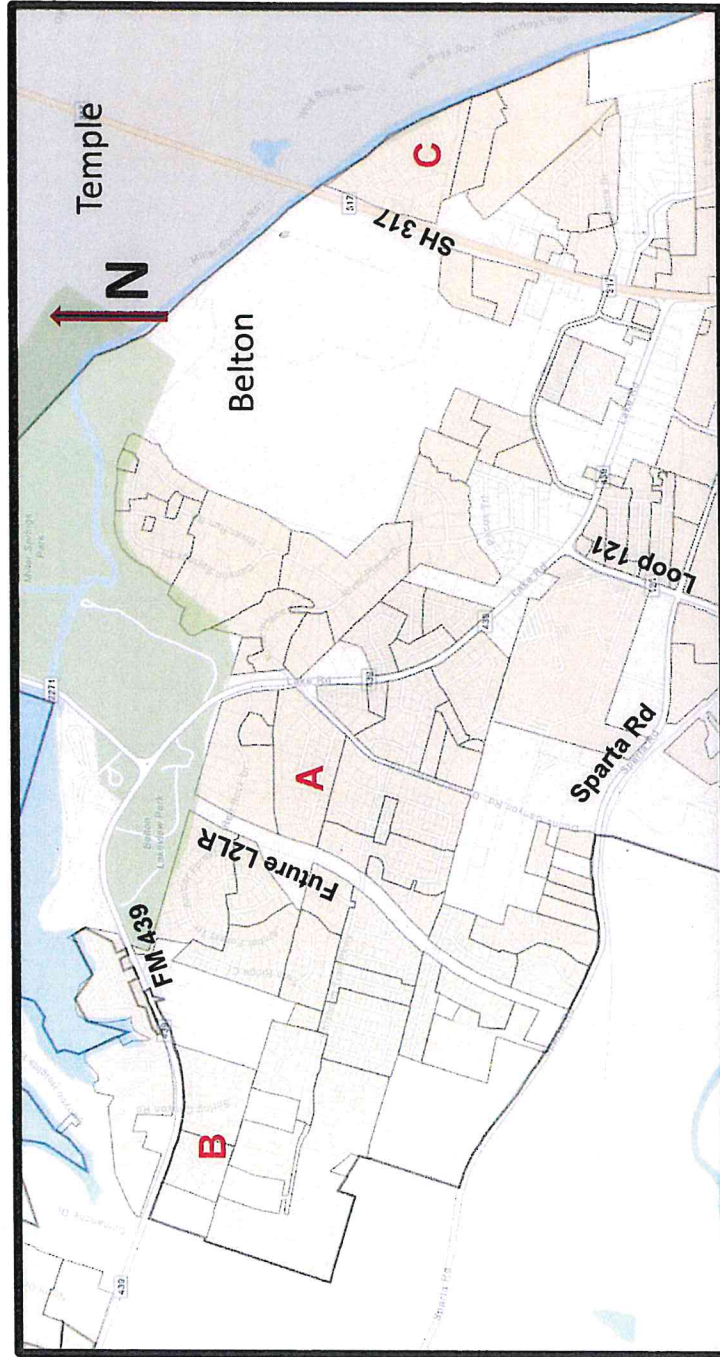
WATER CCNs



**BELTON TIRZ
EXISTING AND PROPOSED**



Belton Residential Development - North

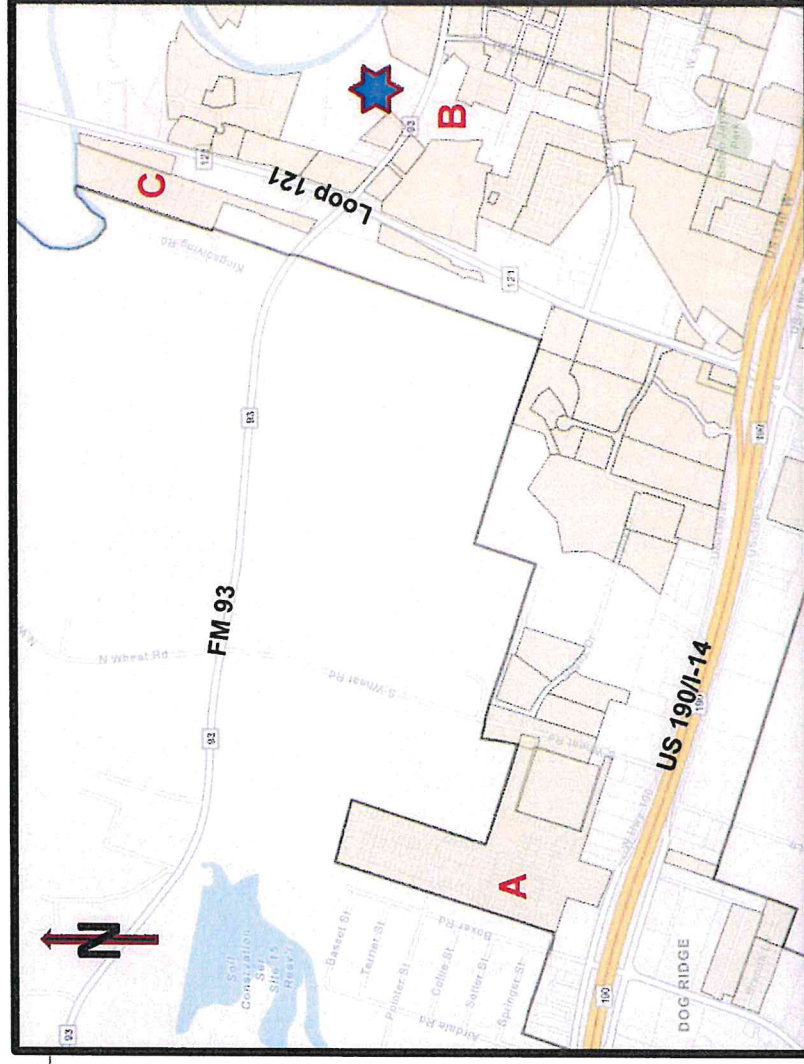


A. Bluffs at Dunns Hollow	55 lots/38 Permitted	C. Mystic River Ph I & II	60 lots/33 Permitted
