

Staff Report – Planning & Zoning Item



Date: August 15, 2017
Case No.: Z-17-10
Request: SF-2 to SF-3
Applicant: All County Surveying

Agenda Item

Z-17-10 Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-3 Zoning District for the construction of a single family home at 407 and 410 West 3rd Avenue, located on the northeast corner of West 3rd Avenue and North Smith Street.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant is proposing a zone change to allow for the construction of a new single family home. To the north is the Harris Community Center; and to the east, south, and west are single family homes zoned Single Family-2.

Current Zoning

Single Family-2

Proposed Zoning

Single Family-3

Design Standards Type Area: 8

Recommended Type Area: 8

This property is in the identified Type Area 8 in the Design Standards. If approved, a Single Family-3 District use would be required to comply with all the Design Standards for Type Area 8.

Land Use Table/Allowable Uses

The Single Family-3 Zoning District allows the following land uses, and would accommodate this request:

- Single-family detached dwellings and accessory buildings
- Greenhouses and gardens
- Family Home

Project Analysis and Discussion

This property is located north side of West 3rd Avenue amongst single family homes. The applicant is proposing this zone change to Single Family-3 to construct a new single family home in accordance with the Future Land Use Plan identifies this area as medium density residential/mixed use.

Currently, this property is zoned Single Family-2, and a zoning change to Single Family-3 is required to allow for the construction of a new single family home on a slightly smaller lot than required in the SF-2 Zoning District. The applicant is platting this property into two lots in conjunction with the zoning change request. This property is shown as two separate properties with two separate addresses and two Bell County Tax Appraisal District property identification numbers. There is an existing single family home at 407 West 3rd Avenue and the applicant would like to construct a new single family home at 410 West 3rd Avenue. When the applicant submitted the re-plat for review, staff stated that the proposed lots do not meet the minimum area requirements for the SF-2 Zoning District. The SF-3 Zoning District requires a minimum lot size of 5,000 square feet, minimum lot width of 50 feet, and a minimum lot depth of 90 feet. The proposed lot sizes comply with the Single Family-3 Zoning District area requirements in all respects. A zoning change SF-3 is needed to re-plat this property into two lots.

This area contains properties zoned Single Family-2; however, several lots do not meet the minimum SF-2 District area requirements. This is an established neighborhood with various lot sizes, similar in size to 407 and 410 West 3rd Avenue. After careful review of the City's Design Standards and the applicability of this use among surrounding properties, this requested zone change appears to be reasonable in this location.

Recommendation

Recommend approval of a Single Family-3 Zoning District with development regulated under the Design Standards for Type Area 8 standards as follows:

1. The use of this property must conform to the Single Family-3 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 7 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards discussed above
 - b. Building Design Standards
 - c. Landscape Design Standards
3. Sign standards shall conform to Ordinance 2008-11

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners

City of Belton
Request for a Zoning Change

To the City Council and the
Planning & Zoning Commission

Fee: \$250.00

Date Received: 07-25 Date Due: 07-31 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: CURTIS WATTS Phone Number: 512-688-5485
Mailing Address: 1102 S. AUSTIN AVENUE City: GEORGETOWN State: TX
Email Address: curtis@allcountysurveying.com

Owners Name: SYLVIA AND PAUL CHAVEZ Phone Number: 254-831-3881
Mailing Address: 410 W 3RD AVENUE City: _____ State: _____
Email Address: NONE

Applicant's Interest in Property:

Legal Description of Property: 0.311 ACRE, BEING ALL OF THE SOUTH 100 FEET OF THE WEST 50 FEET OF LOT 1, BLOCK 7, W.V. MCFARLAND ADDITION, AND THE SOUTH 90 FEET OF THE EAST 95 FEET OF LOT 1, BLOCK 7, SAID W.V. MCFARLAND ADDITION *IN THE MATILDA CONNEL SURVEY, AS

Is this property being simultaneously platted? YES

Street Address: 410 WEST 3RD AVENUE

Zoning Change From SF-2 to SF-3

Signature of Applicant: _____ Date: _____

Signature of Owner (if not applicant): _____ Date: 07/25/15

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.

* Paul Chavez
PAUL CHAVEZ

* Sylvia Chavez
SYLVIA CHAVEZ

Zoning Case # Z-17-10 Location

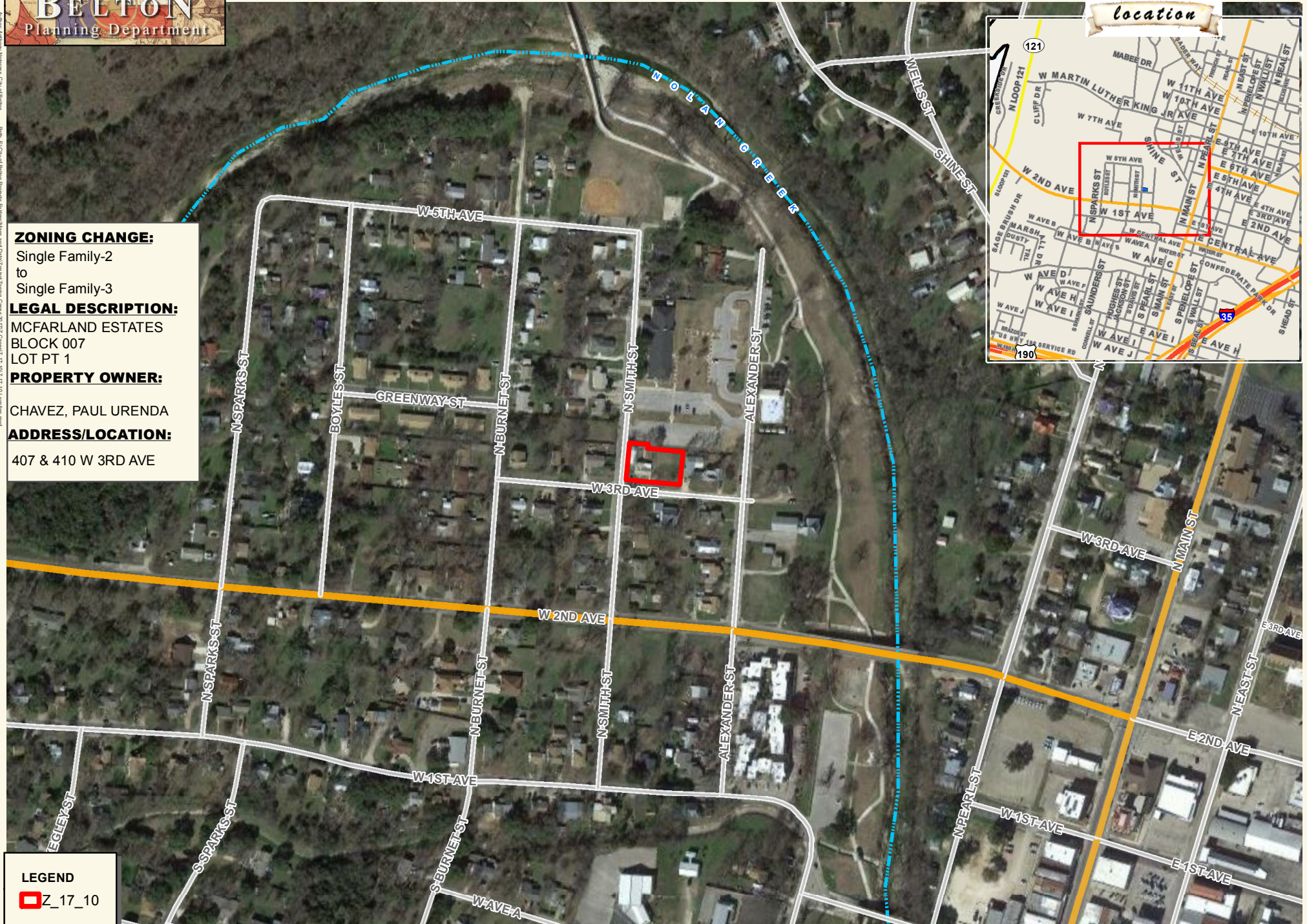
ZONING CHANGE:
Single Family-2
to
Single Family-3

LEGAL DESCRIPTION:
MCFARLAND ESTATES
BLOCK 007
LOT PT 1

PROPERTY OWNER:
CHAVEZ, PAUL URENDA

ADDRESS/LOCATION:
407 & 410 W 3RD AVE

LEGEND
Z_17_10



407 & 410 W 3RD AVE

0 235 470 940 Feet

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Zoning Case # Z-17-10 Aerial

ZONING CHANGE:

Single Family-2
to
Single Family-3

LEGAL DESCRIPTION:

McFARLAND ESTATES
BLOCK 007
LOT PT 1


PROPERTY OWNER:

CHAVEZ, PAUL URENDA

ADDRESS/LOCATION:

407 & 410 W 3RD AVE

LEGEND

 Z_17_10



Zoning Case # Z-17-10

ZONING CHANGE:

Single Family-2
to
Single Family-3

LEGAL DESCRIPTION:

MCFARLAND ESTATES
BLOCK 007
LOT PT 1




PROPERTY OWNER:

CHAVEZ, PAUL URENDA

ADDRESS/LOCATION:

407 & 410 W 3RD AVE

Legend

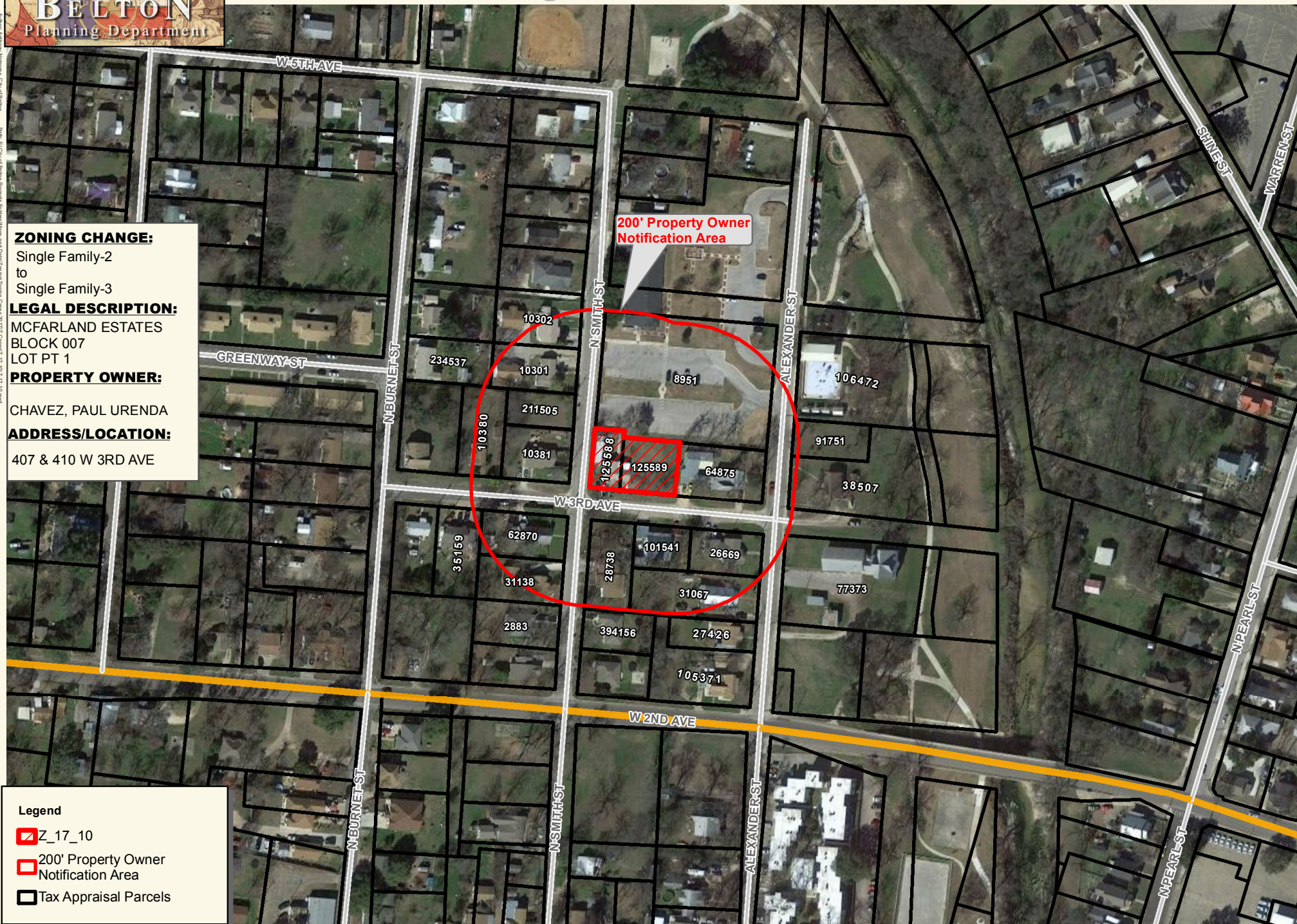
-  Z_17_10
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

Map Date: 7/31/2017 Aerial Imagery Date: 2015

0 80 160 320 Feet



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**NOTICE OF APPLICATION
FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: ALL COUNTY SURVEYING INC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 407 AND 410 WEST 3RD AVENUE,
FROM A(N) SINGLE FAMILY-2 ZONING DISTRICT,
TO A(N) Single Family-3 ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 2017**, IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, August 22, 2017**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
 2. _____
 3. _____
- (FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: _____ SIGNATURE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513
254-933-5812**

2883	8951	10301
KELLEY, CASSIE NICOLE	CITY OF BELTON	BLACK, DOROTHY LOUISE
207 SMITH ST	PO BOX 120	3802 TRAILWOOD DRIVE
BELTON, TX 76513-2941	BELTON, TX 76513-0120	TEMPLE, TX 76502
10302	10380	10381
BLACK, DOROTHY LOUISE	MORALES, KARINA	MORALES, KARINA
3802 TRAILWOOD DRIVE	501 W 3RD AVE	501 W 3RD AVE
TEMPLE, TX 76502	BELTON, TX 76513	BELTON, TX 76513
26669	27426	28738
RUIZ, SUSIE ETVIR MAURICIO ROMERO	DANIELS, LOWELL E	DEMERSON, ELBERT
408 W 3RD AVE	205 N ALEXANDER ST	210 SMITH ST
BELTON, TX 76513-2950	BELTON, TX 76513-2961	BELTON, TX 76513-2942
31067	31138	35159
MUNOZ, ANA ALICIA RUIZ	DEMERSON, ELBERT E ETUX CONNIE M	RUIZ, MAURICIO JR
217 N ALEXANDER ST	210 SMITH ST	408 W 3RD
BELTON, TX 76513-2961	BELTON, TX 76513-2942	BELTON, TX 76513
38507	62870	64875
FULLER, MARY FRANCES	KACIR, DAN J & KENNETH D MCCOY	RUIZ, MAURICIO R & ERASMO RUIZ
300 W 3RD AVE	1304 N 1ST ST	223 N ALEXANDER ST
BELTON, TX 76513-2972	TEMPLE, TX 76501-2049	BELTON, TX 76513-2961
77373	91751	101541
MT ZION UNITED METHODIST	BETTER BELTON FOUNDATION INC	RUIZ, MAURICIO R ANS SUSIE
218 N ALEXANDER ST	202 E BARTON AVE	223 N ALEXANDER ST
BELTON, TX 76513-2962	TEMPLE, TX 76501	BELTON, TX 76513-2961
105371	106472	125588
MENA, MARIA	CITY OF BELTON	CHAVEZ, PAUL URENDA
405 SAUNDERS ST	PO BOX 120	410 W 3RD AVE
BELTON, TX 76513	BELTON, TX 76513-0120	BELTON, TX 76513-2949
125589	211505	234537
CHAVEZ, SYLVIA	AGUAYO, JOSE ALFONSO	PHILLIPS FAMILY TRUST
410 W 3RD AVE	140 CIRCLE DR	3802 TRAILWOOD DR
BELTON, TX 76513-2949	BELTON, TX 76513	TEMPLE, TX 76502
394156		
MERCADO, TANYA M		
202 SMITH ST		
BELTON, TX 76513-2942		

Staff Report – Planning & Zoning Item



Date: August 15, 2017
Case No.: P-17-14
Request: Replat
Applicant: All County Surveying

Agenda Item

P-17-14 Hold a public hearing and consider a replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 2-lot subdivision with an existing single family home on Lot 1A and Lot 1B is currently vacant.

Project Analysis and Discussion

This is a 2-lot subdivision plat proposed as Sylvia's Addition. This property is currently a portion of Block 7, Lot 1 of the McFarland Addition and the applicant is proposing to replat this 0.311 acre property into two separate lots. This property is currently zoned Single Family-2 Zoning District and the applicant has submitted a zoning change request to Single Family-3 Zoning District in conjunction with this plat request. The applicant is proposing to replat this property to allow for an additional single family home. There is an existing single family home on Lot 1A and the applicant would like to construct a new single family home Lot 1B. The Public Works Department has confirmed that the additional lot can be served by existing water and sewer lines.

When the applicant submitted the replat for review, staff stated that the proposed lots do not meet the minimum area requirements for the SF-2 Zoning District. The SF-2 Zoning District requires a minimum lot size of 7,500 square feet, minimum lot width of 60 feet, and a minimum lot depth of 100 feet. Lot 1A is 6,621 square feet in area, 64 feet in width, 100 feet in depth along the western lot line, and 90 feet in depth along the eastern property line. Lot 1B is 6,926 square feet in area, 80 feet in width, and 90 feet in depth. The SF-3 Zoning District requires a minimum lot size of 5,000 square feet, minimum lot width of 50 feet, and a minimum lot depth of 90 feet. The proposed lot sizes comply with the SF-3 Zoning District area requirements. The SF-3 Zoning District requires a minimum front yard setback of 25 feet, minimum interior side yard setback of 6 feet; minimum street side yard setback of 15 feet, and minimum rear yard setback of 20 feet. The applicant has submitted a survey that identifies the main building and

accessory building locations. The main structure extends slightly into the front yard setback and the accessory building is located within the 15 feet street side yard setback; however, these structures do not appear to cause any visibility issues for the neighborhood. The main structure has a similar setback to surrounding residences and the accessory building is setback a suitable distance from the street intersection. These minor setback encroachments are existing and this replat does not propose any new lot lines that do not comply with the minimum SF-3 District requirements.

North Smith Street contains 40 feet of right-of-way with an approximate 28 feet pavement width and curb and gutter. The existing North Smith Street right-of-way and street pavement width appear to be sufficient and function well for this residential area. West 3rd Avenue contains 50 feet of right-of-way with an approximate 20 feet pavement width without curb and gutter. According to the Subdivision Ordinance, the developer is required to contribute into escrow half the total cost of paving (up to 18.5 feet) and install curb and gutter, for the portion of West 3rd Avenue adjacent to this subdivision. The applicant submitted a variance letter requesting to waive the perimeter street improvement requirements. It is staff's judgment that one additional single family home will not generate an increase in traffic on West 3rd Avenue; therefore, staff recommends waiving the perimeter street requirement for this two-lot residential subdivision. Since this is a proposal for one additional residential lot, this variance request seems reasonable.

According to the Subdivision Ordinance, any residential subdivision within the City of Belton, or within the City's extraterritorial jurisdiction, is required to set aside and dedicate to the public sufficient and suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. These requirements may be satisfied through parkland dedication or payment of fees-in-lieu of required parkland or a combination of the two. This subdivision requires parkland dedication of 0.01 acres or \$200 parkland fee for the additional lot. Since this property currently has two separate addresses and Bell County Tax Appraisal District property identification numbers, this change is an improvement to the area by creating legal lots. Due to these factors, staff recommends a variance to parkland dedication or fee-in-lieu requirements.

We have reviewed the replat and find it acceptable.

Recommendation

Recommend approval of the replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue, subject to:

1. South Burnet Street perimeter street improvements variance. (Recommended)
2. Parkland dedication or fee-in-lieu requirements. (Recommended)

Attachments

1. Final Plat Application
2. Final Plat

3. Property Location Map
4. Perimeter Street Improvement Variance Request

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

☐ Preliminary Subdivision

Fees due \$ 256

☐ Final Subdivision

CK# 19804

☐ Administrative Plat

☒ Replat

☐ ETJ

☒ City Limits

Date Received: 10-20 Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: CURTIS WATTS Phone: 512-970-9122

Mailing Address: 1102 S. AUSTIN AVE. SUITE 100

Email Address: Curtis@allcountysurveying.com

Owner: Paul Urenda Chavez
Sylvia Chavez Phone: (254) 831-3081

Mailing Address: Paul (410 W 3rd Ave) Sylvia (407 W 3rd Ave)

Email Address: _____

Current Description of Property: PORTIONS OF LOT 1, BLOCK 7
OF THE W.V. McFARLAND ADDITION
Lot: 1 Block: 7 Subdivision: " "

Acres: 0.311 Survey: Matilda Connel

Abstract #: 6 Street Address: 407 / 410 W. 3rd Ave, Belton

Frontage in Feet: 145' Depth in Feet: 90 - 100

Does Zoning comply with proposed use? YES Current Zoning: SF-2

Name of proposed subdivision: SYLVIA'S ADDITION

Number of Lots: 2 Fee: \$ _____

Signature of Applicant: C.W. Watts Date: 5/25/17

Signature of Owner: Sylvia Chavez Date: 6/15/17

X Paul Chavez

STATE OF TEXAS
COUNTY OF BELL

ME, PAUL URENDA CHAVEZ BEING THE OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, DESIGNATED AS THE SOUTH 100 FEET OF THE WEST FIFTY FEET OF LOT 1, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, A SUBDIVISION OF RECORD IN VOLUME 25, PAGE 416 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, CONVEYED TO ME BY DEED DATED JUNE 1, 2001, RECORDED IN DOCUMENT NO. 2008-00038812 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND SYLVIA CHAVEZ, BEING THE OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, DESIGNATED AS THE SOUTH 90 FEET OF THE EAST 45 FEET OF LOT 1, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, CONVEYED TO ME IN A DEED DATED JUNE 4TH, 2004, RECORDED IN DOCUMENT #2004-00022554 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, IN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS 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.

PAUL URENDA CHAVEZ

SYLVIA CHAVEZ

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY PAUL URENDA CHAVEZ.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY SYLVIA CHAVEZ.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SYLVIA'S ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON

WITNESS MY HAND THIS ____ DAY OF _____, 2017.

CITY CLERK

SAID SUBDIVISION LIES WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2017.

CITY CLERK

I, CURTIS W. MATTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

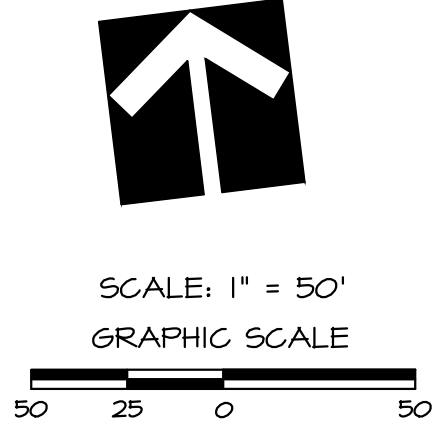


CURTIS W. MATTS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6614

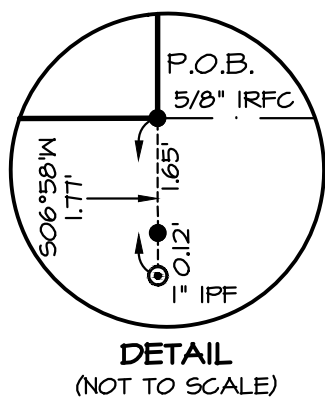
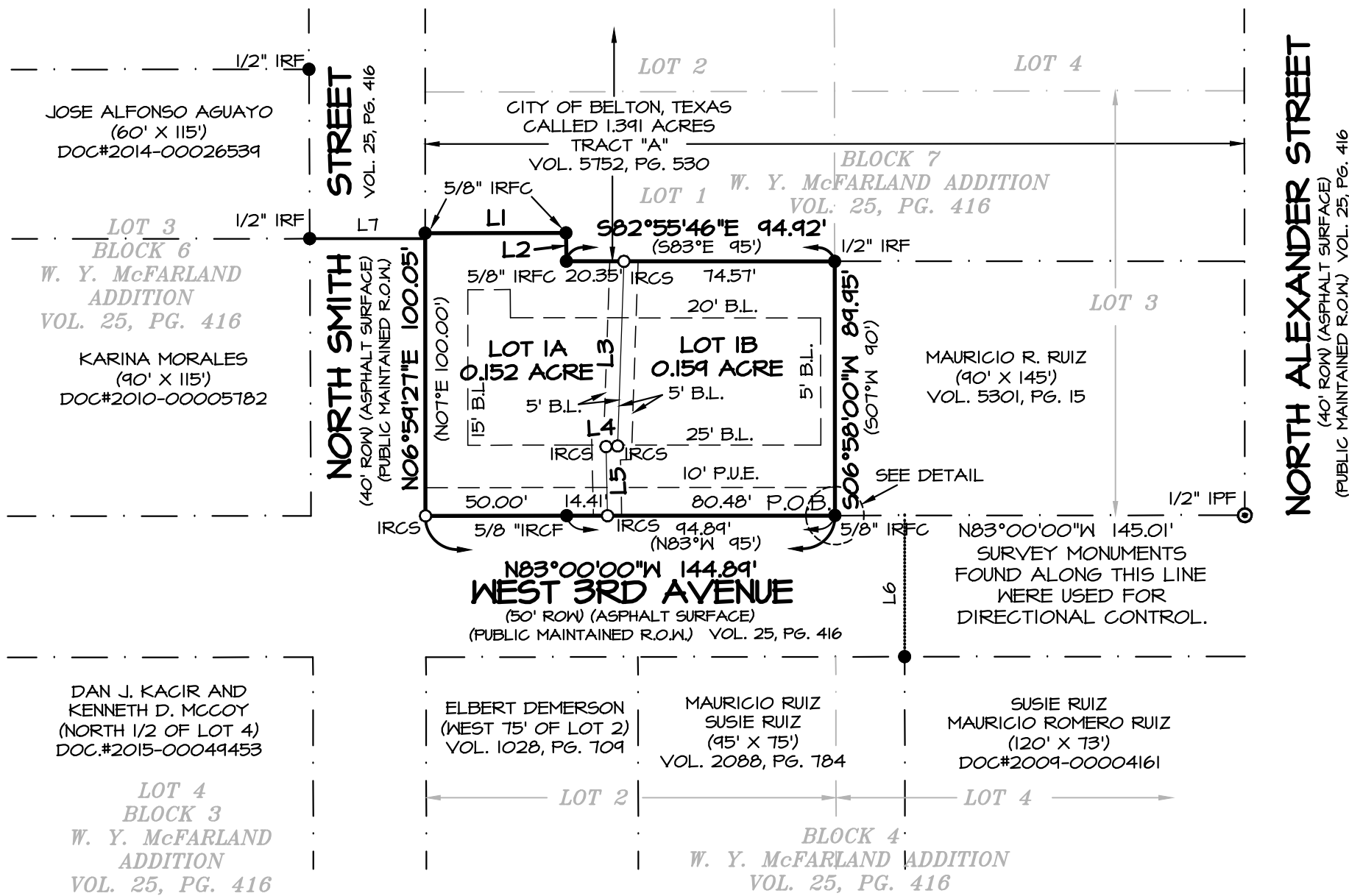
DATE OF SURVEY: MAY 10, 2017

FINAL PLAT OF SYLVIA'S ADDITION BEING A REPLAT OF PORTIONS OF LOT 1, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, SUBDIVISION WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS

BEING PART OF THE MATILDA CONNELL SURVEY, ABSTRACT NO. 6, BELL COUNTY,
TEXAS, AND BEING A PLAT OF 0.311 ACRE OF LAND.



LEGEND	
● IRF	IRON ROD FOUND (SIZE NOTED)
● IRGF	5/8" IRON ROD WITH "ACS" CAP FOUND
○ IRCS	5/8" IRON ROD WITH "ACS" CAP SET
⊙ IFF	IRON PIPE FOUND (SIZE NOTED)
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION



AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2017 A. D.

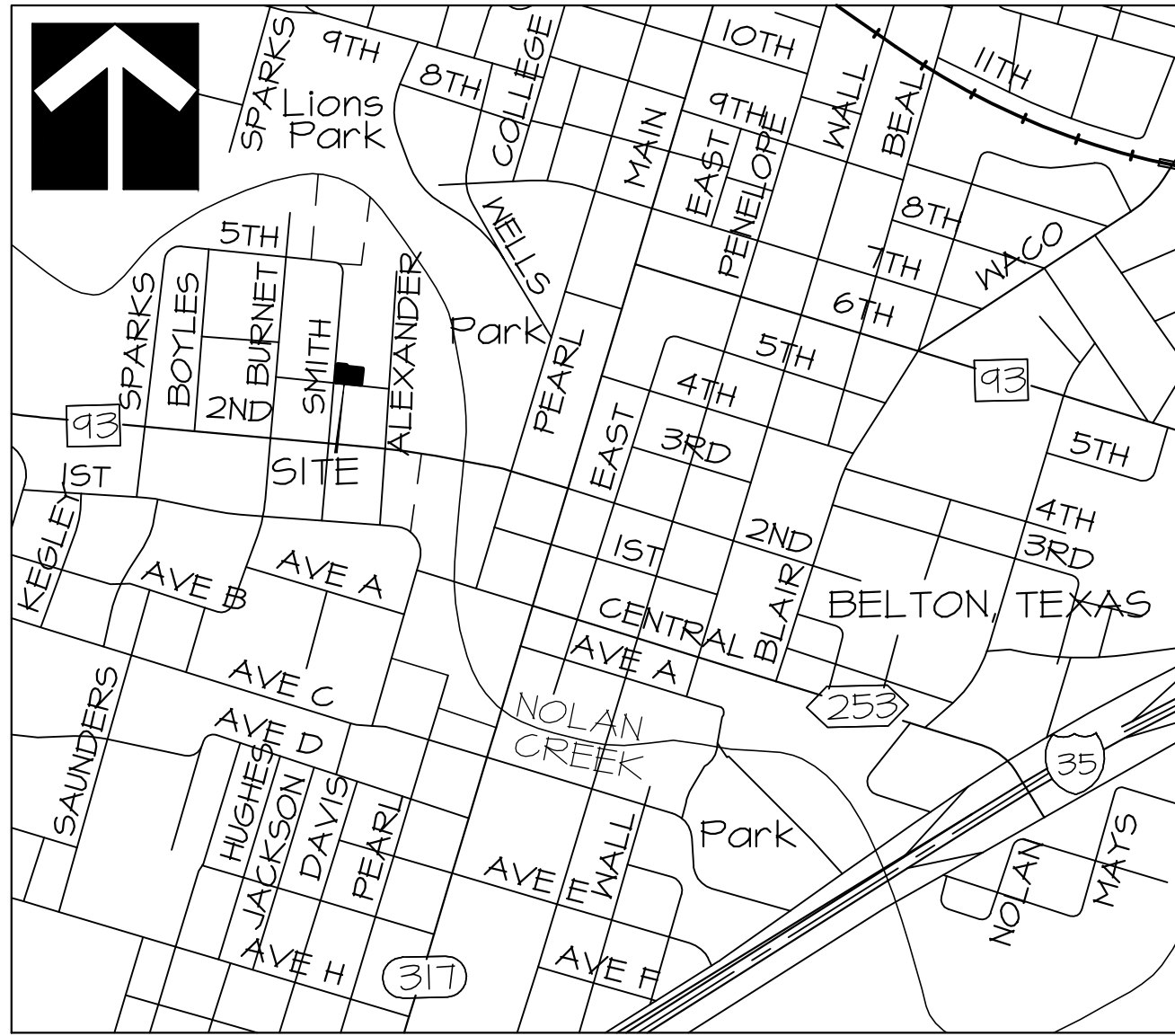
BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

OWNERS:

PAUL URENDA CHAVEZ
410 WEST 3RD AVENUE
BELTON, TX 76513

SYLVIA CHAVEZ
407 WEST 3RD AVENUE
BELTON, TX 76513

LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 0.311 ACRE (APPROX. 13,542 SQ. FT.)



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS LOT SHALL USE CITY OF BELTON WATER AND WASTEWATER UTILITY SERVICES.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF BELTON, 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 PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED 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 WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING 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."

FLOOD PLAIN NOTE:

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON F.E.M.A FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 4802710340E, EFFECTIVE DATE SEPTEMBER 26, 2008, THE ABOVE SHOWN PROPERTY APPEARS WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

BEARING BASIS NOTE:

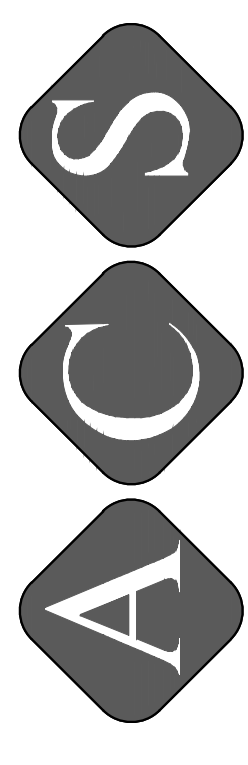
THE BASIS OF BEARINGS SHOWN HEREON IS THE NORTH RIGHT-OF-WAY LINE OF WEST 3RD AVENUE, BEING THE SOUTH LINE OF LOT 3, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, A SUBDIVISION OF RECORD IN VOLUME 25, PAGE 416 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, BEING ALSO THE SOUTH LINE OF THE TRACT CONVEYED TO MAURICIO R. RUIZ IN VOLUME 5301, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, HAVING A RECORD BEARING OF NORTH 89°00'00" WEST, AND A SURVEYED BEARING AND DISTANCE OF NORTH 89°00'00" WEST, 145.01 FEET BETWEEN A 1/2" IRON PIPE FOUND AND 5/8" IRON ROD WITH "ACS" CAP FOUND FOR CORNERS OF THE SAID RUIZ DESCRIPTION, BEING CONTROLLING MONUMENTS OF THIS SURVEY.

FINAL PLAT OF

SYLVIA'S ADDITION

A REPLAT OF PORTIONS OF LOT 1, BLOCK 7 OF THE W.Y.
MCFARLAND ADDITION, SUBDIVISION WITHIN THE FULL
PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL
COUNTY, TEXAS

1102 South Austin Street
Georgetown, Texas 78626 512-688-5425
Fax 254-714-1608
Tx. Firm Lic. No. 10194304



ALL COUNTY SURVEYING, INC.

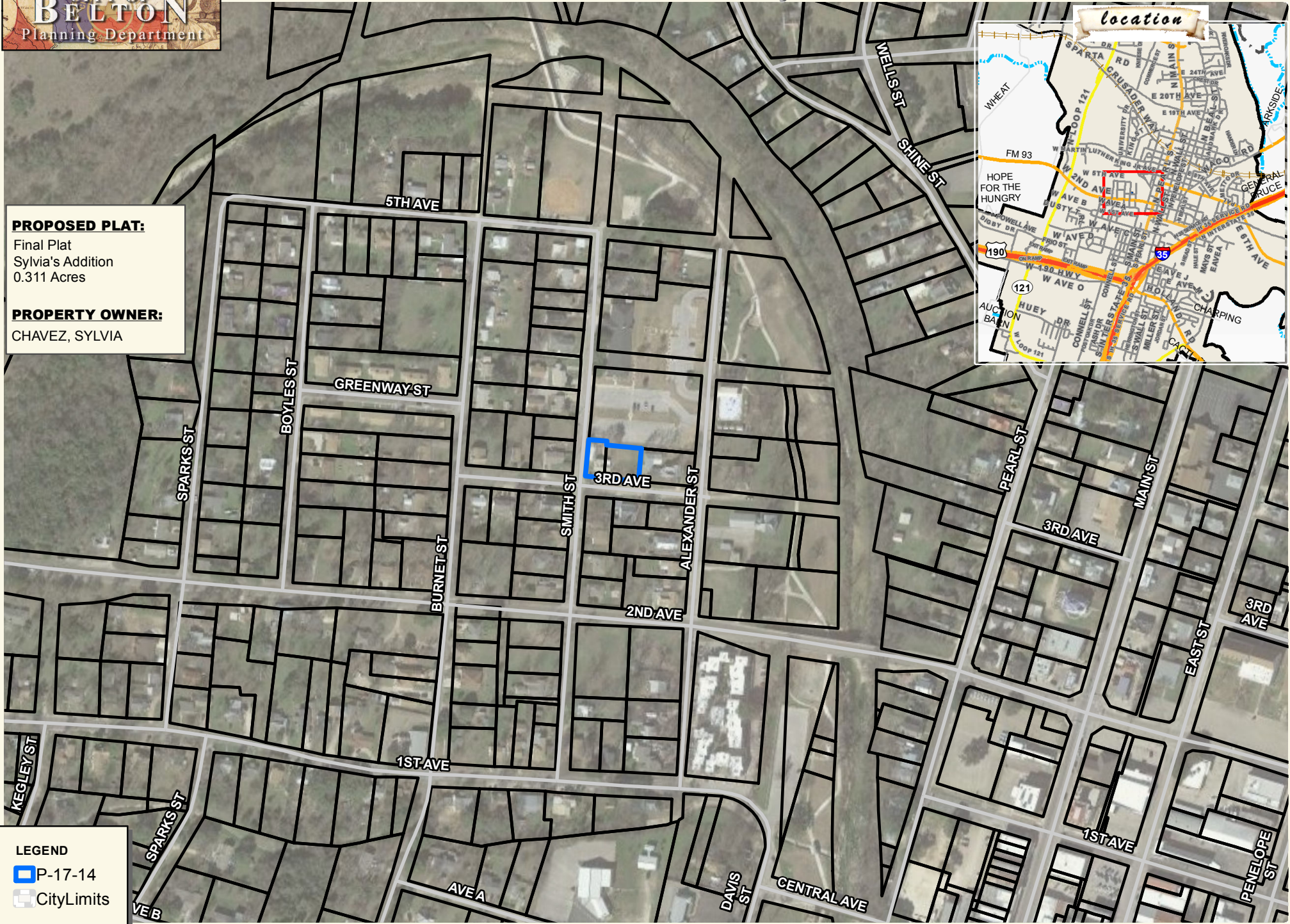
Plot date: 07-25-2017

Job No: 170396
Date: 05-19-2017
Scale: 1" = 50'
Drawing No: 170396.IP
Drawn By: CWM
Checked By: CWM
Copyright 2017 All County Surveying, Inc.

P-17-14 Location - Sylvia's Addition

PROPOSED PLAT:
Final Plat
Sylvia's Addition
0.311 Acres

PROPERTY OWNER:
CHAVEZ, SYLVIA



LEGEND
 P-17-14
 CityLimits

P-17-14 Sylvia's Addition

PROPOSED PLAT:


Final Plat
Sylvia's Addition
0.311 Acres

PROPERTY OWNER:

CHAVEZ, SYLVIA

Proposed Sylvia's Addition

Legend

 P-17-14

0 65 130 260
Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



July 25th, 2017

Kelly Trietsch, Planner
City of Belton Planning Department
333 Water Street
Belton, TX 76513

Re: Variance Request per Plat Comment for Sylvia's Addition

Kelly,

This letter constitutes our request for variance from section of Subdivision Ordinance requiring developer contribution of cost for paving and installing curb and gutter.

Our primary reason for requesting variance is the fact there is no curb and gutter on the north side of West 3rd Avenue from intersection of Smith to Alexander. Any new construction (which would be Single-Family and is not imminently planned) would not pose significant run-off.

Thank you,

A handwritten signature in black ink, appearing to read 'C. Watts'.

Curtis Watts, RPLS

Staff Report – Planning & Zoning Item



Date: August 15, 2017
Case No.: Z-17-11
Request: SF-1 to SF-1 w/SUP
Applicant: Catholic Diocese of Austin

Agenda Item

Z-17-11 Hold a public hearing and consider a zoning change from Single Family-1 to Single Family-1 with a Specific Use Permit for a church ancillary use in the existing structure at 315 East 24th Avenue, located on the southwest corner of East 24th Avenue and North Beal Street.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to allow for a church ancillary use in the existing structure. To the north are Christ the King church and rectory building and the HEB property; and to the east, south, and west are single family homes.

Current Zoning

Single Family-1

Proposed Zoning

Single Family-1 with Specific Use Permit for church ancillary use

Design Standards Type Area: 14

Recommended Type Area: 14

This property is in Type Area 14 in the Design Standards. If approved, a Single Family-1 District use and in addition, a church ancillary use, would be required to comply with all the Design Standards for Type Area 14.

Land Use Table/Allowable Uses

The Single Family-1 Zoning District with the Specific Use Permit will allow for a church ancillary use. The uses allowed in the base Single Family-1 Zoning District include:

- Single-family detached dwellings and accessory buildings
- Greenhouses and gardens
- Family Home

Project Analysis and Discussion

This property is located amidst single family homes and Christ the King Catholic Church. The applicant has submitted this zone change to Single Family-1 with a Specific Use Permit for church ancillary use in conjunction with the Future Land Use Plan which identifies this area as low density residential. The applicant is proposing to utilize the existing structure as a meeting and office space for Christ the King services. The existing structure is 2,360 square feet and the applicant is proposing to enclose the 884 square feet garage to allow additional meeting space; therefore, the total square footage will be 3,244 square feet. A subdivision plat will not be required since this is a platted lot.

According to Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, a church, rectory, or other place of worship shall provide one parking space for each three seats in the main auditorium. There is a circular driveway along East 24th Avenue that will provide 4 off-street parking spaces and a large driveway along Lilly Drive that will provide 4 off-street parking spaces and 1 handicap accessible parking space, a total of 9 off-street parking spaces. City staff met with the applicant to discuss the zoning change request on July 20, 2017 and on-site with the Fire Marshal and Building Official on August 4, 2017 to discuss the proposal. The applicant stated that the building will mainly be utilized for small gatherings for the youth groups, so there will not be much parking needed since parents will pick-up and drop-off the children. The applicant also stated that if additional parking is needed for this use, additional parking is available directly across the 24th Avenue at the rectory property. No on-street parking will be permitted for this use.

The applicant stated that the structure exterior will remain the same and look like a single family home. This property is adjacent to the Christ the King property across 24th Avenue where several church services are held. This zoning change request to Single Family-1 with a Specific Use Permit for a church ancillary use is compatible with the surrounding neighborhood.

After careful review of the City's Design Standards and the applicability of this use among surrounding properties, this requested zone change appears to be reasonable in this location.

Recommendation

Recommend approval of zone change from Single Family-1 to Single Family-1 with a Specific Use Permit for a church ancillary use, with development regulated under the Design Standards for Type Area 9 standards as follows:

1. The allowable uses of the property shall conform to the Single Family-1 Zoning District in all respects, and in addition a church ancillary use is permitted.
2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:

- a. Site Development Standards discussed above
 - b. Building Design Standards
 - c. Landscape Design Standards
- 3. Sign Standards shall conform to Ordinance 2008-11.
- 4. No on-street parking is permitted.

Attachments:

- 1. Zoning application
- 2. Property Location Map
- 3. Zoning map
- 4. Aerial photo
- 5. Map with zoning notice boundary (200')
- 6. Zoning notice to owners

**City of Belton
Request for a Zoning Change**

**To the City Council and the
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 07-24 Date Due: 07-31 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: See Owner below Phone Number: 254-743-7350
Mailing Address: 15 N. Main St., Temple City: _____ State: TX
Email Address: Kenvalka@bcswlaw.com

most Rev. Joe S. Vasquez, Bishop of the Diocese of Austin
Owners Name: by Kenneth Valka, agent Phone Number: 254-743-7350
Mailing Address: 15 N. Main St. City: Temple State: TX
Email Address: Kenvalka@bcswlaw.com

Applicant's Interest in Property:

OWNER

Legal Description of Property:

Lots 1 & 2, B1K2, Eaton Addition, Belton, Tx.

Is this property being simultaneously platted? _____

No

Street Address: 315 E. 24th St., Belton, Texas

Zoning Change From SF1 to SF1 with SUP. Church Accessory Use

Signature of Applicant: Kenneth Valka Date: July 24, 2017

Signature of Owner (if not applicant): agent + attorney in fact Date: July 24, 2017

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.



Baird, Crews, Schiller & Whitaker, P.C.
Attorneys at Law

Kenneth R. Valka
254-743-7350
kenvalka@bcsvwlaw.com

July 24, 2017

CITY OF BELTON, TEXAS
333 Water Street
Belton, Texas 76513
ATTN: Erin Smith
Director of Planning

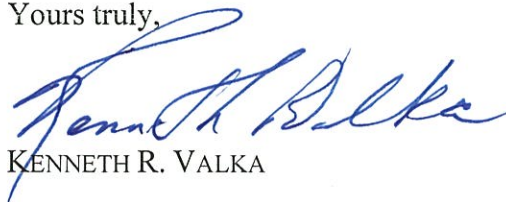
VIA HAND DELIVERED

**RE: Request for Zoning Change, Special Use Permit—315 E. 24th Street, Belton,
Texas**

Dear Ladies and Gentlemen:

I represent the Catholic Diocese of Austin in connection with the enclosed Request for Zoning Change for the above-referenced property. The zoning change requested is from SF-1 to SF-1 with Special Use Permit for Church Accessory Use. I have also enclosed a copy of the deed to the property, the survey and filing fee of \$250. I would appreciate your attention to this matter, and please feel free to contact me should you need anything further. Thanks very much.