B. Dawson Ridge Addition	142 lots/120 Permitted		



Belton Residential Development - West

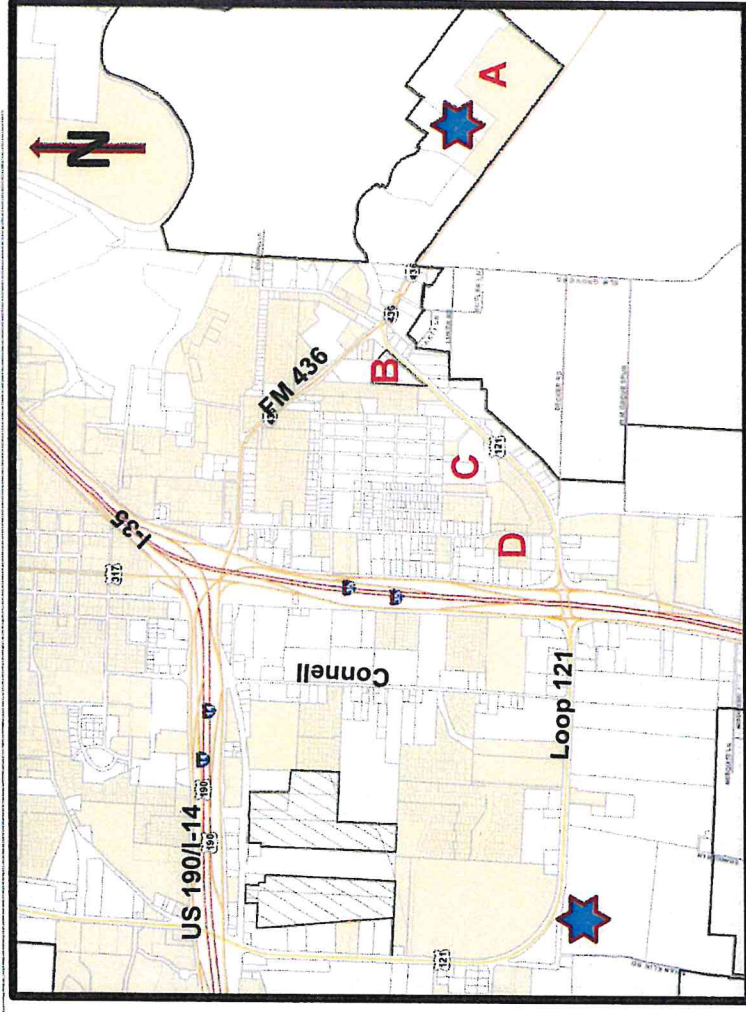
A. Sendero Estates	203 lots 173 Permitted
B. Colonial Crossing Apts. Phase II	132 new units Under construction
C. Creekside Estates	22 lots 17 Permitted