Yours truly,



KENNETH R. VALKA

KRV/jlb
Enclosures

Zoning Case # Z-17-11 Location

E GRIFFIN DR

ZONING CHANGE:

Single Family-1
to
Single Family-1 w/SUP for
Church Accessory Use

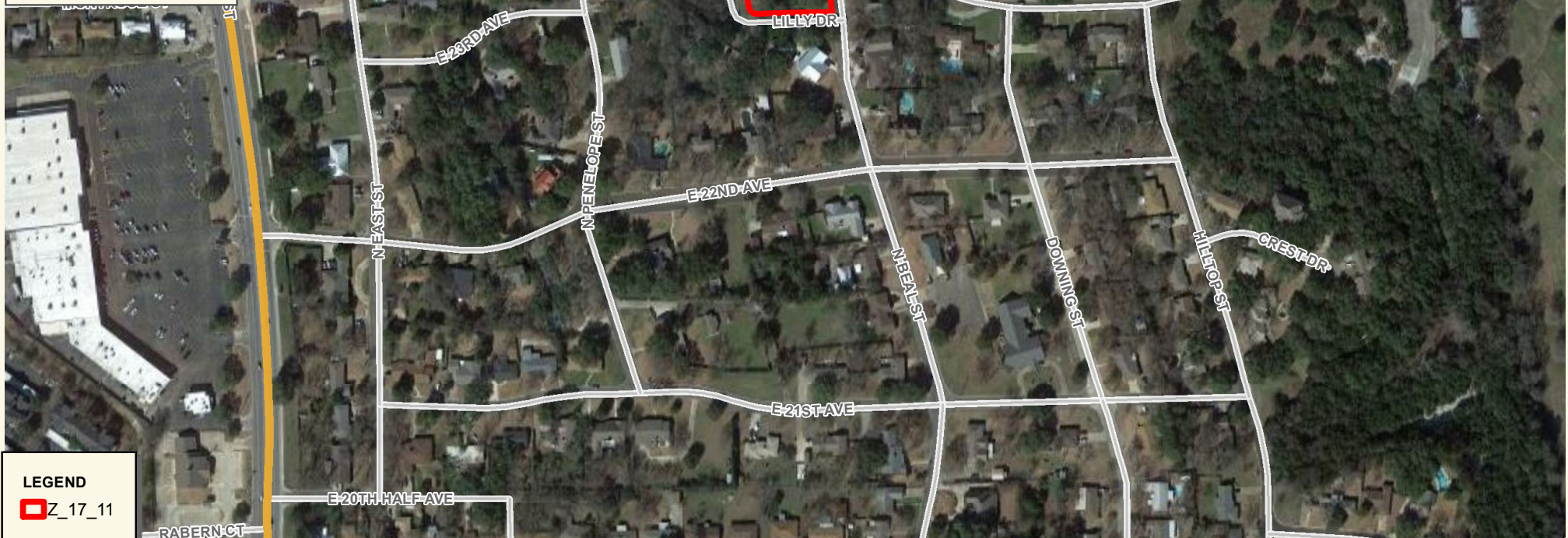
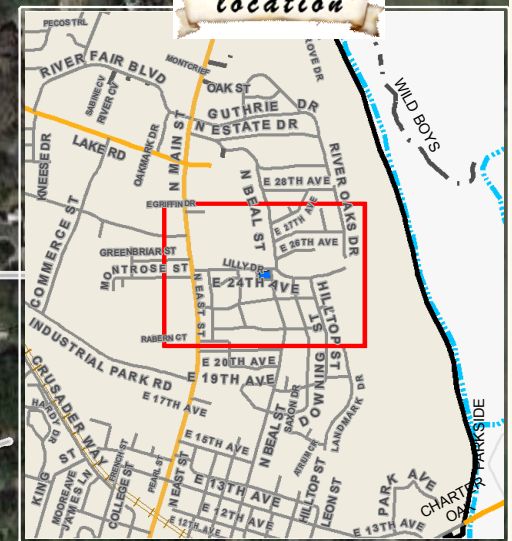
LEGAL DESCRIPTION:

EATON
BLOCK 002
LOT 1, 2

PROPERTY OWNER:
CATHOLIC DIOCESE OF
AUSTIN

ADDRESS/LOCATION:

315 E 24TH AVE



LEGEND

Z_17_11



315 E 24TH AVE

Single Family z
Specific Use Permit

0 235 470 940 Feet

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Zoning Case # Z-17-11 Aerial

ZONING CHANGE:

Single Family-1
to
Single Family-1 w/SUP for
Church Accessory Use

LEGAL DESCRIPTION:


EATON
BLOCK 002
LOT 1, 2

PROPERTY OWNER:
CATHOLIC DIOCESE OF
AUSTIN

ADDRESS/LOCATION:

315 E 24TH AVE

LEGEND

 Z_17_11

Zoning Case # Z-17-11

ZONING CHANGE:

Single Family-1
to
Single Family-1 w/SUP for
Church Accessory Use

LEGAL DESCRIPTION:

EATON
BLOCK 002
LOT 1, 2

PROPERTY OWNER:




CATHOLIC DIOCESE OF AUSTIN

ADDRESS/LOCATION:

315 E 24TH AVE

200' Property Owner
Notification Area

Legend

-  Z_17_11
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

Map Date: 7/27/2017 Aerial Imagery Date: 2015

0 100 200 400 Feet



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**NOTICE OF APPLICATION
FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CHRIST THE KING CATHOLIC CHURCH,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 315 EAST 24TH AVENUE,
FROM A(N) SINGLE FAMILY-1 ZONING DISTRICT,
TO A(N) Single Family-1 with Specific Use Permit for Church Accessory Building ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 2017**, IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, August 22, 2017**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. _____
3. _____
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: _____ SIGNATURE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513
254-933-5812**

1262	1275	9460
RATHBUN, KIM M ETVIR ROBERT L	LOUDIN, H JEFF ETUX SHARON G	ROBERTSON, RONALD R ETUX AUDREY M
501 E 25TH AVE	2323 N PENELOPE ST	311 LILLY DR
BELTON, TX 76513	BELTON, TX 76513-1651	BELTON, TX 76513-1656
9461	13294	18443
ROBERTSON, RONALD R ETUX AUDREY M	CATHOLIC DIOCESE OF AUSTIN	CATHOLIC DIOCESE OF AUSTIN
311 LILLY DR	6225 HWY 290 E	6225 HWY 290 E
BELTON, TX 76513-1656	BELTON, TX 78723	AUSTIN, TX 78723
20064	20065	25294
BROWN, LISA M ETVIR CHRISTOPHER	BROWN, LISA M ETVIR CHRISTOPHER	COOK, ANDREW
312 E 22ND AVE	312 E 22ND AVE	400 E 22ND AVE
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-2074
25464	58790	64007
COX, JOSEPH D ETUX JOAN B	PENSCO TRUST COMPANY	SOTTOSANTI, VINCENT JOSEPH
2402 N BEAL ST	1506 PASEO DEL PLATA	307 LILLY DR
BELTON, TX 76513-1634	TEMPLE, TX 76502	BELTON, TX 76513-1656
66044	69306	70918
SKAGGS, CHARLES A ETUX JESSICA S	SHELBURNE, THERESA ANN	TORRES, JOSE ETUX BLANCA
2229 N BEAL ST	2315 N PENELOPE ST	2222 N BEAL ST
BELTON, TX 76513	BELTON, TX 76513-1651	BELTON, TX 76513-1630
70919	94632	96810
TORRES, JOSE ETUX BLANCA	POTTS, ROY COCHRAN	BARBER, GARY A ETUX JULIA E
2222 N BEAL ST	221 E CENTRAL AVE	2225 N BEAL ST
BELTON, TX 76513-1630	BELTON, TX 76513-3237	BELTON, TX 76513-1629
97456	99252	366257
DILDINE, JEFFREY L	RITTER, HOWARD D	ELSHEIMER, KENNETH L TRUST
308 E 22ND AVE	6138 PAISLEY ST	405 E 24TH AVE
BELTON, TX 76513-2034	HOUSTON, TX 77096-3725	BELTON, TX 76513-1609

P-17-04

**UMHB Main Campus
2017 Addition**

Staff Report – Planning & Zoning Item



Date: August 15, 2017
Case No.: P-17-04
Request: Replat
Applicant: Turley and Associates

Agenda Item

P-17-04 Hold a public hearing and consider a replat for UMHB Main Campus 2017 Addition, a 75.927 acre tract of land, located north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 1-lot subdivision plat for the University of Mary Hardin-Baylor main campus.

Project Analysis and Discussion

This is a 1-lot subdivision plat proposed as UMHB Main Campus 2017 Addition. UMHB has submitted this plat request for the main campus to allow for both development and re-development of areas within this boundary without the need to create a re-plat for each individual project. This property is currently zoned University Campus-1 Zoning District. The University Campus-1 Zoning District requires a minimum lot area of 5,000 square feet, minimum lot width of 50 feet, and minimum lot depth of 100 feet. This proposed plat complies with the University Campus-1 District area requirements in all respects.

There are existing public water and sewer lines traversing this property to serve UMHB and surrounding properties. The water and sewer lines will remain public. Turley and Associates has created an easement document that will be recorded with the plat to ensure the City of Belton has access to the public water and sewer lines on this property for maintenance and repairs. There are also existing Atmos and Oncor lines traversing this property that will remain in existing easements. Turley and Associates has provided an exhibit that identifies the locations of the Atmos gas and Oncor electric lines on this property.

Turley and Associates has identified several right-of-ways within this plat boundary that do not contain paved streets; however, the right-of-ways were never abandoned. In some instances, buildings have been constructed over existing right-of-ways. There are also some streets within this plat boundary that were not constructed in the right-of-ways and are located on UMHB private property. UMHB is proposing to abandon all of the existing public street right-

of-ways within this plat boundary. If this plat is recommended for approval by the Planning and Zoning Commission, the street abandonment request will be presented to Council for separate consideration. City staff has reviewed this request and finds it acceptable given 26' wide fire lanes are maintained as shown on the attached exhibit. The Fire Marshal has reviewed the fire access exhibit and finds it acceptable to serve the main UMHB campus area within this plat boundary. The fire lane exhibit will be recorded with the plat. Turley and Associates has included a note on the plat that states the following:

26' wide fire access lanes are to be maintained as shown on the attached exhibit. The City of Belton and University of Mary Hardin-Baylor may agree to review the fire lane exhibit in the future as may be needed to accommodate the location of future improvements to the campus.

UMHB will be responsible for all maintenance and re-construction of the interior private streets and fire lanes, pending Council approval of the plat and street abandonments. West Martin Luther King Jr. Avenue, University Drive, Crusader Way, and College Street will remain public streets, and the City of Belton will continue to maintain these roadways.

We have reviewed the replat and find it acceptable.

Recommendation

Recommend approval of the replat for UMHB Main Campus 2017 Addition, a 75.927 acre tract of land, located north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

Attachments

1. Final Plat Application
2. Property Location Map
3. Final Plat
4. Right-of-Ways Exhibit
5. Aerial Exhibit
6. Easement Exhibit
7. Water and Wastewater Utility Exhibit
8. Atmos and Oncor Utility Exhibit
9. Fire Access Exhibit

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Turley Associates Inc. Phone: 254-773-2400
Mailing Address: 301 NORTH 3RD STREET TEMPLE TX, 76501
Email Address: BLITTLE@TURLEY-INC.COM

Owner: University of Mary Hardin-Baylor Phone: 254-295-8620
Mailing Address: 900 College Street, Belton, TX 76513
Email Address: RMARTINEZ@UMHB.EDU

Current Description of Property:

Lot: SEE PLAT Block: SEE PLAT Subdivision: SEE PLAT

Acres: _____ Survey: _____

Abstract #: _____ Street Address: _____

Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? YES Current Zoning: UC-1

Name of proposed subdivision: UMHB Main Campus 2017

Number of Lots: 1 Fee \$ _____

Signature of Applicant:  Date: 2/15/17

Signature of Owner: _____ Date: _____

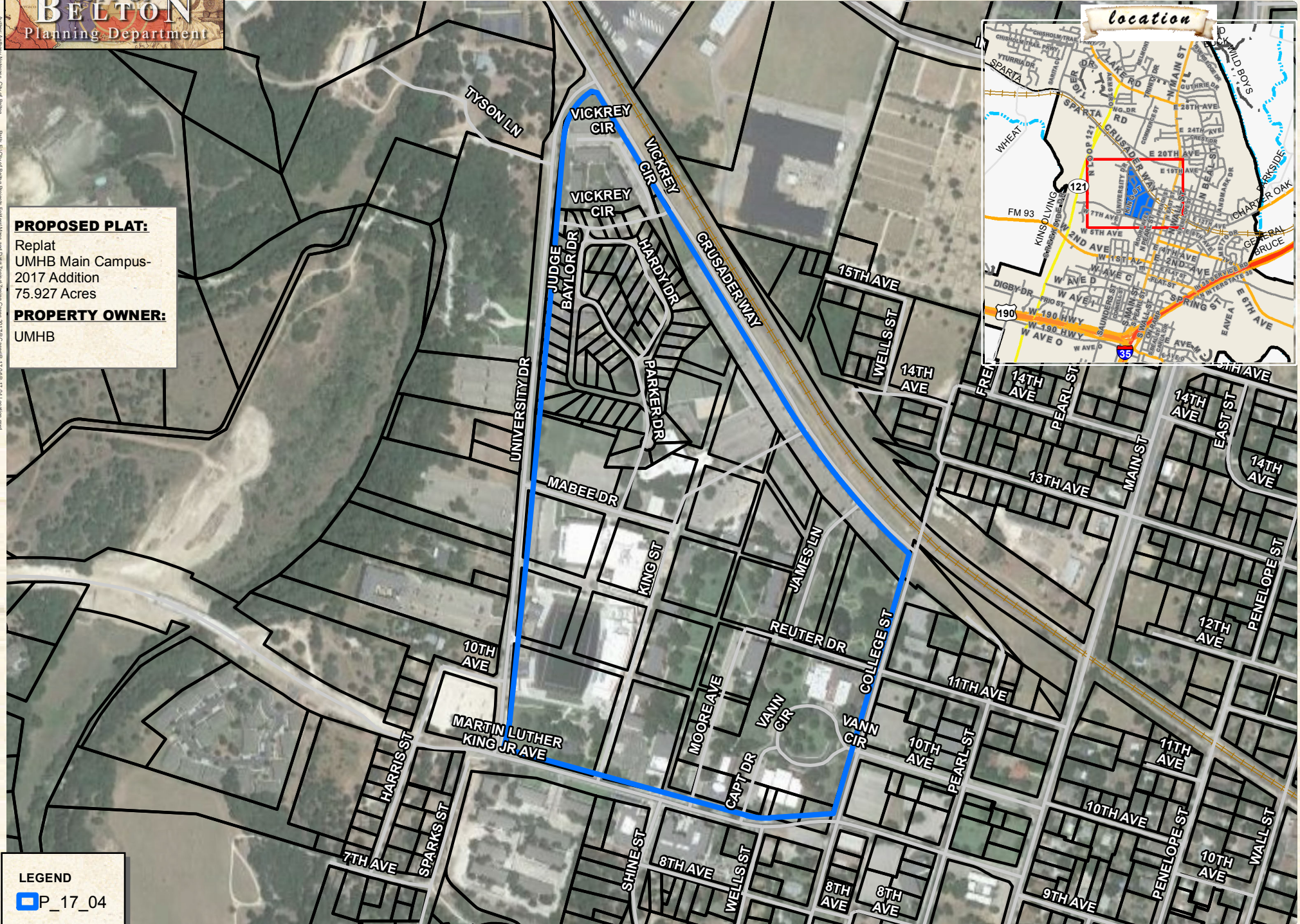
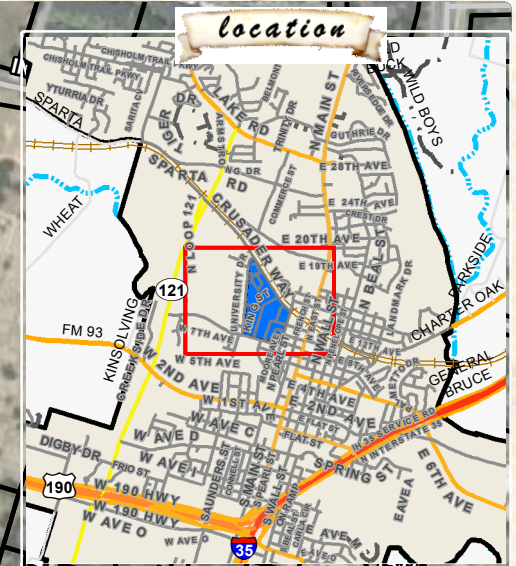
P-17-04 Location UMHB Main Campus 2017 Addition

PROPOSED PLAT:

Replat
UMHB Main Campus-
2017 Addition
75.927 Acres

PROPERTY OWNER:

UMHB



LEGEND

P_17_04



P-17-04 UMHB Main Campus 2017 Addition

Proposed UMHB Main Campus

PROPOSED PLAT:

Replat
UMHB Main Campus-
2017 Addition
75.927 Acres

PROPERTY OWNER:

UMHB

Legend

- P_17_04
- CityLimits



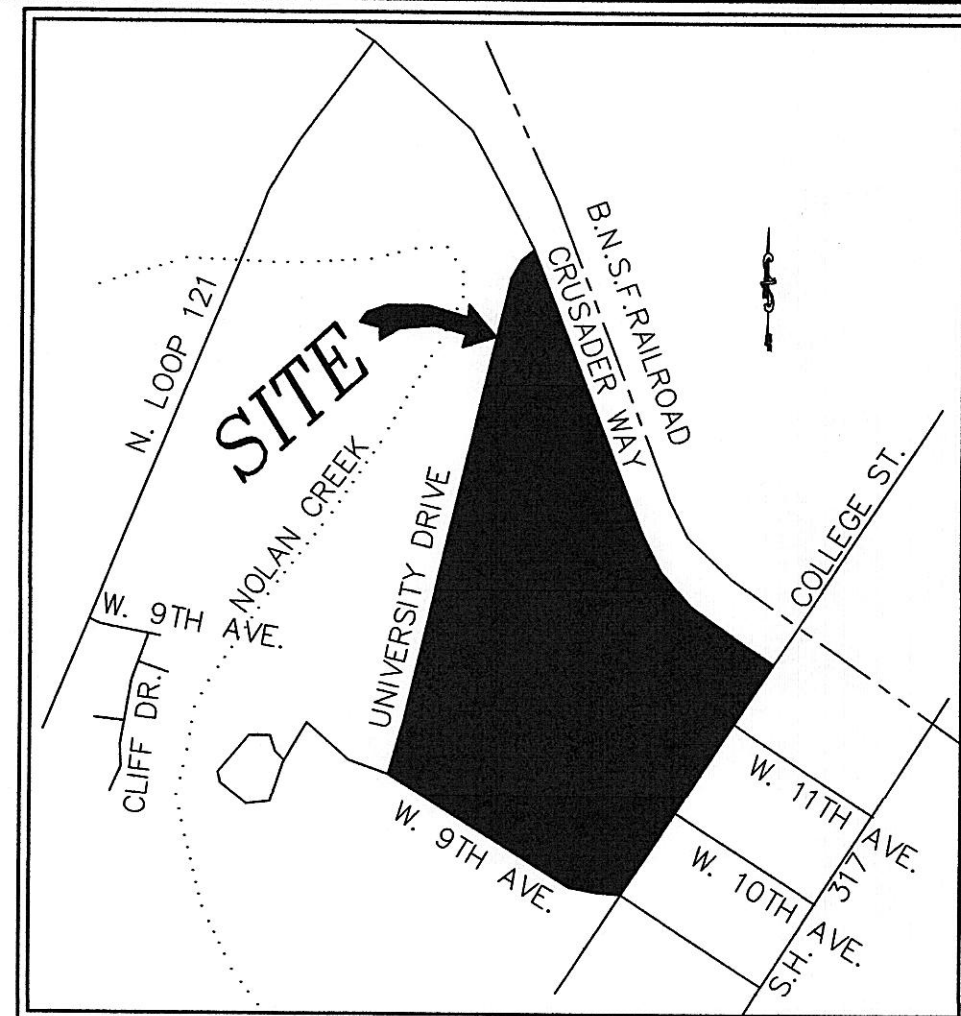
This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 163. The theta angle at said monument is 01°28'42". The Combined Correction Factor (CCF) is 0.999854. Published City Coordinates are N=10364214.61, E=3195118.93. The tie from the above City Monument to the POB of the 75.927 acre tract is S36°47'09"E, 406.44 feet. Grid Distance= Surface Distance X CCF Geodetic North= Grid North + theta angle.

Line Table		
Line #	Direction	Length
L1	N14°42'28"E	63.64'
L2	S76°11'50"E	23.94'
L3	S11°31'48"E	128.73'
L6	S43°36'09"E	137.97'
L7	N82°26'40"W	59.97'
L8	N22°59'24"E	189.86'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	108.19	320.00	19°22'16"	N84°11'05"W 107.67
C2	58.29	380.00	8°47'20"	N10°18'48"E 58.23
C3	246.21	270.00	52°14'48"	N30°53'38"E 237.76
C4	272.31	351.85	4°26'34"	S33°28'03"E 272.24
C5	605.10	2974.90	11°39'15"	S41°30'58"E 604.06

NOTES:

1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 480706C0330E, DATED SEPTEMBER 26, 2008
2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.
3. 26' WIDE FIRE ACCESS LANES ARE TO BE MAINTAINED AS SHOWN ON THE ATTACHED EXHIBIT. THE CITY OF BELTON AND THE UNIVERSITY OF MARY HARDIN-BAYLOR MAY AGREE TO REVISE THE FIRE LANE EXHIBIT IN THE FUTURE AS MAY BE NEEDED TO ACCOMMODATE THE LOCATION OF FUTURE IMPROVEMENTS TO THE CAMPUS.



VICINITY MAP: Not To Scale

STATE OF TEXAS COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

AFFIDAVIT

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

DATED THIS THE _____ DAY OF _____, A.D. 2017.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS COUNTY OF BELL

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

MICHAEL E. ALVIS
R.P.L.S. No. 5402



STATE OF TEXAS COUNTY OF BELL

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, BOTH IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 9.50 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED DATED JANUARY 3, 1992 FROM THE ATCHAFALAYA TOPEKA AND SANTE FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2797, PAGE 314, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 15.09 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1988 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

- ALL OF BLOCK 133, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 310, PAGE 231, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 134, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 135, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 48, PAGE 171, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 3, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOTS 1 THROUGH 3, BLOCK 3, BLOCK 4, LOTS 1 THROUGH 3, BLOCK 4, LOTS 1 THROUGH 3, BLOCK 5, LOTS 1 AND 2, BLOCK 6, LOTS 1 THROUGH 3, BLOCK 7, LOTS 1 THROUGH 3, BLOCK 8, LOTS 1 THROUGH 3, BLOCK 9, LOTS 1 THROUGH 3, BLOCK 10, LOT 1, BLOCK 11, LOTS 1 THROUGH 3, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, LOTS 1 THROUGH 3, BLOCK 15, LOTS 1 THROUGH 3, BLOCK 16, LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOTS 1 THROUGH 3, BLOCK 19 AND LOTS 1 THROUGH 3, BLOCK 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 56, PAGE 204, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 71, PAGE 7, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCKS 10, 11, 12, 13, 14 AND 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- ALL OF THOSE LOTS AND BLOCKS THAT COMPRISE COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- SAID 75.927 ACRE TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF CRUSADER WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 9TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

SAID 75.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE DOCUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 2017 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREON, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID UMHB MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY AND THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, RESPECTING, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

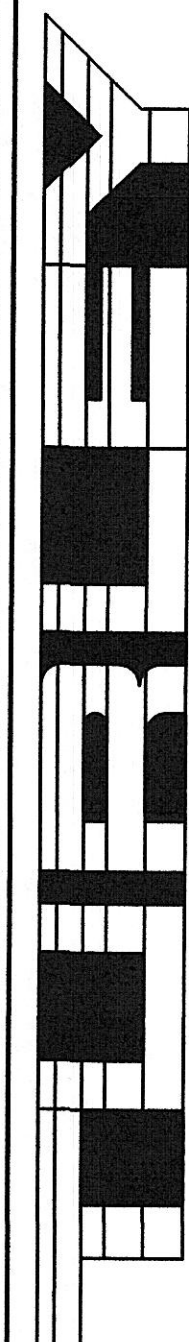
THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: Rick Martinez
Vice President for Campus Planning and Support Services

AMENDING REPLAT of: UMHB MAIN CAMPUS 2017 ADDITION 75.927 ACRES 1 BLOCK, 1 LOT

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS



ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.

301 N. 3rd ST.
E-MAIL: MAIL@TURLEY-INC.COM

(254) 773-2400
FAX NO. (254) 773-3998

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

AMENDING REPLAT of:
UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES
M.F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS		
7/13/17	NOTE 3	MRG

DATE: 02/09/2017
DRN. BY: MEA
REF.:
FB/LB
JOB NO.: 16-1378
SHEET 1 OF 1
COMPUTER DWG. NO. 16-1378
161378-D
FILE NO.

SCALE: 1"=200'

FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____
PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED FEBRUARY 7, 2017
75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE
FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

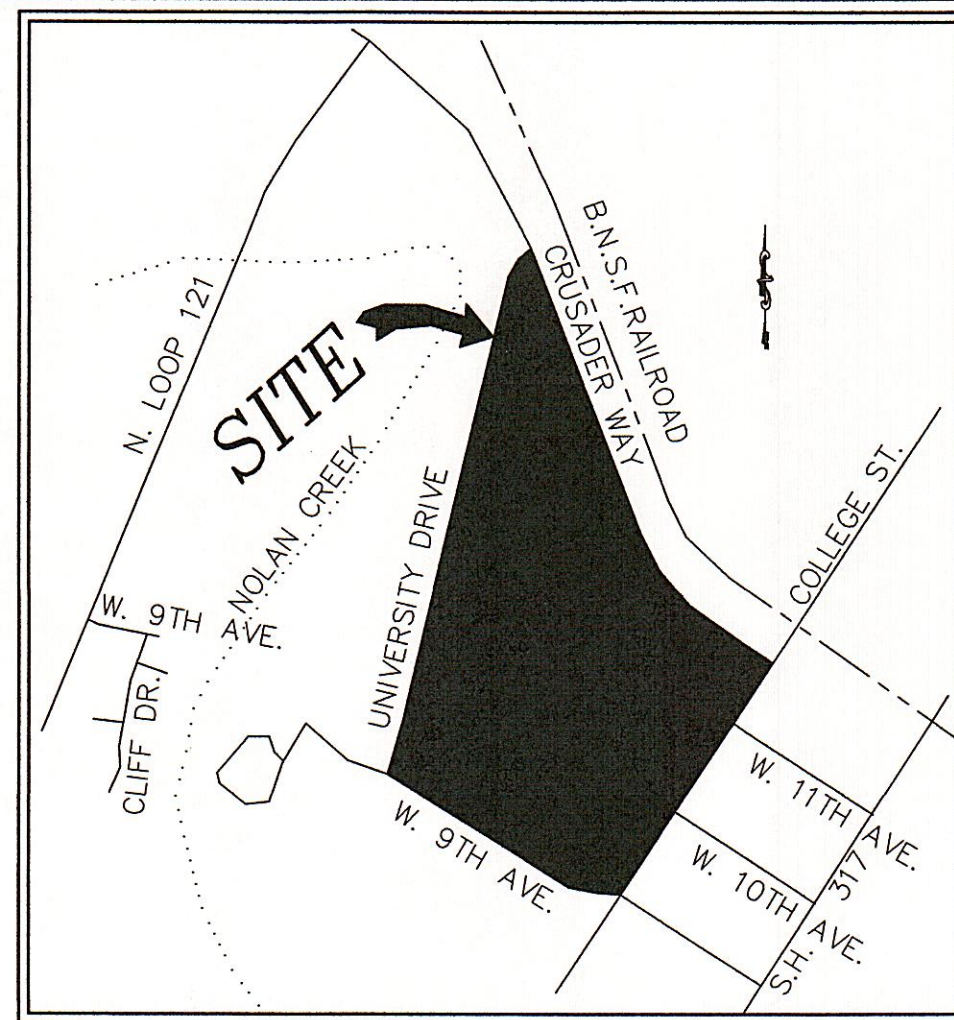
This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 163. The theta angle at said monument is 01°28'42". The Combined Correction Factor (CCF) is 0.999854. Published City Coordinates are N=10364214.61, E=3195118.93. The tie from the above City Monument to the POB of the 75.927 acre tract is S36°47'09"E, 406.44 feet. Grid Distance= Surface Distance X CCF. Geodetic North= Grid North + theta angle.

Line Table		
Line #	Direction	Length
L1	N14°42'28"E	63.64'
L2	S76°11'50"E	23.94'
L3	S11°31'48"E	128.73'
L4	S43°36'09"E	137.97'
L5	N82°26'40"W	59.97'
L6	N22°59'24"E	189.86'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	108.19	320.00	19°22'16"	N84°11'05"W 107.67'
C2	58.29	380.00	8°47'20"	N10°18'48"E 58.23'
C3	246.21	270.00	52°14'48"	N30°53'38"E 237.76'
C4	272.31	351.85	4°26'34"	S33°28'03"E 272.24'
C5	605.10	2974.90	11°39'15"	S41°30'58"E 604.06'

NOTES:

1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 48070600330E, DATED SEPTEMBER 26, 2008.
2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.



VICINITY MAP: Not To Scale

STATE OF TEXAS COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

AFFIDAVIT:

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

DATED THIS THE _____ DAY OF _____, A.D. 2017.

BY: _____

BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS COUNTY OF BELL

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

MICHAEL E. ALVIS
R.P.L.S. No. 5402

STATE OF TEXAS COUNTY OF BELL

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, BOTH IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 9.50 ACRE TRACT OF LAND DESCRIBED IN A QUILTAM DEED DATED JANUARY 3, 1892 FROM THE TOPEKA AND SANTE FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2797, PAGE 314, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 15.09 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1988 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

- ALL OF BLOCK 133, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 310, PAGE 231, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 134, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 135, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 48, PAGE 171, DEED RECORDS OF BELL COUNTY, TEXAS.
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- ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 71, PAGE 7, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCKS 10, 11, 12, 13, 14 AND 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- ALL OF THOSE LOTS AND BLOCKS THAT COMPRISE COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- SAID 75.927 ACRE TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF CRUSADER WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 9TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

SAID 75.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE DOCUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 2017 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREON, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID UMHB MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OF INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND ADDING ALL OR PART OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: _____
Rick Martinez
Vice President for Campus Planning and Support Services

AMENDING REPLAT of: UMHB MAIN CAMPUS 2017 ADDITION 75.927 ACRES 1 BLOCK, 1 LOT

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS



ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.

301 N. 3rd ST.
E-MAIL: MAIL@TURLEY-INC.COM
TEMPLE, TEXAS
(254) 773-2400
FAX NO. (254) 773-3988

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

AMENDING REPLAT of:
UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS

DATE: 02/09/2017

DRN. BY: MRA

REF.:

FB/LB

JOB NO.: 16-1378

SHEET 1 OF 1

COMPUTER DWG. NO. 16-1378

13309-D

FILE NO.

SCALE: 1"=200'

FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____
PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED FEBRUARY 7, 2017

75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 163. The theta angle at said monument is 01°28'42". The Combined Correction Factor (CCF) is 0.999854. Published City Coordinates are N=10364214.61, E=3195118.93. The tie from the above City Monument to the POB of the 75.927 acre tract is S36°47'09"E, 406.44 feet. Grid Distance= Surface Distance X CCF Geodetic North= Grid North + theta angle.



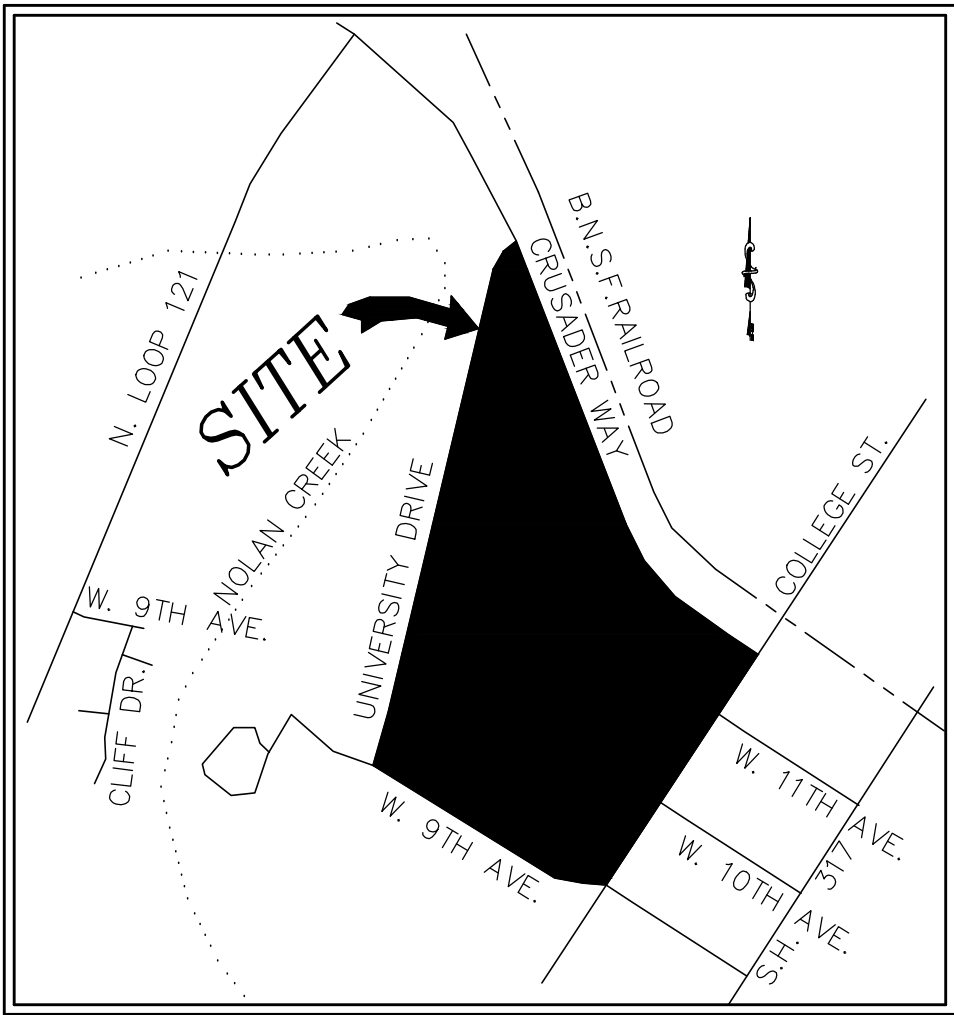
FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED FEBRUARY 7, 2017
75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE
FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT



- NOTES:
1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 480706C0330E, DATED SEPTEMBER 26, 2008
 2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.



VICINITY MAP: Not To Scale

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

AFFIDAVIT:

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

DATED THIS THE _____ DAY OF _____, A.D. 2017.

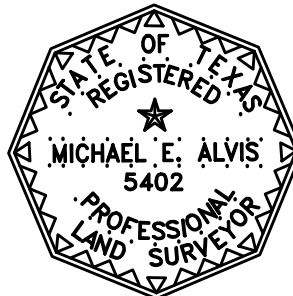
BY: _____

BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS
COUNTY OF BELL

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

MICHAEL E. ALVIS
R.P.L.S. No. 5402



STATE OF TEXAS
COUNTY OF BELL

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, BOTH IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 9.50 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED DATED JANUARY 3, 1992 FROM THE ATCHISON, TOPEKA AND SANTE FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2797, PAGE 314, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 15.09 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1988 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

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- SAID 75.927 ACRE TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF CRUSADER WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 9TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

SAID 75.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE DOCUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 2017 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREON, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID UMHB MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OF INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF OBTAINING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

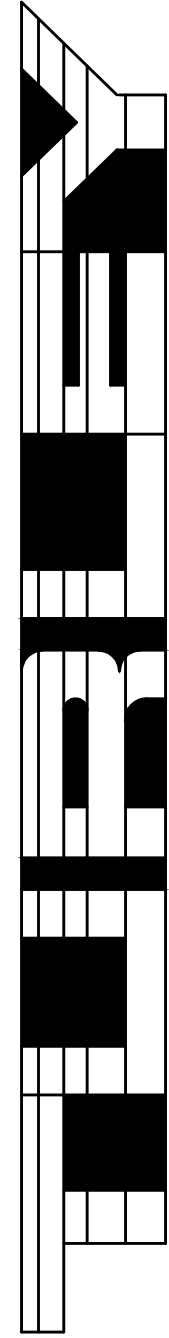
THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: Rick Martinez
Vice President for Campus Planning and Support Services

AMENDING REPLAT of:
**UMHB MAIN
CAMPUS 2017 ADDITION**
75.927 ACRES
1 BLOCK, 1 LOT

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS



ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST.
E-MAIL:MAIL@TURLEY-INC.COM
TEMPLE, TEXAS
(254) 773-2400
FAX NO. (254) 773-3998

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

AMENDING REPLAT of:
UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS		

DATE: 02/09/2017
DRN. BY: MEA
REF.:
FB/LB
JOB NO.: 16-1378
SHEET 1 OF 1
COMPUTER
DWG. NO. 16-1378
161378-D
FILE NO.

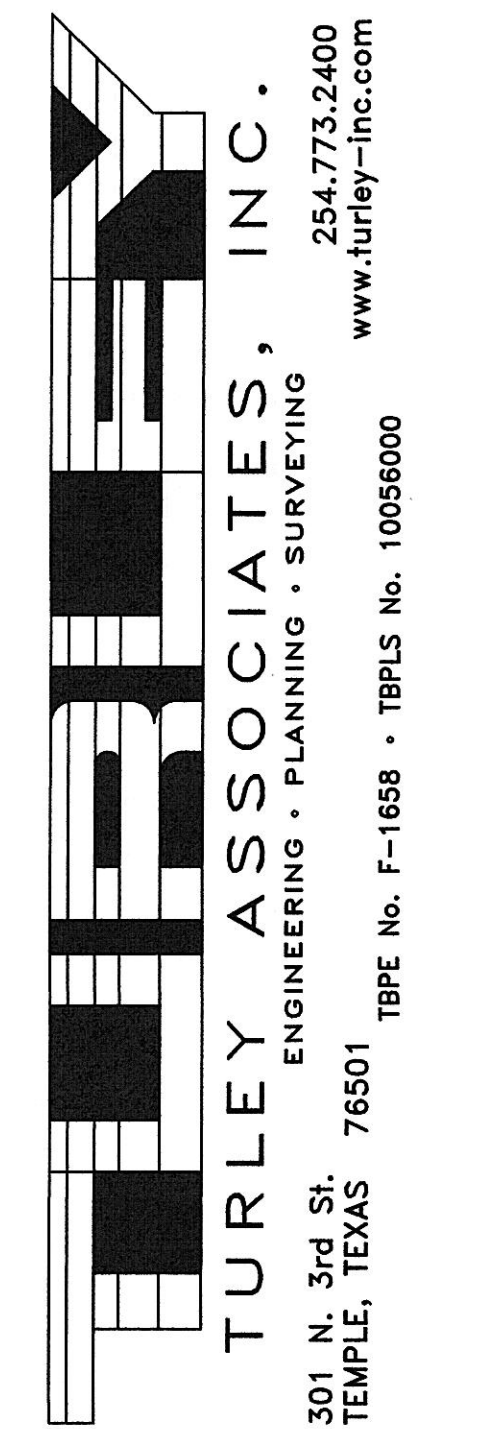


Line Table			Curve Table				
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord
L1	N4°42'08"E	63.64'	C1	188.13	320.00	19°22'16"	N84°11'00"W 107.67'
L2	S76°11'50"E	83.94'	C2	58.29	380.00	8°47'20"	N80°18'48"E 58.23'
L3	S11°31'40"E	188.73'	C3	246.21	270.00	58°14'46"	N30°53'38"E 237.76'
L4	S47°36'00"E	137.97'	C4	272.31	251.85	4°06'34"	S33°28'03"E 272.24'
L5	N88°56'42"W	59.97'	C5	685.12	2974.90	11°39'12"	S41°30'58"E 684.86'
L6	N82°59'04"E	189.86'					

EASEMENT LINE TABLE

Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table
Line # Length Direction L9 14.04 S25°26'44.35"E L10 74.03 S25°26'44.35"E L11 84.73 S25°26'44.35"E L12 5.75 S17°34'43.98"E L13 24.67 N81°24'09.18"E L14 31.45 N63°58'16.97"E L15 143.91 N89°46'21.94"E L16 71.13 S25°26'44.35"E L17 23.85 S27°28'29.77"E L18 167.63 S27°11'43.66"E L19 54.46 S28°06'54.37"E L20 113.31 S73°03'35.57"E L21 88.77 S10°09'06.17"E L22 22.89 S24°41'43.77"E L23 28.81 S85°50'44.66"E L24 359.85 S25°12'34.28"E L25 273.80 S27°07'09.93"E L26 112.87 S27°28'29.77"E L27 116.12 S12°28'23.41"E L28 74.27 S28°04'33.73"E	Line # Length Direction L29 47.46 S81°27'33.79"E L30 15.60 S73°22'32.71"E L31 50.29 S47°44'56.88"E L32 50.29 N81°27'33.79"E L33 38.67 S10°09'06.17"E L34 74.88 S67°12'42.55"E L35 193.92 S17°23'06.91"E L36 84.25 S71°28'28.24"E L37 28.81 S67°12'42.55"E L38 18.81 S27°11'43.66"E L39 76.77 S82°06'54.37"E L40 94.60 N89°46'21.94"E L41 15.60 S73°22'32.71"E L42 38.67 S10°09'06.17"E L43 16.81 S85°50'44.66"E L44 149.62 N70°16'39.82"E L45 15.60 N86°53'21.80"E L46 181.80 S70°16'39.82"E L47 224.25 S87°04'33.73"E L48 47.77 N44°46'58.89"E	Line # Length Direction L49 15.00 S81°27'33.79"E L50 15.60 S73°22'32.71"E L51 50.29 S47°44'56.88"E L52 50.29 N81°27'33.79"E L53 38.67 S10°09'06.17"E L54 74.88 S67°12'42.55"E L55 193.92 S17°23'06.91"E L56 84.25 S71°28'28.24"E L57 28.81 S67°12'42.55"E L58 18.81 S27°11'43.66"E L59 76.77 S82°06'54.37"E L60 94.60 N89°46'21.94"E L61 15.60 S73°22'32.71"E L62 38.67 S10°09'06.17"E L63 16.81 S85°50'44.66"E L64 149.62 N70°16'39.82"E L65 15.60 N86°53'21.80"E L66 181.80 S70°16'39.82"E L67 224.25 S87°04'33.73"E L68 47.77 N44°46'58.89"E	Line # Length Direction L69 15.00 S81°27'33.79"E L70 15.60 S73°22'32.71"E L71 50.29 S47°44'56.88"E L72 50.29 N81°27'33.79"E L73 38.67 S10°09'06.17"E L74 74.88 S67°12'42.55"E L75 193.92 S17°23'06.91"E L76 84.25 S71°28'28.24"E L77 28.81 S67°12'42.55"E L78 18.81 S27°11'43.66"E L79 76.77 S82°06'54.37"E L80 94.60 N89°46'21.94"E L81 15.60 S73°22'32.71"E L82 38.67 S10°09'06.17"E L83 16.81 S85°50'44.66"E L84 149.62 N70°16'39.82"E L85 15.60 N86°53'21.80"E L86 181.80 S70°16'39.82"E L87 224.25 S87°04'33.73"E L88 47.77 N44°46'58.89"E	Line # Length Direction L89 15.00 S81°27'33.79"E L90 15.60 S73°22'32.71"E L91 50.29 S47°44'56.88"E L92 50.29 N81°27'33.79"E L93 38.67 S10°09'06.17"E L94 74.88 S67°12'42.55"E L95 193.92 S17°23'06.91"E L96 84.25 S71°28'28.24"E L97 28.81 S67°12'42.55"E L98 18.81 S27°11'43.66"E L99 76.77 S82°06'54.37"E L100 94.60 N89°46'21.94"E L101 15.60 S73°22'32.71"E L102 38.67 S10°09'06.17"E L103 16.81 S85°50'44.66"E L104 149.62 N70°16'39.82"E L105 15.60 N86°53'21.80"E L106 181.80 S70°16'39.82"E L107 224.25 S87°04'33.73"E L108 47.77 N44°46'58.89"E	Line # Length Direction L109 15.00 S81°27'33.79"E L110 15.60 S73°22'32.71"E L111 50.29 S47°44'56.88"E L112 50.29 N81°27'33.79"E L113 38.67 S10°09'06.17"E L114 74.88 S67°12'42.55"E L115 193.92 S17°23'06.91"E L116 84.25 S71°28'28.24"E L117 28.81 S67°12'42.55"E L118 18.81 S27°11'43.66"E L119 76.77 S82°06'54.37"E L120 94.60 N89°46'21.94"E L121 15.60 S73°22'32.71"E L122 38.67 S10°09'06.17"E L123 16.81 S85°50'44.66"E L124 149.62 N70°16'39.82"E L125 15.60 N86°53'21.80"E L126 181.80 S70°16'39.82"E L127 224.25 S87°04'33.73"E L128 47.77 N44°46'58.89"E

AMENDING REPLAT of:
UMHB MAIN
CAMPUS 2017 ADDITION
75.927 ACRES
1 BLOCK, 1 LOT

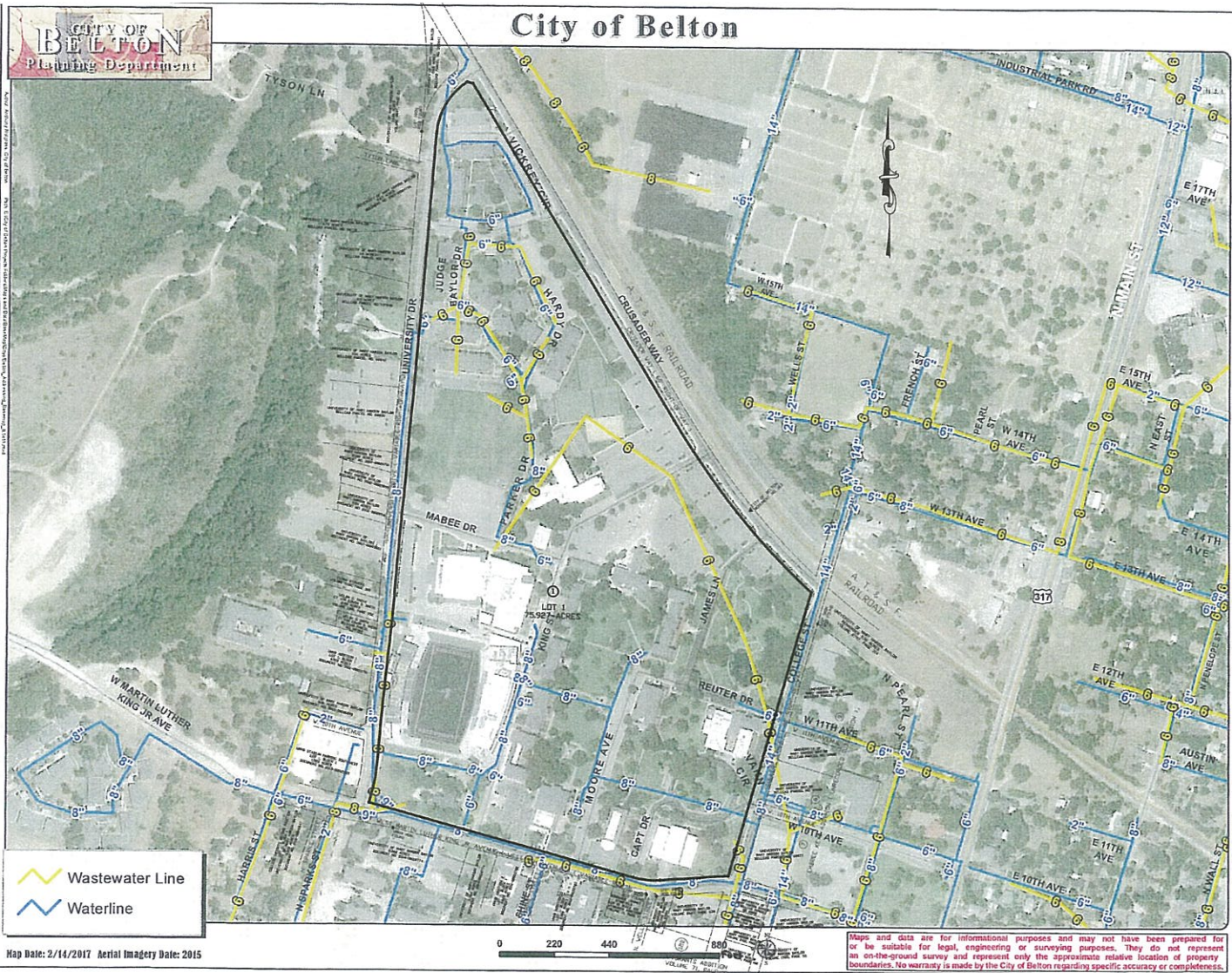


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FILE PLAT OF:
UMHB MAIN CAMPUS 2017 ADDITION
75.927 ACRES
JAMES BENNETT SURVEY, ABSTRACT No. 71
PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS		
DATE	DESCRIPTION	DFTR

DRAFTSMAN:
MRG
DATE:
5/22/2017
COMPUTER FILE NAME:
16-1378, UMHB Utility
REFERENCE DRAWING NUMBERS:
REF DWGS NO.s



VICINITY MAP: Not To Scale

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ASSOCIATES INC.