★ Future BISD School Site

Belton Residential Development - South (1 of 2)

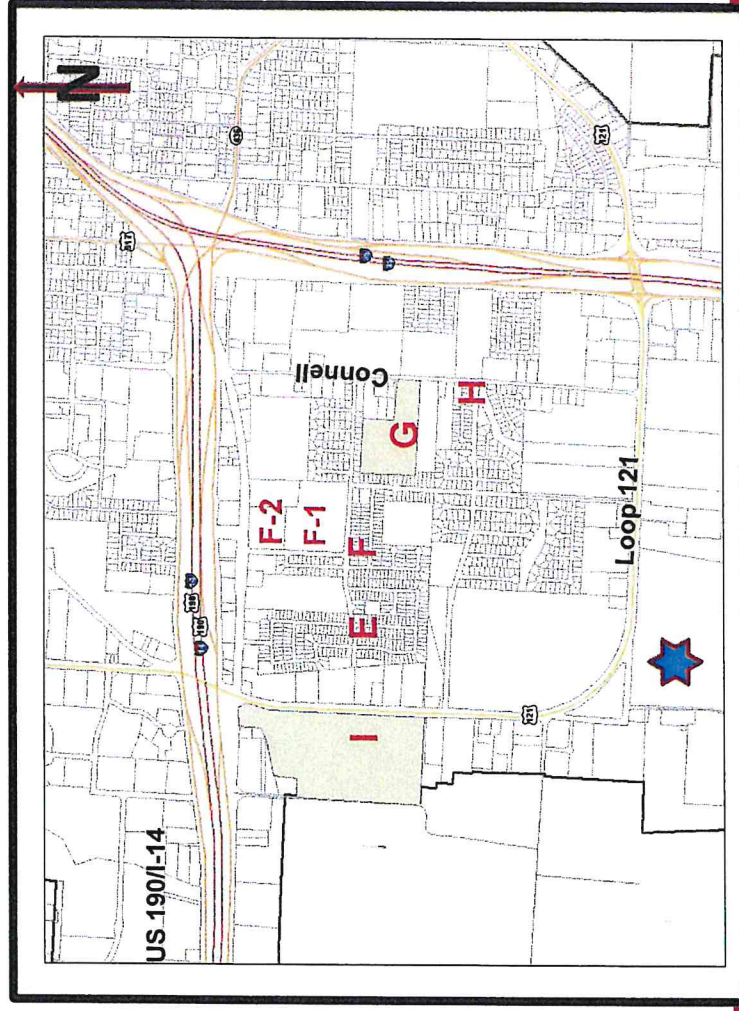
A. Hubbard Branch Phase I	500 lots (total)
	177 lots platted
	106 permitted
B. Royal Heights TH	55 lots/35 permitted
C. Hidden Trails	256 lots proposed
D. South Wall Est. - du 19 (new duplex)	38 Units/11 permitted

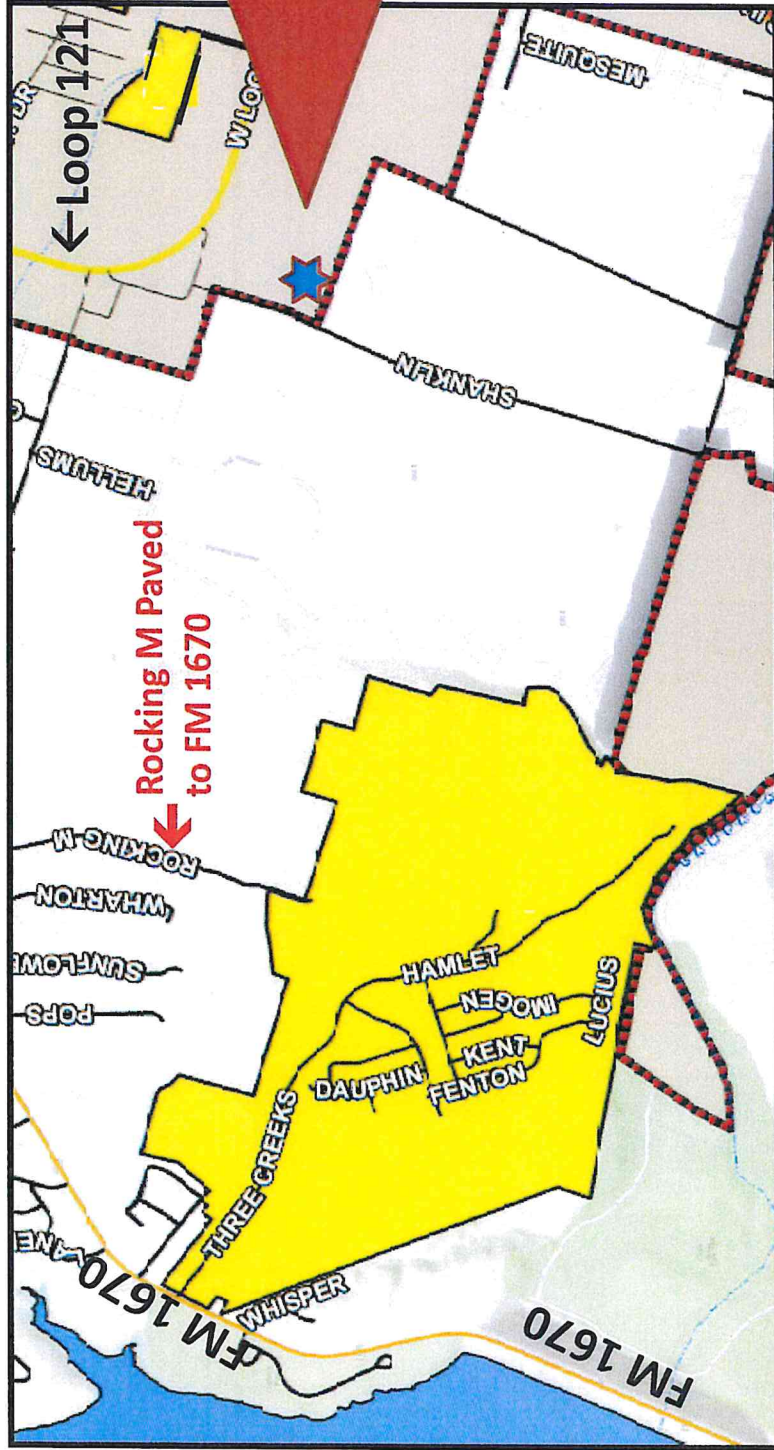


★ Future BISD School Sites

Belton Residential Development - South (2 of 2)

E. West Canyon Trails 1-4	226 lots/63 permitted
F. Ridge at Belle Meadows	150 lots/24 permitted
F-1 City Lights Apts.	120-units (duplex)/18 permitted
F-2 Crossroads at Belton	120-unit Apts.- under construction
G. Southwood Hills Ph. III	116-unit Apts.
H. Connell Subdivision	27 lots – under construction
I. Skyview Belton Addition	196 Lots proposed





Future BISD
School Site

Rocking M Paved
to FM 1670

Three Creeks Development – 1,500 lots (ETJ)

Lots Final Platted – 1,332

New Houses Permitted YTD – 1,001