UTILITY PLAN OF:
UMHB Main Campus 2017

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:

UNIVERSITY OF MARY HARDIN BAYLOR



Jennifer Ryker

REVISIONS		
DATE	DESCRIPTION	DR

DRAFTSMAN
JFBII

2/14/2017
COMPUTER FILE NAME

16-1378
REFERENCE DRAWING NUMBER

JOB NUMBER 16 1378

10-1378
DRAWING NUMBER
137800

13309-D

UTILITY PLAN OF:
UMHB Main Campus 2017

[illegible]

This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings.

All coordinate values are referenced to City Monument No. 163.

The back angle at said monument is 0°26'42".

The Combined Correction Factor (CCF) is 0.0000004.

Published City Coordinates are N=1536614.61, E=3198518.63.

The tie from the above City Monument to the POB of the 75.927 acre tract is 336'21"00", 408.44 feet.

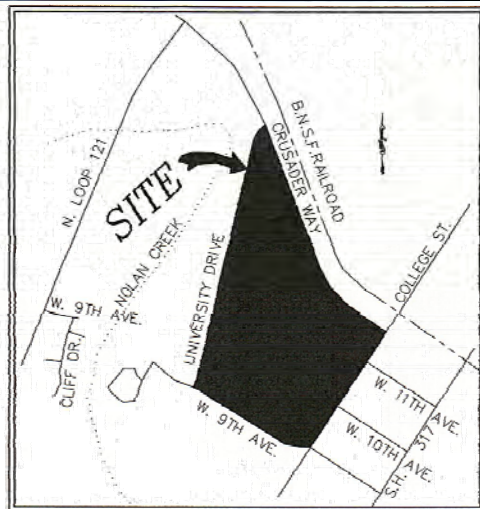
Grid Distance= Surface Distance X CCF

Grid North= Grid North + tie angle.

Line Table			
Line #	Direction	Length	
L1	N44°42'00"E	63.64'	
L2	S24°10'00"E	27.94'	
L3	S15°20'40"E	126.77'	
L4	S47°38'59"E	137.07'	
L5	N48°20'40"E	59.37'	
L6	N22°59'24"E	109.60'	

Curve Table			
Curve #	Length	Bearing	Chord
C1	108.19'	S10°00'00"E	N89°10'00"W 107.62'
C2	380.29'	S74°10'00"E	N15°10'00"W 363.73'
C3	246.25'	S70°00'00"E	N20°00'00"W 237.76'
C4	272.28'	S70°00'00"E	N20°00'00"W 272.28'
C5	655.28'	S70°00'00"E	N20°00'00"W 655.28'

- NOTES:
- THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 4907000355, DATED SEPTEMBER 24, 2006.
 - ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "SP15 2475" UNLESS OTHERWISE NOTED HEREON.



VICINITY MAP: Not To Scale

SCALE: 1"=200'

FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN BOOK 2017, PAGE # _____

PLAT RECORDS OF BELL COUNTY, TEXAS.

SUBDIVISION INSTRUMENT # _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED FEBRUARY 7, 2017.

75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE.

FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT.

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED BY THE CITY OF BELTON, TEXAS, _____, 2017, BY THE CITY COUNCIL.

MAYOR _____ SECRETARY _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN _____ SECRETARY _____

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK _____

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 _____ DAY OF _____, A.D. 2017.

BY: _____ BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT IS TRUE AND CORRECT, THAT I WAS PRESENT ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS
P.L.S. No. 5402

STATE OF TEXAS

COUNTY OF BELL

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF THE 75.927 ACRES TRACT OF LAND SITUATED IN THE E. CORNELL QUARTER, SEC. 12, T.17N, R.10E, BELL COUNTY, TEXAS, AND BEING A PART OF THE PORTION OF THAT CERTAIN 8.00 ACRES TRACT OF LAND DESCRIBED IN A GUARANTEE DEED DATED JANUARY 3, 1992 FROM THE ARCHBISHOP, TORIANA AND SAINT PETER RAILWAY COMPANY, A RELEVANT CONVEYANCE TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2187, PAGE 314, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND BEING A PART OF PORTION OF THAT CERTAIN CALLED 15.00 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1989 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALSO BEING COMPREHENSIVE OF THE FOLLOWING TRACTS OF LAND:

- ALL OF BLOCK 133, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS, OF RECORD IN VOLUME 310, PAGE 231, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 134, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS, OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 135, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS, OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 48, PAGE 171, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 3, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOTS 1 THROUGH 3, BLOCK 3, LOTS 1 THROUGH 3, BLOCK 4, LOTS 1 THROUGH 3, BLOCK 5, LOTS 1 THROUGH 3, BLOCK 6, LOTS 1 THROUGH 3, BLOCK 7, LOTS 1 THROUGH 3, BLOCK 8, LOTS 1 THROUGH 3, BLOCK 9, LOTS 1 THROUGH 3, BLOCK 10, LOTS 1 THROUGH 3, BLOCK 11, LOTS 1 THROUGH 3, BLOCK 12, LOTS 1 THROUGH 3, BLOCK 13, LOTS 1 THROUGH 3, BLOCK 14, LOTS 1 THROUGH 3, BLOCK 15, LOTS 1 THROUGH 3, BLOCK 16, LOTS 1 THROUGH 3, BLOCK 17, LOTS 1 THROUGH 3, BLOCK 18, LOTS 1 THROUGH 3, BLOCK 19, LOTS 1 THROUGH 3, BLOCK 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 56, PAGE 204, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTE ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 71, PAGE 7, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCKS 10, 11, 12, 13, 14 AND 15, EMERRE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- ALL OF THOSE LOTS AND BLOCKS THAT COMPRISE COLLEGE PARK HOMES, PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- SAID 75.927 ACRES TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF ORIGINATOR WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 8TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

SAID 75.927 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE INSTRUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRES TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE HERETOFORE ATTACHED HERETO, AND MADE A PART OF HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID UMHB MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, PARKS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT. THE UNDERSIGNED, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY AND THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, SHEDS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY EXCHANGE OF INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS SYSTEMS OR WITH THE USE, OPERATION, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM, WITHOUT THE NECESSITY, AT ANYTIME, OF OBTAINING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLANNING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017.

THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: Rich Martinez, Vice President for Campus Planning and Support Services

AMENDING REPLAT of:

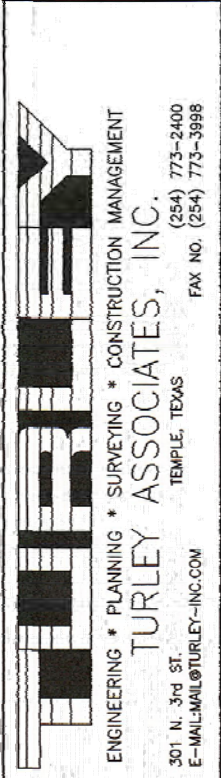
UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES

1 BLOCK, 1 LOT

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTE ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMERRE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS



ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

2511 N. 34th ST. TEMPLE, TEXAS 76788-1000

ENGINEER FIRM # 10050000

ENGINEER FIRM # 1-10050

AMENDING REPLAT of:

UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES

1 BLOCK, 1 LOT

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTE ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMERRE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

DATE: 02/09/2017

DRN. BY: MEA

REF.:

FB/LB

JOB NO.: 16-1378

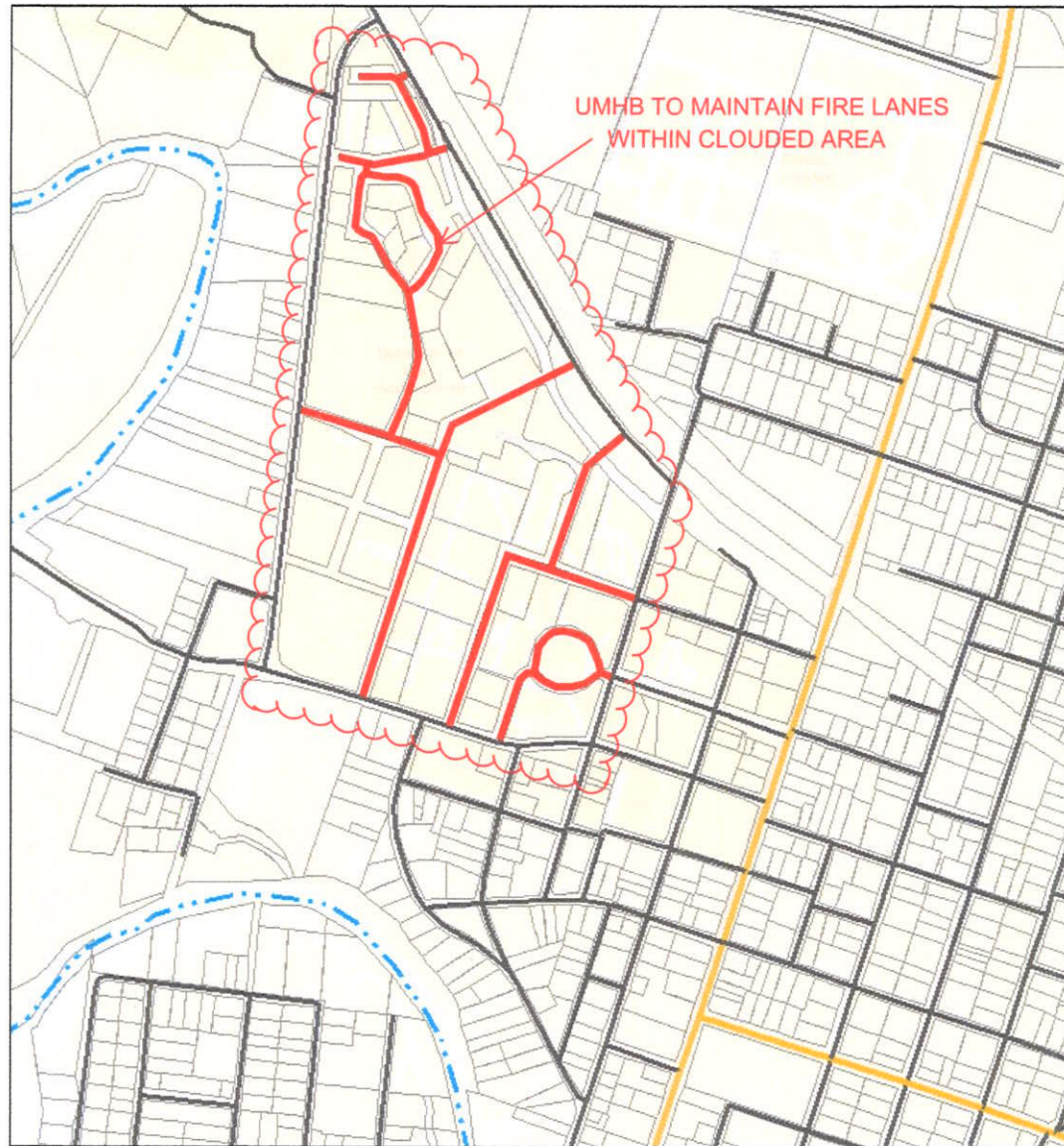
SHEET 1 OF 1

COMPUTER

13309-D

FILE NO.

City of Belton Planning & Zoning



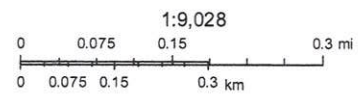
UMHB TO MAINTAIN FIRE LANES
WITHIN CLOUDED AREA

June 22, 2017

City Parcels

Override 1

City Limits



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

P-17-10

Kelley Trust Addition

ETJ

Staff Report – Planning & Zoning Item



Date: August 15, 2017
Case No.: P-17-10
Request: Final Plat
Applicant: All County Surveying

Agenda

P-17-10 Hold a public hearing and consider a replat for Kelley Trust Addition, a 1.617 acre tract of land, located north of Kenny Drive, south of Sandlin Drive, and east and west of Camelot Lane, in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a replat from 14 lots to 7 lots to allow for the construction of 7 single family homes.

Project Analysis and Discussion

This is a 7-lot subdivision plat, located in Belton's ETJ, proposed as Kelley Trust Addition. The applicant is proposing to replat this property from 14-lots into a 7-lot subdivision. The applicant met with Bell County Health Department (BCHD) to discuss the required on-site septic system for the lots prior to submitting the replat for City and County staff review. BCHD staff requested the applicant combine the lots to allow for on-site septic systems. The existing lots are 5,000 square feet in area and this proposed replat will increase the lot sizes to 10,000 square feet in area. The minimum lot size requirement is 0.50 acres for on-site septic systems. Bell County stated this replat will allow for on-site septic systems based on combining small lots legally platted prior to 1988. BCHD has reviewed the on-site septic system for each lot proposed in this replat and specified that a 3-bedroom home may be built with a maximum square footage of 2,500 square feet. The builder is required to contact BCHD to approve home placement prior to construction and that will determine if an on-site septic system can be installed.

The Subdivision Ordinance requires subdivisions in the City and the City's ETJ to construct a water distribution system with appropriate appurtenances for fire protection. There are no existing fire hydrants within this neighborhood. This property is served with domestic water by Dog Ridge Water Supply Corporation. The waterline sizes and pressure in this area does not support a fire distribution system. Since this replat is located within a mature neighborhood, a variance appears to be reasonable given a fire distribution system is not available.

We have reviewed the final plat and find it acceptable. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made comments. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Recommendation

Recommend approval of the replat for Kelley Trust Addition, a 1.617 acre tract of land, located north of Kenny Drive, south of Sandlin Drive, and east and west of Camelot Lane, in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. Fire distribution system variance. (Recommended)
2. Minimum lot size requirement for on-site septic systems. (Recommended)

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Fire Distribution System Variance Letter

City of Belton
Request for Subdivision Plat
To the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision
- ☐ Final Subdivision
- ☒ Administrative Plat
- ☒ Replat
- ☐ ETJ
- ☐ City Limits

Fees Due \$ \$200

Date Received: 04-27-17 Date Due: (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Mitchell & Associates, Inc. Phone Number: 254-634-5541

Mailing Address: P.O. Box 1088

Email Address: jkriegel@mitchellinc.net

Owner: Gary Ray Kelley 2012 Trust Phone Number: 254-290-3469

Mailing Address: 405 Liberty St. Killeen, TX 76542

Email Address: garykelleyhomes@aol.com

Current Description of Property:

Lot: Block: Subdivision: Sherwood Shores VII, Camelot Section

Acres: 1.617 Survey: Lots : 649, 650, 651, 652, 654, 655, 656, 657, 659, 660, 661, 662, 663, 664

Abstract Number: Street Address:

Frontage in Feet: 804.64 Depth in Feet: 100

Does Zoning comply with proposed use?

Current Zoning: N/A

☒ Yes ☐ No

Name of Proposed subdivision: Kelley Trust Addition

Number of Lots: 7 Fees \$ \$200

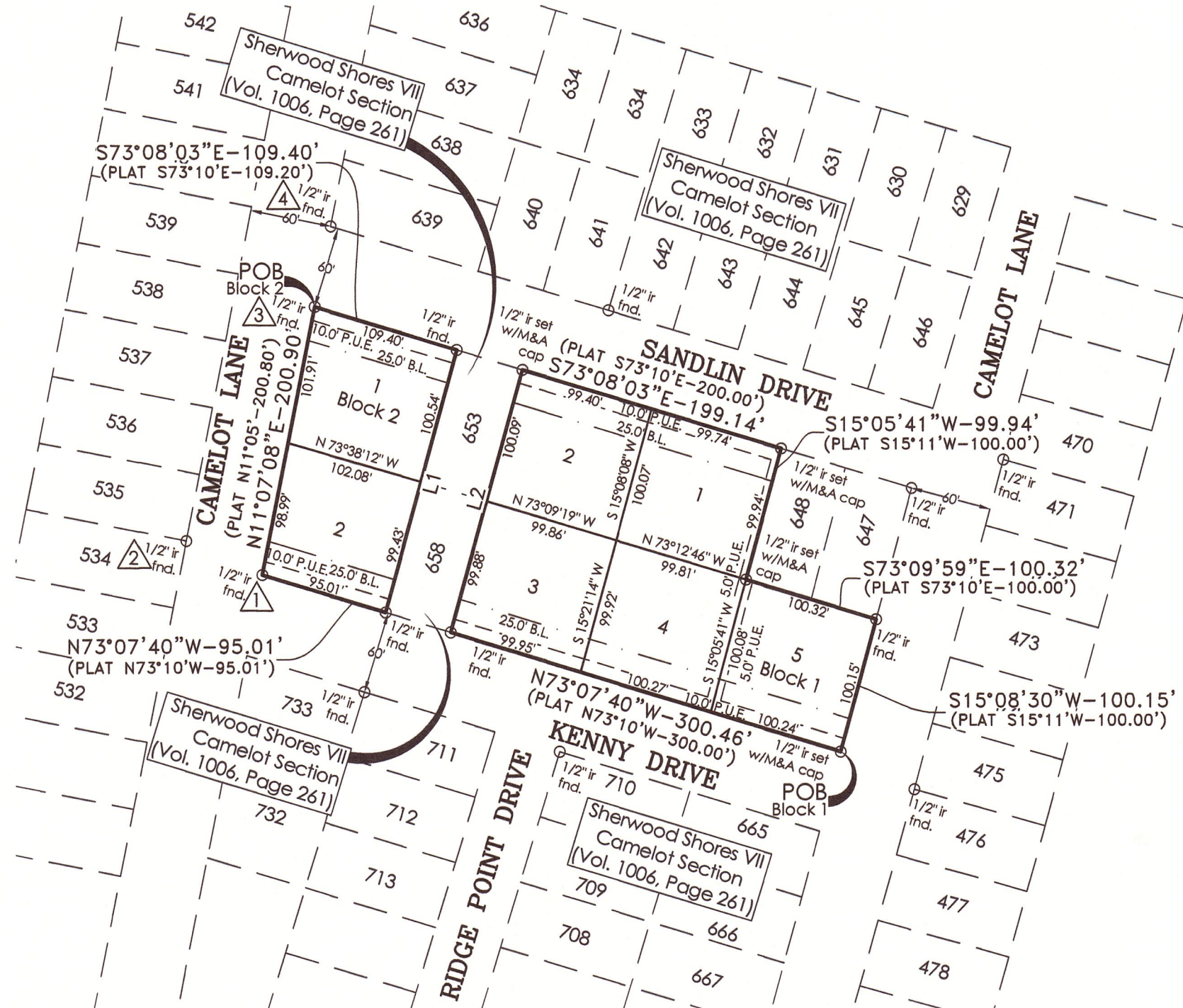
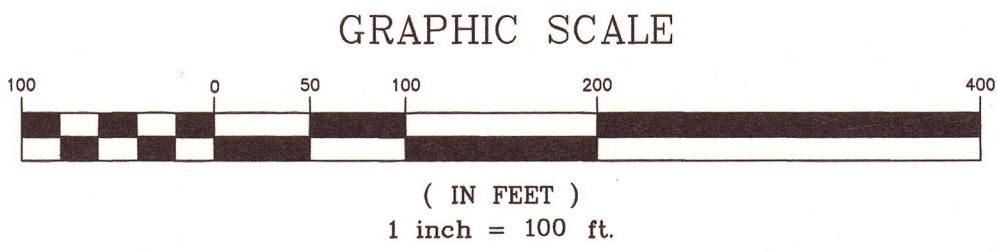
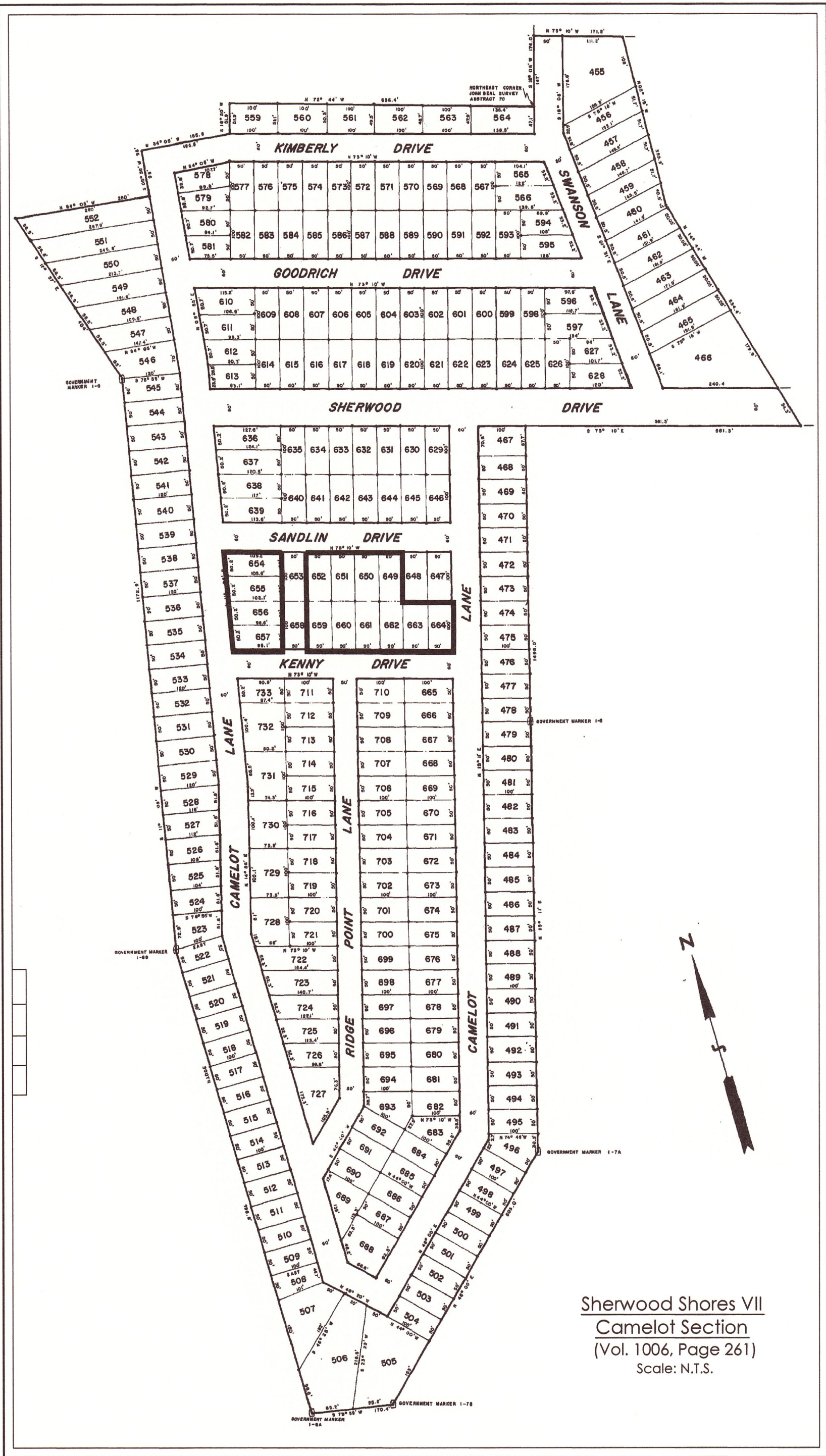
Signature of Applicant:

Date:

Signature of Owner:

Gary R Kelley 2012 Trustee

Date: 4/26/17



Block 1 Area = 1.147 Acres
Block 2 Area = 0.469 Acres
Total Area = 1.616 Acres

REFERENCE TIES			
1 to 2	N65°59'39"W-61.25'	3 to 4	N11°31'49"E-60.10'
1 to 2	1/2" iron rod found	3 to 4	1/2" iron rod found
2 to 3	1/2" iron rod found	4 to 5	1/2" iron rod found

PROPERTY OWNER:
Gary Ray Kelley
405 Liberty Street
Killeen, TX 76542

SURVEYOR/ENGINEER:
Mitchell & Associates, Inc.
P.O. Box 1088
Killeen, TX 76540

NOTES:

- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas SmartNet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0325E, effective date September 26, 2008 for Bell County, Texas.
- This subdivision will be served by on site sewerage facilities (OSSF). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
- Water provided by Dog Ridge Water Supply Corporation (CCN 10048).
- Sandlin Drive, Kenny Drive & Camelot Drive are county maintained roads.
- Sandlin Drive (20' wide), Kenny Drive (20' wide) & Camelot Drive (18' wide) are asphalt roads.
- Lot 1, Block 2, faces Sandlin Drive. Lot 2, Block 2 and Lot 5, Block 1 face Kenny Drive.
- The approval of this replat is based on combining small lots legally platted prior to 1988. The combining of two or more complete lots does not create any property lines, they only remove one or more existing lines to create a new building site. A complete OSSF design has been reviewed for each lot in this replat.

LINE TABLE			
LINE	LENGTH	BEARING	RECORD CALLS
L1	199.98'	S15°13'20"W	S15°11'W-200.00'
L2	199.97'	N15°24'14"E	N15°11'E-200.00'

LETTER OF COMPLIANCE

Gary Ray Kelley 2012 Trust, as owner of the plat to be known as Kelley Trust Addition, do hereby acknowledge that it is our sole responsibility as owner 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.

I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: _____ Date: _____
Title: _____ Bell County Public Health District

AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the _____ day of _____, 20____ A.D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____. In Year _____, Plat # _____, Plat Records of Bell County, Texas. Dedication Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that Gary Ray Kelley 2012 Trust, whose address is 405 Liberty Street, Killeen, Texas 76542, being the sole owner of that certain 1.616 acre tract of land in Bell County, Texas, and the land herein described being all of Lots 649 thru 652, Lots 654 thru 657, and Lots 659 thru 664, Sherwood Shores VII, Camelot Section, a subdivision in Bell County, Texas, of record in Cabinet A, Slide 282-B, Plat Records of Bell County, Texas, which is more fully described in the dedication of KELLEY TRUST ADDITION, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Belton, Bell County, Texas, and the Commissioners' Court of Bell County, Texas, and Gary Ray Kelley, does hereby adopt said KELLEY TRUST ADDITION, as an addition to the City of Belton, Bell County, Texas, and hereby dedicates to said city/county all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Belton and Bell County. The utility and drainage easements shown on said plat are dedicated to said city/county for the installation and maintenance of any and all public utilities, which the city/county may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 26th day of April, 2017.

For: Gary Ray Kelley 2012 Trust

Gary Ray Kelley, Trustee

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



Jessica M. Krieger
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/17

STATE OF TEXAS

COUNTY OF BELL

I hereby certify that the above and foregoing plat of KELLEY TRUST ADDITION, an addition within the Extraterritorial Jurisdiction of the City of Belton, Bell County, Texas was approved this the _____ day of _____, 2017, by the Planning and Zoning Commission of the City of Belton, Texas.

Chairman, Planning Commission

Secretary, Planning Commission

I hereby certify that the above and foregoing plat of KELLEY TRUST ADDITION, an addition within the Extraterritorial Jurisdiction of the City of Belton, Bell County, Texas was approved this the _____ day of _____, 2017, by the City Council of the City of Belton, Texas.

Mayor, City of Belton

ATTEST: City Secretary

Said addition lies within the Extraterritorial Jurisdiction of the City of Belton, Bell County, Texas and shall be subject to all requirements of the Platting Ordinance of the City of Belton, Texas and Bell County.

Witness my hand and seal this the _____ day of _____, 2017.

City Clerk

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 placed is the responsibility of the owners of the tract of land covered 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 ways or easements in the subdivision, other than those draining 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 the subsequent development.

I hereby certify this plat was approved this _____ day of _____, 2017 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

COUNTY JUDGE

Witness my hand this _____ day of _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: _____

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Belton, Texas and Bell County, and this subdivision is within the Extraterritorial Jurisdiction of Belton, Texas.

Rex D. Haas
Registered Professional
Land Surveyor, No. 4378



MITCHELL & ASSOCIATES, INC.

ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 3247
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00



DWG. No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	7 LOTS	AREA:
17-034-D-5	FRB	APRIL 2017	AS SHOWN	1863/75	2 BLOCKS	1.616 AC.

P-17-10 Location - Kelly Trust Addition - ETJ



PROPOSED PLAT:

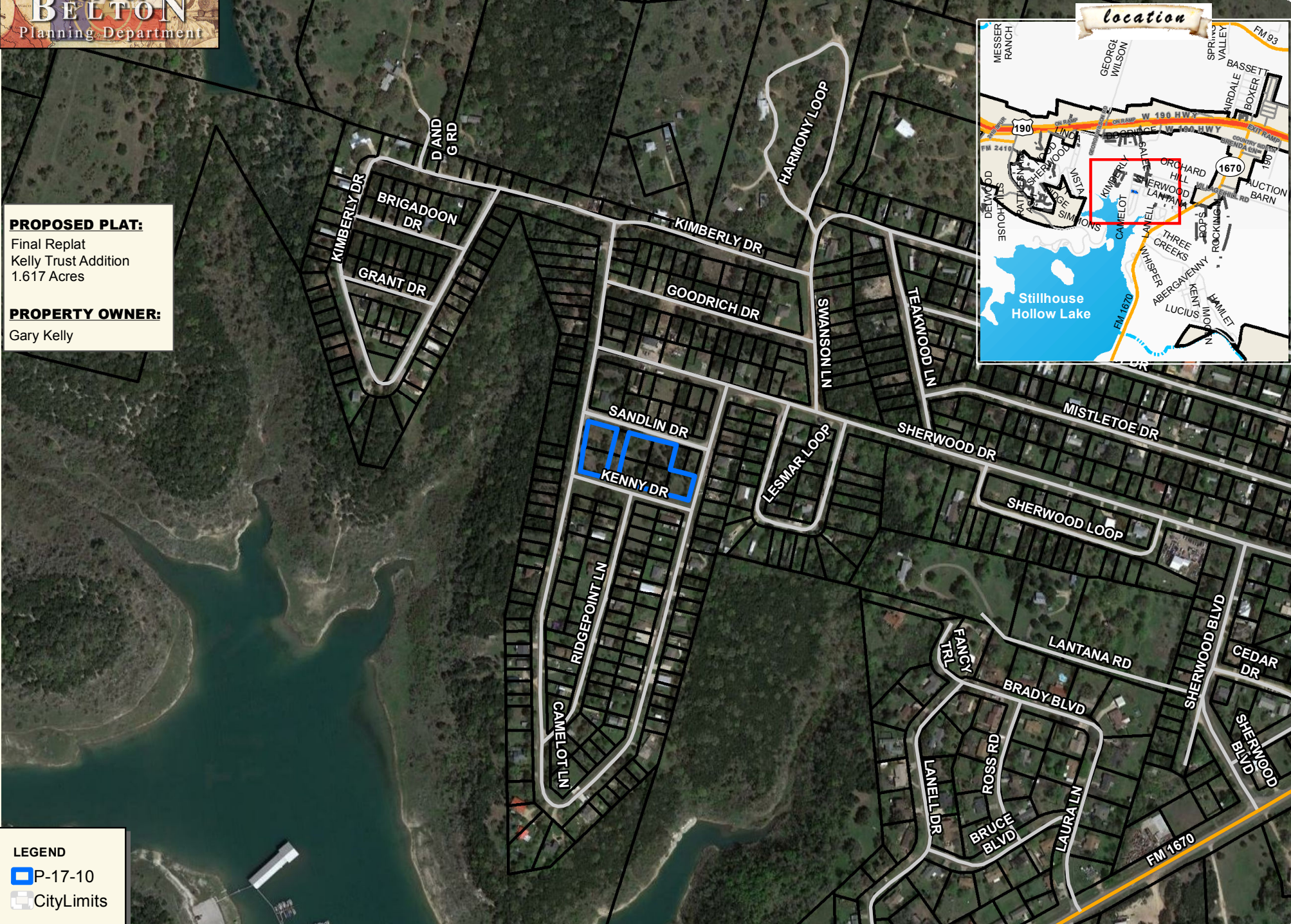
Final Replat
Kelly Trust Addition
1.617 Acres

PROPERTY OWNER:

Gary Kelly

LEGEND

-  P-17-10
-  CityLimits



0 200 400 800 Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

P-17-10 Kelly Trust Addition - ETJ


PROPOSED PLAT:

Final Replat
Kelly Trust Addition
1.617 Acres

PROPERTY OWNER:

Gary Kelly

Legend

 P-17-10

Map Date: 8/9/2017 Aerial Imagery Date: 2015

0 62.5 125 250
Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

July 31, 2017

Gary Ray Kelley, Property Owner
405 Liberty Street
Killeen, TX 76543
Mobile: (254) 290-3469

To: City of Belton
333 Water Street
Belton, TX 76513

RE: Request for Variance
Sherwood Shores VII - Kelley Trust Addition

To whom it may concern.

I am requesting a variance in the property code requirement for Fire Protection. Sherwood Shores VII water system does not support Fire Protection Systems. This area is protected by the Stillhouse Volunteer Fire Department.

Thank you,



Gary R. Kelley

Staff Report – Planning & Zoning Item



Date: August 15, 2017
Case No.: P-17-15
Request: Final Plat
Applicant: All County Surveying

Agenda

P-17-15 Hold a public hearing and consider a replat for Dora Addition, a 0.468 acre tract of land, located on the northeast corner of Lesmar Loop and Sherwood Drive, in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a replat from 4 lots to 1 lot for an existing single family home.

Project Analysis and Discussion

This is a 1-lot subdivision plat, located in Belton's ETJ, proposed as Dora Addition. This property is currently Lots 760, 761, 762, and 763 of Sherwood Shores, Phase VII addition and the applicant is proposing to replat this property into a single lot. The applicant has stated that the septic system needs to be upgraded. Bell County Health Department reviewed the septic system and stated it is not in compliance with current requirements and an upgrade is required. This proposed replat will increase the lot size to 0.468 acres, slightly less than the required 0.50 acre lot size for on-site septic systems. Bell County stated this replat will allow for an upgraded septic system.

The Subdivision Ordinance requires subdivisions in the City and the City's ETJ to construct a water distribution system with appropriate appurtenances for fire protection. There are no existing fire hydrants within this neighborhood. This property is served with domestic water by Dog Ridge Water Supply Corporation. The waterline sizes and pressure in this area does not support a fire distribution system. Since this replat is for an existing single family home within a mature neighborhood, a variance appears to be reasonable given a fire distribution system is not available.

We have reviewed the final plat and find it acceptable. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made

comments. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Recommendation

Recommend approval of the replat for Dora Addition, a 0.468 acre tract of land, located on the northeast corner of Lesmar Loop and Sherwood Drive, in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. Fire distribution system variance. (Recommended)
2. Minimum lot size requirement for on-site septic systems. (Recommended)

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Fire Distribution System Variance Letter

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision Fees due \$ 253.00
☐ Final Subdivision
☐ Administrative Plat
☒ Replat
☐ ETJ
☐ City Limits

Date Received: 06-15 Date Due: 06-15 (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Curtis Watts RPLS Phone: (512) 970-9122

Mailing Address: 1102 S. Austin Ave, Suite 100

Email Address: Curtis@allcountysurveying.com

Owner: Marcelo Aguinaga & Dora Aguinaga Phone: (254) 444-9722

Mailing Address: 2996 Lesmar Loop Belton, TX 76513

Email Address: dora.aguinaga1@icloud.com

Current Description of Property:

Lot: 760-763 Block: _____ Subdivision: Sherwood Shores Phase VII Carrousel Section

Acres: _____ Survey: _____

Abstract #: _____ Street Address: 2904 Sherwood Drive

Frontage in Feet: 100.04 Depth in Feet: 202.26 - 205.32'

Does Zoning comply with proposed use? N/A Current Zoning: N/A (ETJ)

Name of proposed subdivision: Dora Addition

Number of Lots: 1 Fee: \$ 253

Signature of Applicant: Curtis Watts Date: 6/13/17

Signature of Owner: Marcelo Aguinaga Date: _____

Signature of Owner: Dora Aguinaga

STATE OF TEXAS
COUNTY OF BELL

ME, MARCELO AGUINAGA AND DORA AGUINAGA, BEING THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS LOTS 760, 761, 762 AND 763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, RECORDED IN CABINET A, SLIDE 284-A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, AN ADDITION IN THE E. T. J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS, CONVEYED TO US BY DEED DATED JUNE 7, 2001, RECORDED IN VOLUME 441, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

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. TO THE BEST OF MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS THESE PROVISIONS.

MARCELO AGUINAGA

DORA AGUINAGA

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY MARCELO AGUINAGA.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY DORA AGUINAGA.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **DORA'S ADDITION** TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

SAID SUBDIVISION LIES WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2017.

CITY CLERK

I, CURTIS W. MATTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

CURTIS W. MATTS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6614

DATE OF SURVEY: APRIL 7, 2017

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS THE _____ DAY OF _____, 2017, BY THE BELL COUNTY COMMISSIONERS COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, TEXAS.

COUNTY JUDGE

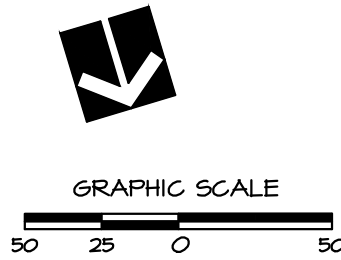
WITNESS MY HAND THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT OF DORA ADDITION

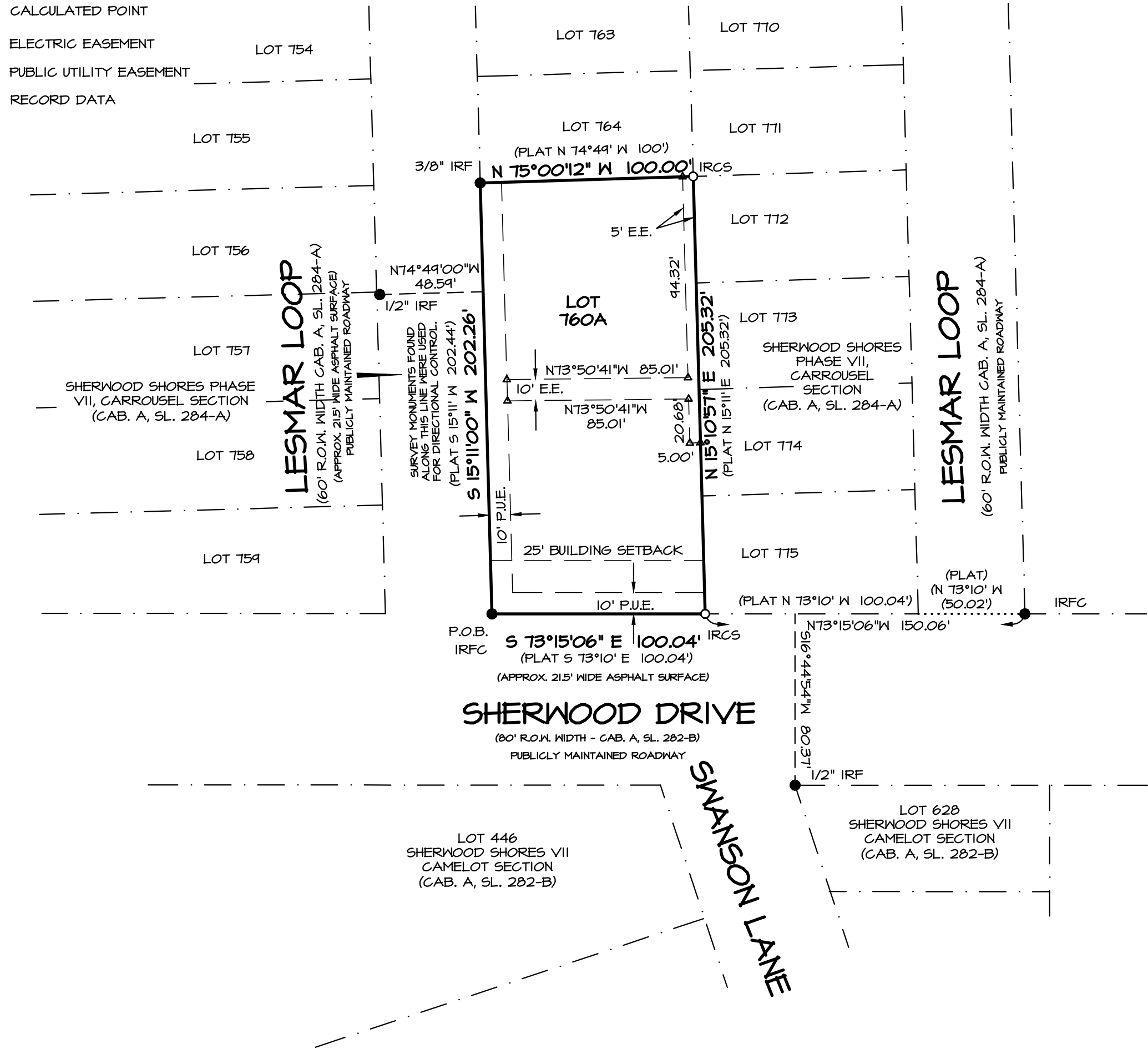
BEING AN AMENDING REPLAT OF LOTS 760, 761, 762 AND 763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS

BEING PART OF THE JOHN LEWIS SURVEY, ABSTRACT NO. 512 BELL COUNTY, TEXAS, AND BEING A PLAT OF 0.705 ACRES OF LAND.



LEGEND

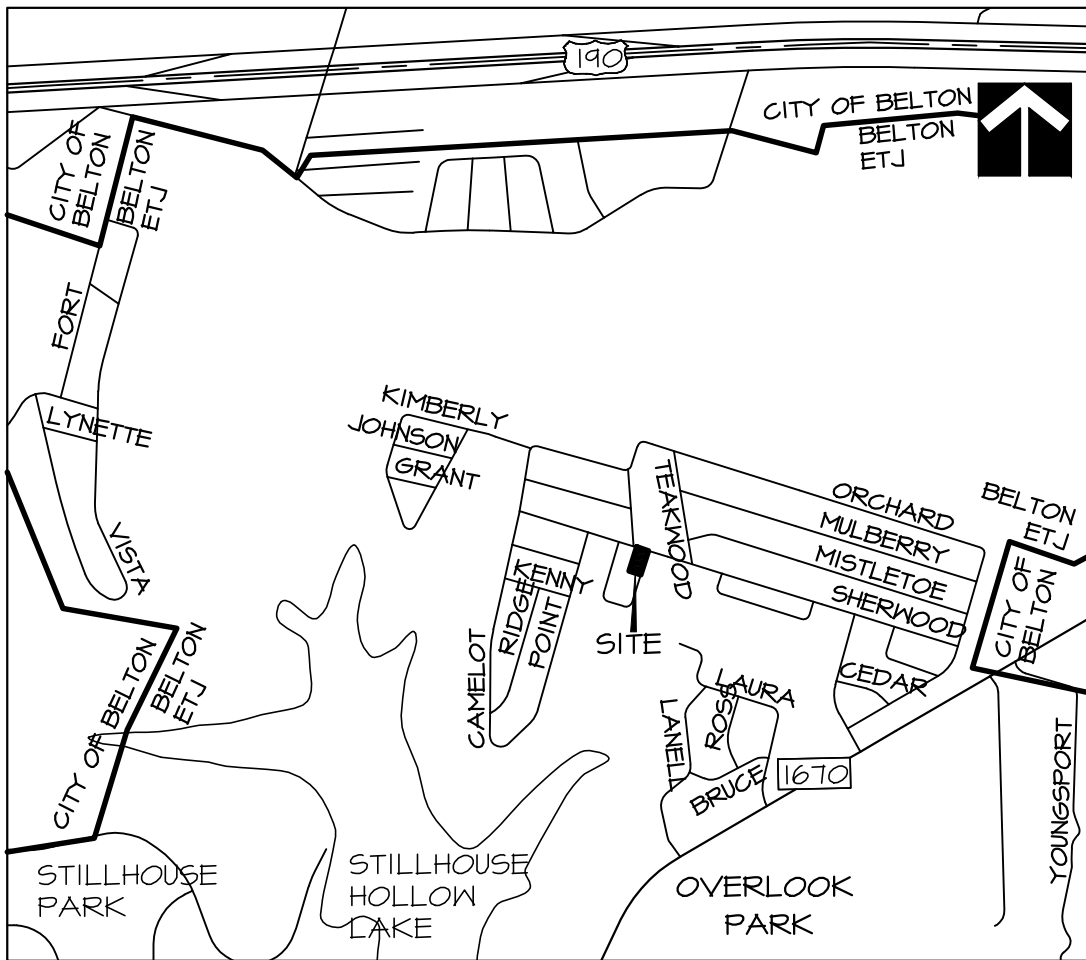
- IRFG 5/8" IRON ROD WITH "ACS" CAP FOUND
- IRCS 5/8" IRON ROD WITH "ACS" CAP SET
- IRF IRON ROD FOUND (SIZE NOTED)
- △ CALCULATED POINT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD DATA



OWNERS:

MARCELO AGUINAGA AND DORA AGUINAGA
2996 LESMAR LOOP
BELTON, TX 76513

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 0.468 ACRE (APPROX. 20,379 SQ. FT.)



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS LOT SHALL USE DOG RIDGE WATER SUPPLY CORPORATION AS THE SOURCE OF WATER.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THIS LOT IS SUBJECT TO THE WATER LINE EASEMENT (15' WIDE CENTERED ON LINE AS INSTALLED) RECORDED IN 2014-00000201 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, 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 PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED 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 WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING 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.

FLOOD PLAIN NOTE:

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON F.E.M.A FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48027G0322E, EFFECTIVE DATE SEPTEMBER 26, 2009, THE ABOVE SHOWN PROPERTY APPEARS WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE WEST RIGHT-OF-WAY LINE OF LESMAR LOOP, BEING THE EAST LINE OF LOTS 760-763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 284-A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, HAVING A RECORD BEARING ON SAID PLAT OF NORTH 15°11' EAST, CUMULATIVE RECORD DISTANCE OF 202.44 FEET, AND A SURVEYED BEARING AND DISTANCE OF NORTH 15°11' EAST, 202.26 FEET BETWEEN TWO 5/8" IRON RODS FOUND, BEING CONTROLLING MONUMENTS OF THIS SURVEY.

FILED FOR RECORD THIS _____ DAY OF _____, 2017.

IN YEAR _____, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF REAL

PROPERTY, BELL COUNTY, TEXAS.

AFFIDAVIT:

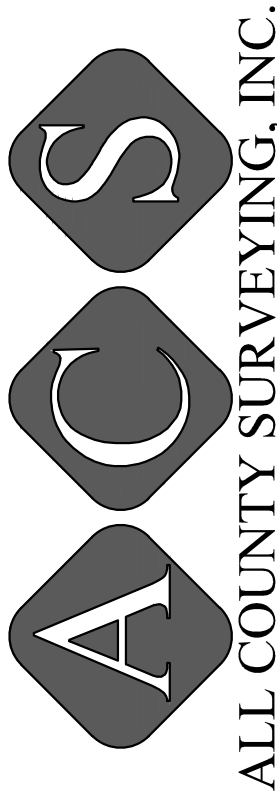
THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2017 A. D.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

FINAL PLAT OF
DORA ADDITION
AN AMENDING REPLAT OF LOTS 760, 761, 762 AND 763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76504
254-778-2212 Killeen 254-634-4636
Fax 254-774-1608
Tx. Firm Lic. No. 10023600



ALL COUNTY SURVEYING, INC.

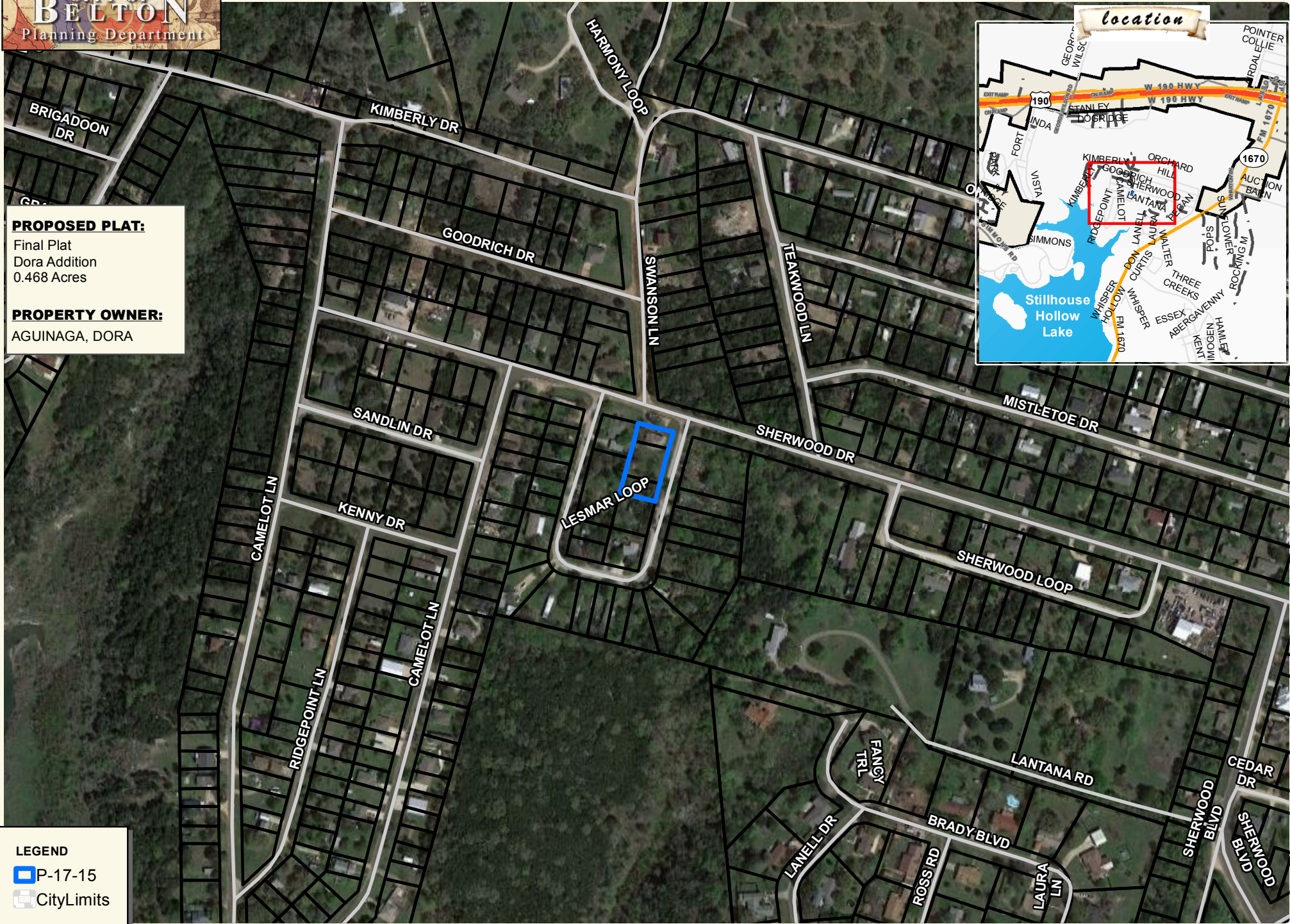
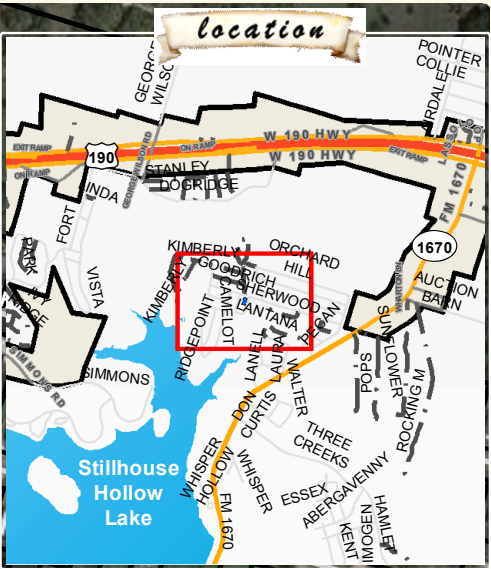
Plot date: 05-05-2017

Job No: 170411
Date: 05-19-2017
Scale: 1" = 50'
Drawing No: 170411.P
Drawn By: GWN
Checked By: GWN
Copyright 2017 All County Surveying, Inc.

P-17-15 Location - Dora Addition - ETJ

PROPOSED PLAT:
Final Plat
Dora Addition
0.468 Acres

PROPERTY OWNER:
AGUINAGA, DORA



LEGEND

P-17-15

CityLimits

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

P-17-15 Dora Addition - ETJ

PROPOSED PLAT:


Final Plat
Dora Addition
0.468 Acres

PROPERTY OWNER:

AGUINAGA, DORA

Proposed Dora Addition

Legend

 P-17-15

Map Date: 8/9/2017 Aerial Imagery Date: 2015

0 65 130 260 Feet



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August 2, 2017

Kelly Trietsch, Planner
City of Belton Planning Department
333 Water Street
Belton, TX 76513

Re: Variance Request per Plat Comment for Dora's Addition

Kelly,

This letter constitutes our request for variance from section of Subdivision Ordinance requiring fire protection measures be installed.

Our primary reason for requesting variance is the fact that the surrounding homes and neighborhood are served by Stillhouse Volunteer Fire Department. The fire station is located within a mile of this property.

Thank you,

Curtis Watts, RPLS

Staff Report – Planning & Zoning Item



Date: August 15, 2017
Case No.: P-17-16
Request: Final Plat
Applicant: WB Development

Agenda Item

P-17-16 Consider preliminary plats for Three Creeks Subdivision, Phases IV, V, VI, and VII, a 146.09 acre tract of land, located generally east of FM 1670 and south of U.S. 190, and adjacent to the north bank of the Lampasas River, in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

- Phase IV – 151-lot subdivision proposed for single family residential development
- Phase V – 98-lot subdivision proposed for single family residential development
- Phase VI – 131-lot subdivision proposed for single family residential development
- Phase VII – 79-lot subdivision proposed for single family residential development
- Total of 1,033 lots in 7 phases

Project Analysis and Discussion

This is a series of residential subdivision plats proposed as Three Creeks Subdivision, Phases IV, V, VI, and VII. All of the lots in each subdivision are a minimum of 50' in width, in compliance with the Development Agreement. Currently, this subdivision contains one entrance known as Three Creeks Boulevard with 120' of right-of-way (ROW) off FM 1670 with 1,033 lots total in Phases I-VII. The Development Agreement states that the developer will dedicate 50' of right-of-way and grade and prepare with crushed limestone base 27' wide and provide a 25 foot double penetration/seal coat travel surface of Rocking M Lane from Auction Barn Road to the Municipal Utility District's northern property line within two years from the completion and acceptance of the first roundabout on the arterial roadway known as Three Creeks Boulevard. Therefore, this requirement will be due May 1, 2019. According to the Subdivision Ordinance, any single family residential subdivision within the City of Belton or the City's ETJ shall provide 3 entrances/access streets for subdivisions with more than 101 lots. The development agreement approved by City Council in 2010 included a master plan of the proposed subdivision that identified two points of access, and this should be adequate for this subdivision.

until a connection is made from Three Creeks Boulevard to Shanklin Road in the future, as shown on the City's Thoroughfare Plan.

Phase IV is a 151-lot subdivision plat that proposes construction of Galveston Road, Baffin Lane, and Lavaca Drive, and a portion of Copano Road, Guadalupe Drive, and Rocking M Lane, each with 50' of right-of-way. Phase IV also includes a portion of Three Creeks Boulevard with 120' of right-of-way.

Phase V is a 98-lot subdivision plat that proposes construction of Corpus Christi Court, Aransas Drive, and a portion of Dickinson Loop, each with 50' of right-of-way.

Phase VI is a 131-lot subdivision plat that proposes construction of St. Charles Court, Matagorda Road, and a portion Copano Loop, each with 50' of right-of-way. Phase VI also includes private parkland shown as Tract B.

Phase VII is a 79-lot subdivision plat that proposes construction of Redfish Court and Nueces Way, and a portion of Aransas Drive, Dickinson Loop, and St. Charles Court, each with 50' of right-of-way. The eastern portion of Three Creeks Boulevard is also proposed within Phase VII; however, right-of-way is not shown to the eastern property boundary. There is a portion of the Whitis property not included in the plat boundary. Three Creeks Boulevard right-of-way and street pavement is required to extend to the eastern property boundary, in accordance with Section 7.06 of the Development Agreement. This property will need to be included in the final plat for Phase VII.

According to the Subdivision Ordinance, each residential subdivision is required to dedicate sufficient and suitable parkland and/or payment of fees-in-lieu of required parkland. There are a total of 1,033 lots in Phases I-VII and ultimately 1,500 lots for the entire Three Creeks subdivision; therefore, a total of 10.33 acres of parkland is required at this time and ultimately 15 acres for the entire 1,500 lots in this subdivision. The developer has provided a total of 127.34 acres of private parkland that contains several trail networks and pavilions for the residents. This private parkland exceeds the Subdivision Ordinance requirements and is consistent with the master plan in the development agreement.

The lots in this subdivision are served by City of Belton water and sewer, and Bell County is responsible for the streets and drainage.

We have reviewed the plat and find it acceptable, subject to conditions contained in the letter to the applicant's engineer. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made comments. After Council action, this plat will be taken to Bell County Commissioners Court for action.

Recommendation

Recommend approval of the preliminary plats for Three Creeks Subdivision, Phases IV, V, VI, and VII, a 146.09 acre tract of land, located generally east of FM 1670 and south of U.S. 190,

and adjacent to the north bank of the Lampasas River, in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. Conditions contained in the letter to the applicant's engineer dated August 4, 2017
2. The terms of the development agreement.

Attachments

1. Preliminary Plat Applications
2. Preliminary Plats – Phases IV, V, VI, and VII
3. Overall Plan of Phases I-VII
4. Trail Plan
5. Thoroughfare Plan
6. City's Letter to Applicant's Engineer dated August 4, 2017
7. Section 7.06 of the Development Agreement

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave. Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Owner: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 300 Illinois Ave. Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: S.L. Fitch & C.H. Fitch
Abstract #: 317 & 316 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ

Name of proposed subdivision: Three Creeks Phase IV

Number of Lots: 151 Fee: \$ 703

Signature of Applicant: _____ Date: 7/13/17

Signature of Owner: _____ Date: 7/13/17

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
☐ Final Subdivision
☐ Administrative Plat
☐ Replat
☐ ETJ
☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Owner: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: S.C. Fitch & C.H. Fitch
Abstract #: 317 & 316 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ

Name of proposed subdivision: Three Creeks Phase IV

Number of Lots: 98 Fee: \$ 544

Signature of Applicant: _____ Date: 7/13/17

Signature of Owner: _____ Date: 7/13/17

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@palgoengineering.com

Owner: Whitis Land Investments LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@palgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: S.L.H. Fitch & Young Williams
Abstract #: A-316 + A-861 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ

Name of proposed subdivision: Three Creeks Phase II
Number of Lots: 131 Fee: \$ 643

Signature of Applicant: _____ Date: 7/13/17
Signature of Owner: _____ Date: 7/13/17

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

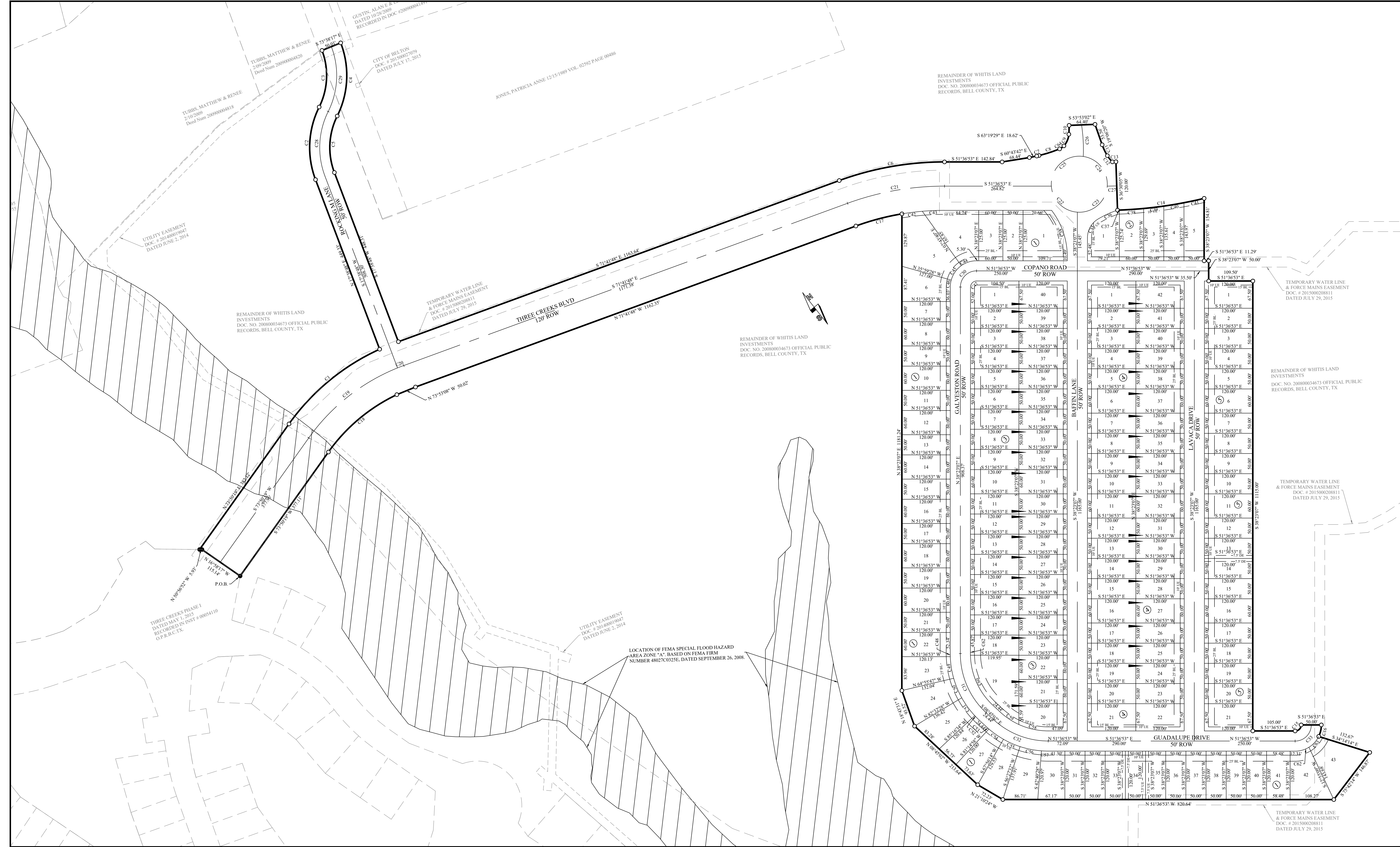
Owner: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: C.H. Fitch
Abstract #: A-316 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ
Name of proposed subdivision: Three Creeks Phase VII
Number of Lots: 79 Fee: \$ 487

Signature of Applicant:  Date: 7/13/17
Signature of Owner: _____ Date: 7/13/17



PRINTED ON July 14, 2017

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	07/14/2017	BTW
PROJECT NUMBER: TC04		CLIENT NAME: WBW DEVELOPMENT GROUP - SERIES 030	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION
TOTAL SIZE: 37.17 ACRES
TOTAL BLOCKS: 5
TOTAL LOTS: 151

GRAPHIC SCALE

01"2"3"

0100'200'300'

02'3"

IN FEET

BENCHMARK
CITY OF BELTON BRASS MONUMENT # B501, LOCATED IN EAST R.O.W. MARGIN OF F.M. 1670 ON SOUTH END OF STILLHOUSE HOLLOW DAM - BEARING S 48°39'34" W, 6915.95 FEET FROM P.O.B.
TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983(2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203.
N: 10345305.167
E: 3173682.900
Z: 698.76 (NAVD88 DATUM-GEOD12A)

PRELIMINARY PLAT OF
THREE CREEKS PHASE IV
BELTON E.T.J., BELL COUNTY, TEXAS

Yalgo, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

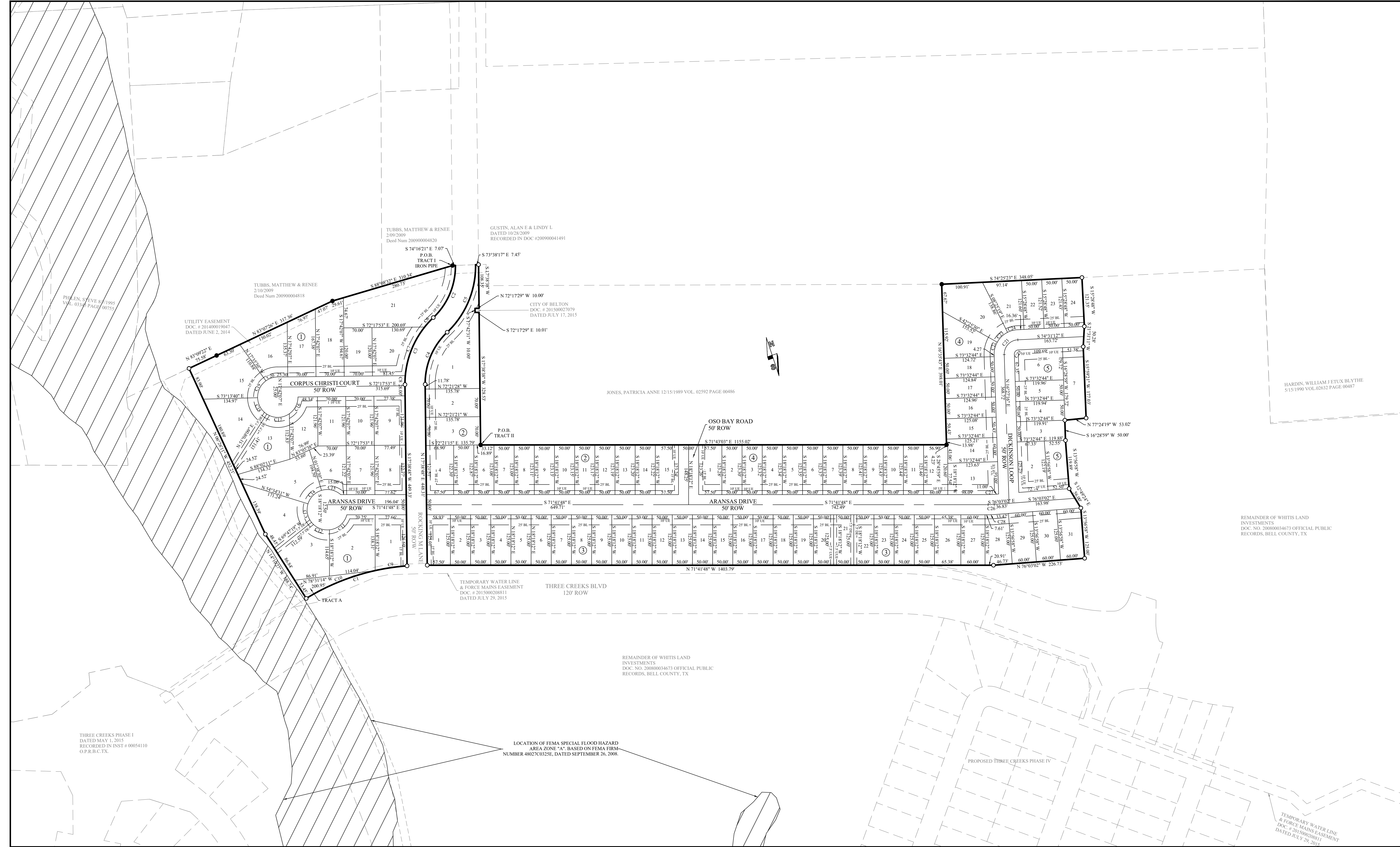
Texas Registered
Surveying Firm 10194095

SHEET

2

OF

2



REV.

DESCRIPTION

DATE

BY

PROJECT INFORMATION

TOTAL SIZE: 21.90 ACRES

TOTAL BLOCKS: 5

TOTAL LOTS: 98

1

ORIGINAL RELEASE

07/14/2017

BTW

PROJECT NUMBER: TC05

CLIENT NAME: WBW DEVELOPMENT GROUP - SERIES 038

CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB

AUTHORIZED BY: WBW

GRAPHIC SCALE

0

100'

200'

300'

IN FEET

BENCHMARK

CITY OF BELTON BRASS MONUMENT # B501,
LOCATED IN EAST R.O.W. MARGIN OF F.M. 1670 AT
SOUTH END OF STILLHOUSE HOLLOW DAM. BEARING
S 48°23'37" W, 822.79 FEET FROM P.O.B. TRACT I
S 69°27'05" W, 785.12 FEET FROM P.O.B. TRACT II

TEXAS STATE PLANE COORDINATE
SYSTEM, NAD(83)2011) DATUM:
TEXAS CENTRAL ZONE, NO. 4203
G: 1004385.067
E: 3175682.900
Z: 698.76 (NAD83 DATUM-GEOD12A)

PRELIMINARY PLAT OF
THREE CREEKS PHASE V
BELTON E.T.J., BELL COUNTY, TEXAS

Yalgo, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET

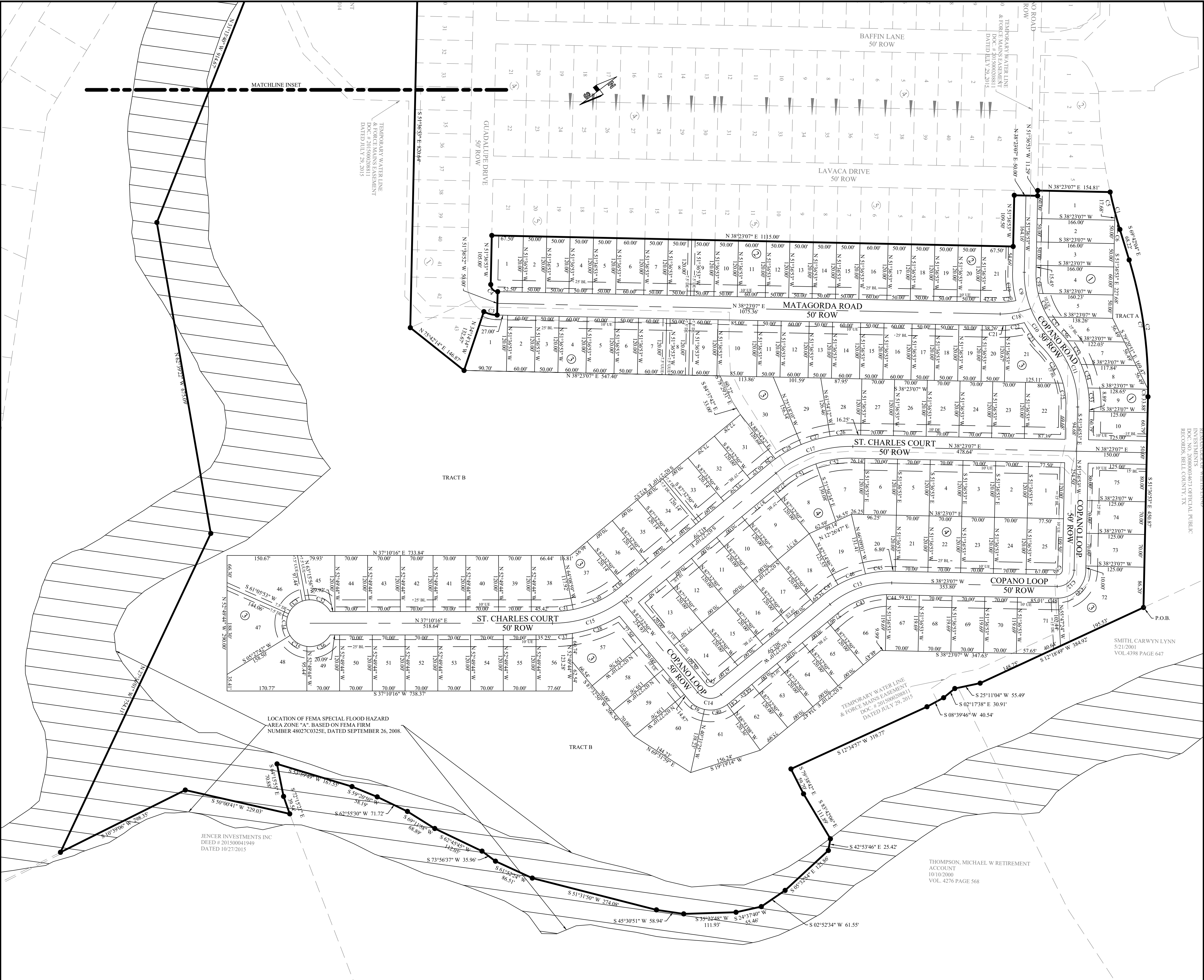
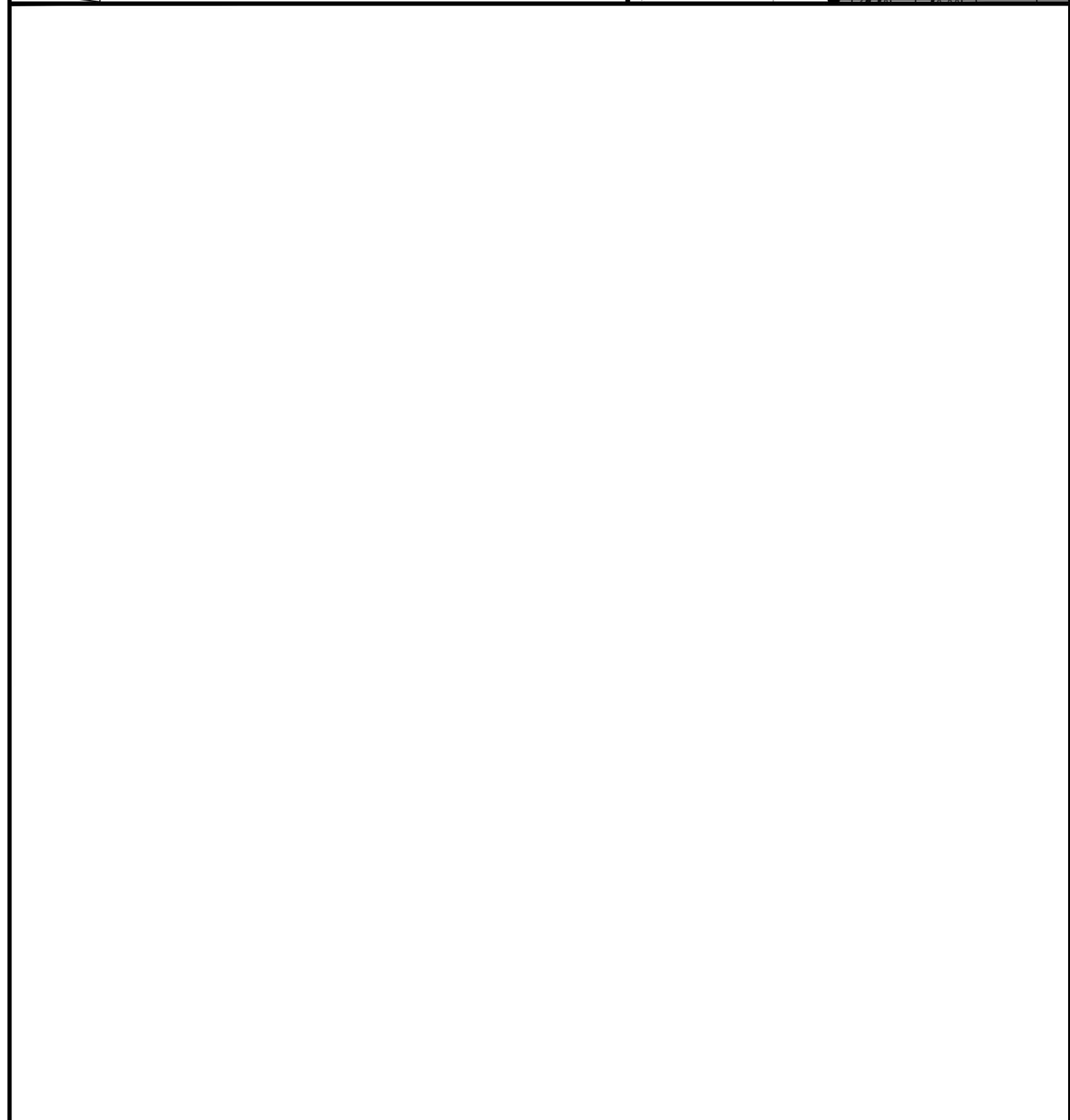
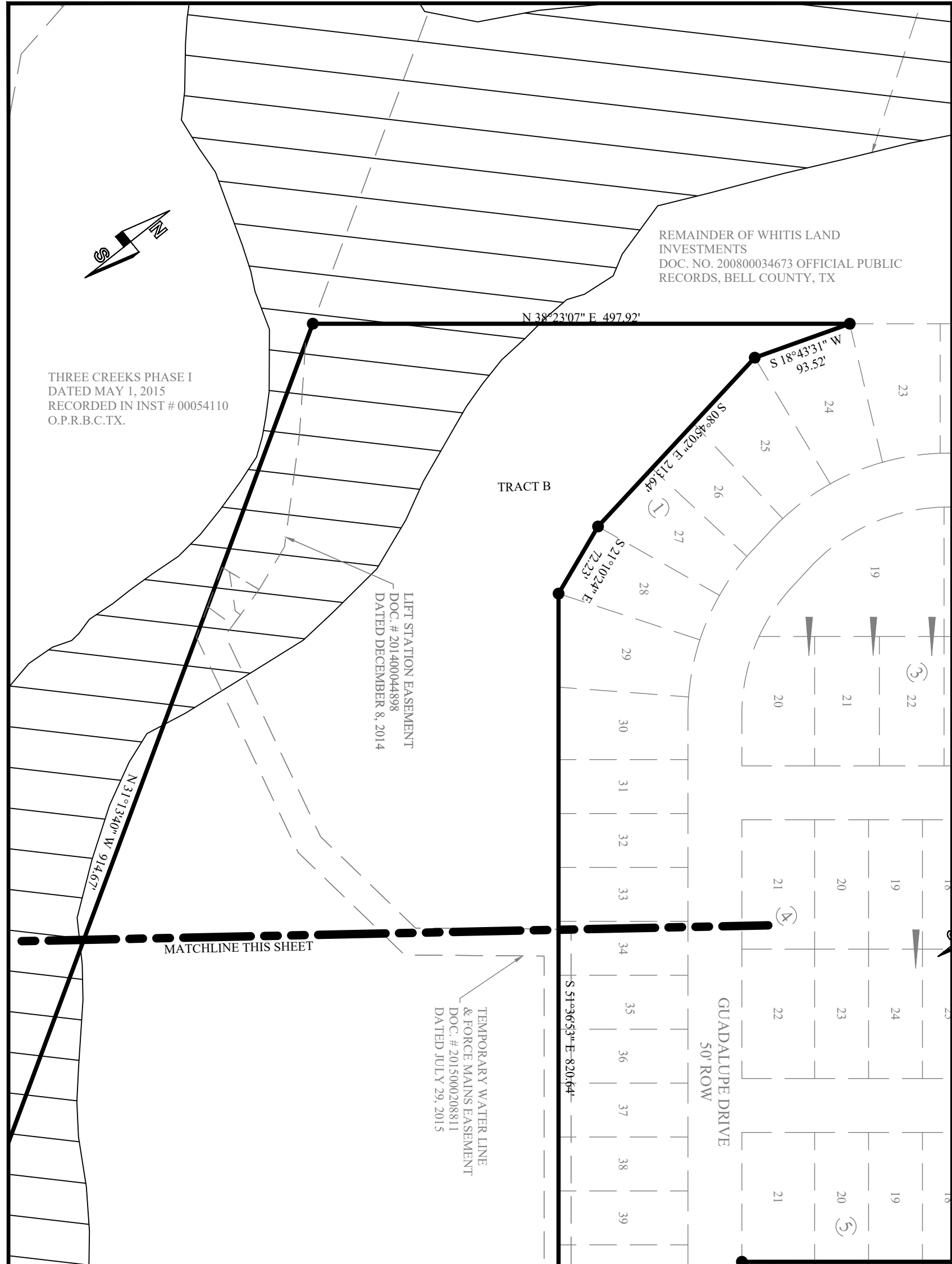
2

OF

2

PRINTED ON July 14, 2017

PRINTED ON July 14, 2017



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
				TOTAL SIZE: 65.07 ACRES
				TOTAL BLOCKS: 1
				TOTAL LOTS: 131
				TRACTS: 2
1	ORIGINAL RELEASE	07-14-2017	BTW	
PROJECT NUMBER: TC06		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 039		
		CLIENT LOCATION: KILLEEN, TX		
APPROVED BY: SAB				
AUTHORIZED BY: WBW				

PRINTED ON July 14, 2017

GRAPHIC SCALE
0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK

CITY OF BELTON BRASS MONUMENT #1501,
LOCATED IN EAST R/W MARION ST. FM. 1070 AT
SOUTH END OF STILLHOUSE HOLLOW DAM - BEARING
S 68°19'38" W, 907.30 FEET FROM P.O.B.
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD83/2011 DATUM,
TEXAS CENTRAL ZONE, NO. 4203,
N: 1044586.167
E: 3175687.900
Z: 698.76 (NAD83 DATUM GEOID12A)

PRELIMINARY PLAT OF
THREE CREEKS PHASE VI
BELTON E.T.J., BELL COUNTY, TEXAS

Valgo, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET
2
OF
2

Three Creeks Phases IV-VII

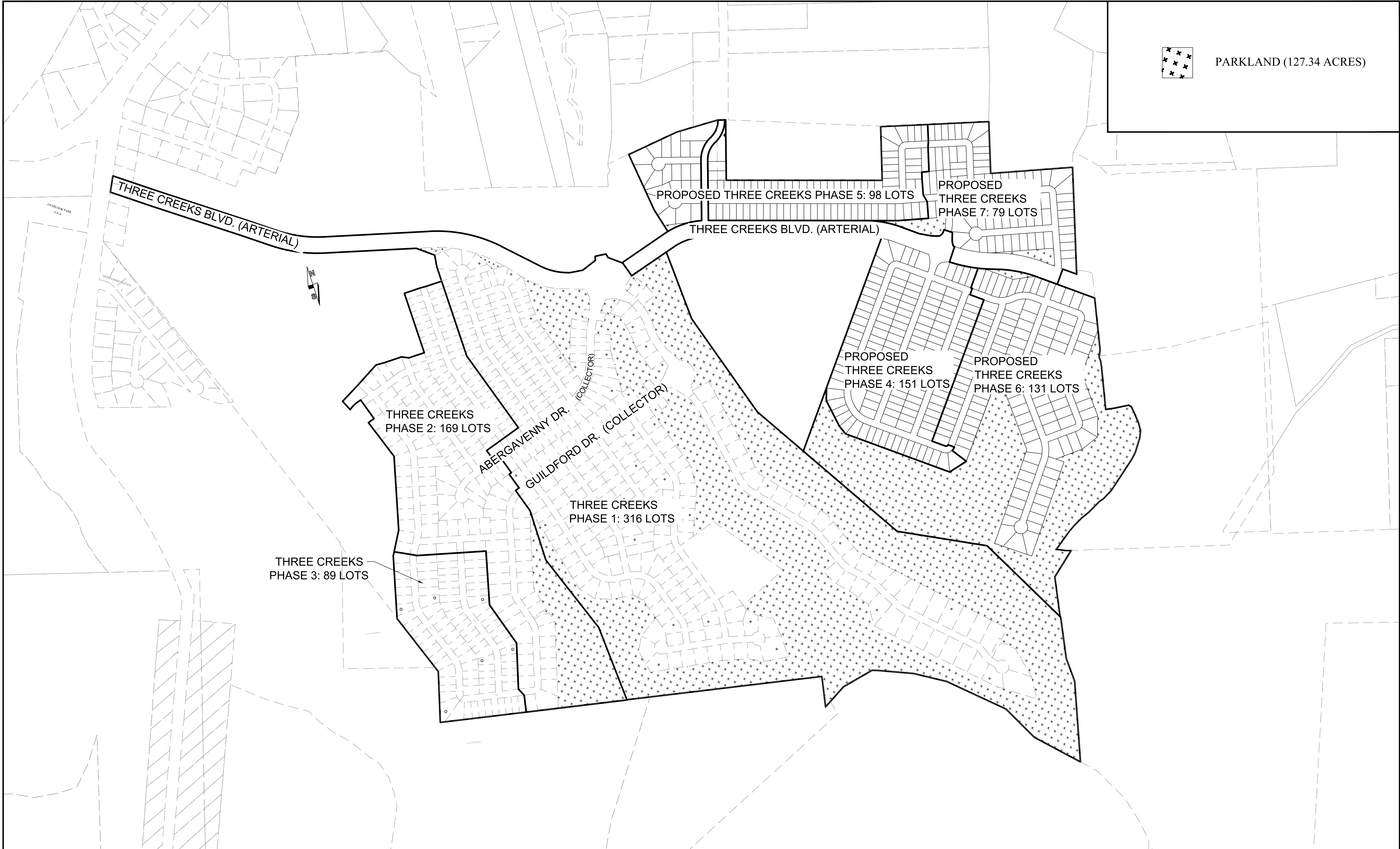
Aerial imagery prepared by City of Belton
Map Date: 8/10/2017 Aerial Imagery Date: 2015



- Three Creeks Phase IV
- Three Creeks Phase V
- Three Creeks Phase VI
- Three Creeks Phase VII
- Property Lines



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	<div>OVERALL PLAN PHASES 1, 2, 3, 4, 5, 6 & 7</div> <div>THREE CREEKS</div> <div>BELTON E.T.J., BELL COUNTY, TEXAS</div>	<div>Yalgo, LLC</div> <div>3000 Illinois Ave., Suite 100</div> <div>Killeen, TX 76543</div> <div>PH (254) 953-5353</div> <div>FX (254) 953-5057</div> <div>Texas Registered Engineering Firm F-10264</div> <div>Texas Registered Surveying Firm 10194095</div>	SHEET
				TOTAL SIZE: 412 ACRES TOTAL LOTS: 1033	CONCRETE TXDOT MONUMENT - BEARING N 24°53'19" W, 3158.33 FEET FROM P.O.B.			
2	ADDED PHASES 4 - 7	7-19-2017	BTW		TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983(2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203.			
1	ORIGINAL RELEASE	12-12-2016	TWF		N: 10351347.069 E: 3175235.144 Z: 705.50 (NAVD88 DATUM-GEOID12A)			
PROJECT NUMBER: TC03		CLIENT NAME: WBW DEVELOPMENT GROUP						
		CLIENT LOCATION: KILLEEN, TX						
APPROVED BY: SAB								
AUTHORIZED BY: WBW								

GRAPHIC SCALE

0

300'

600'

900'

0

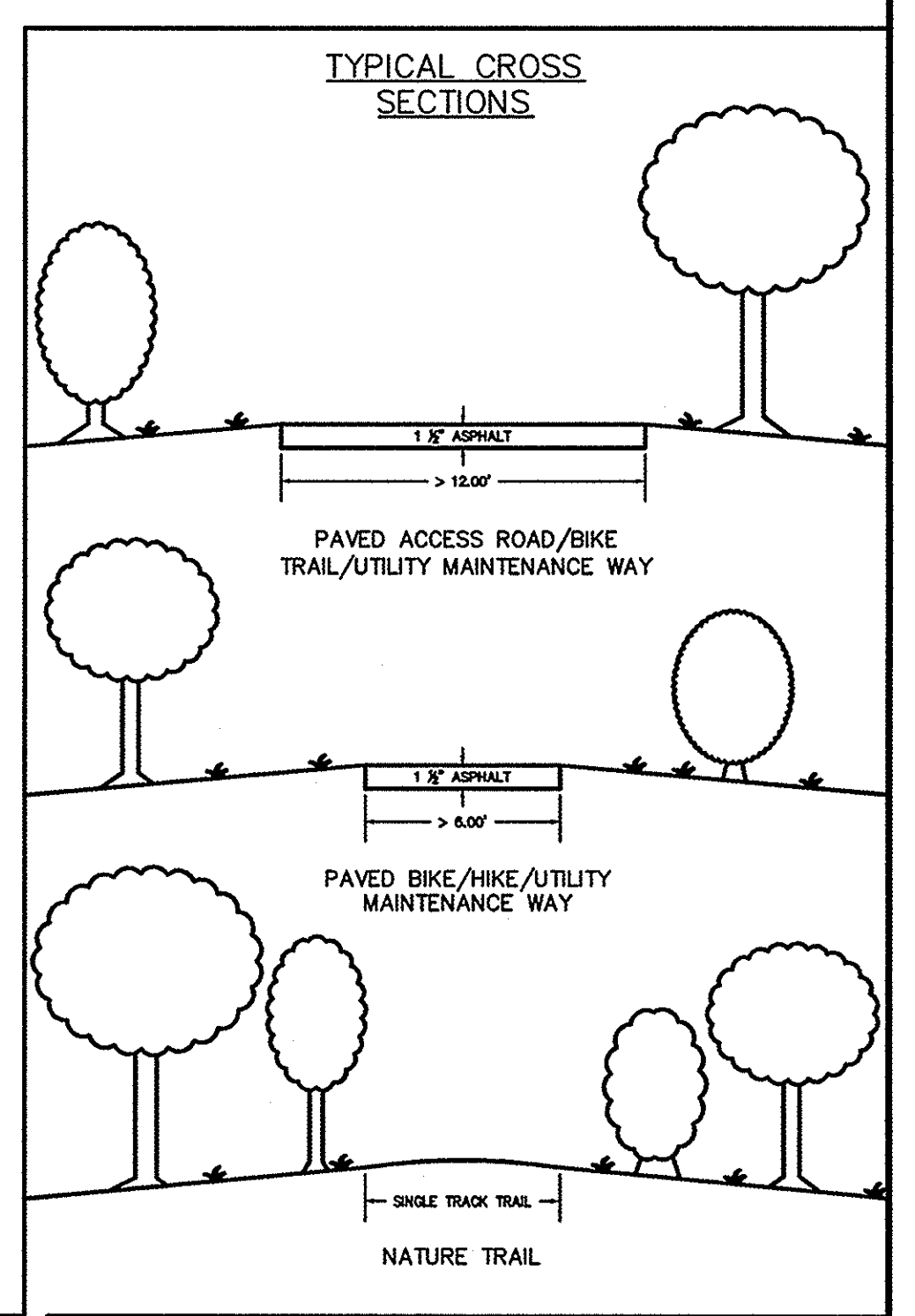
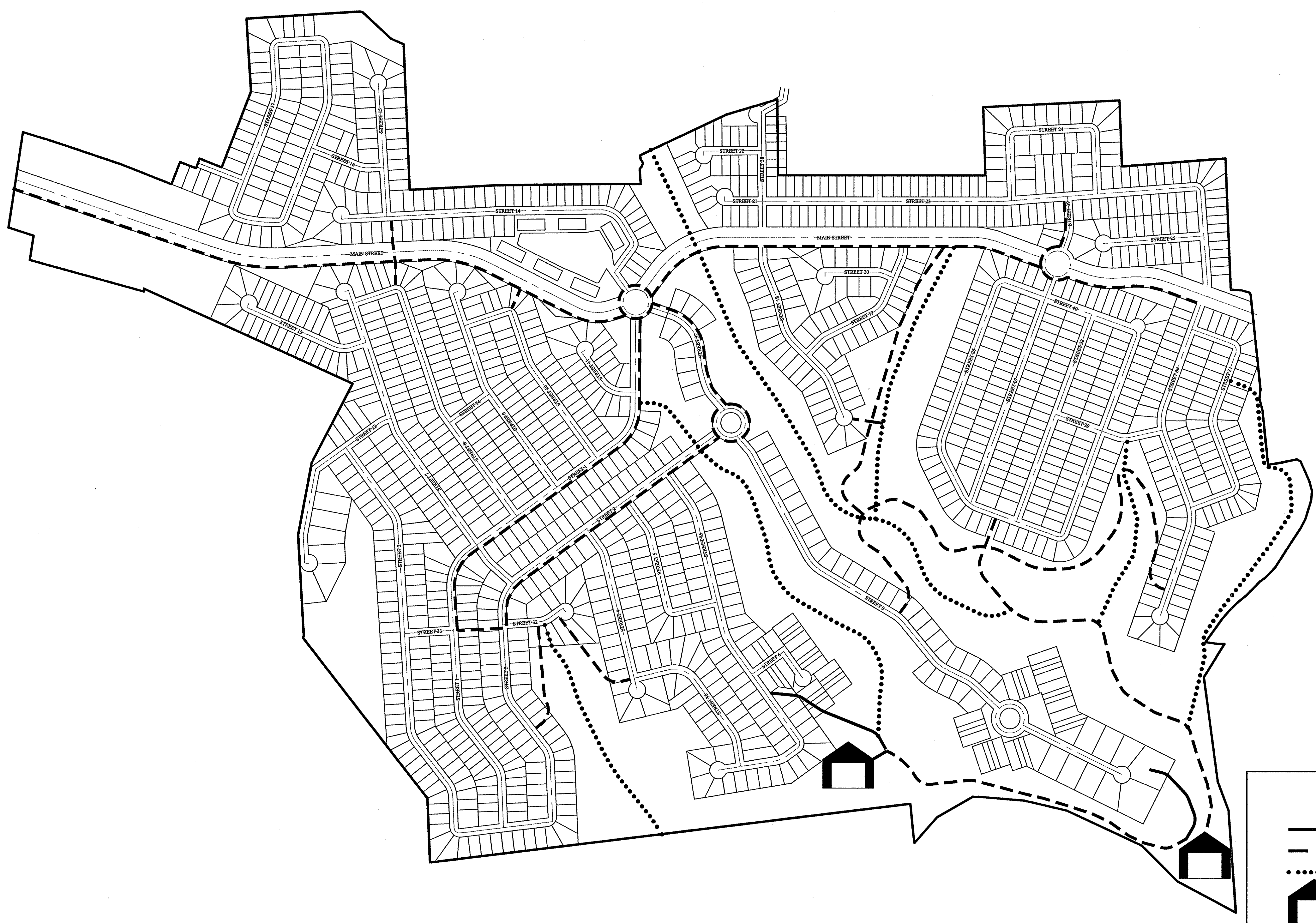
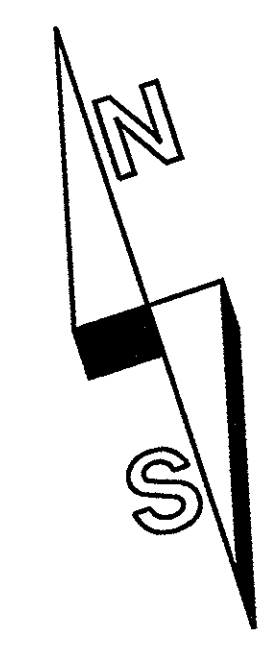
1"

2"

3"

IN FEET

PRINTED ON JULY 19, 2017

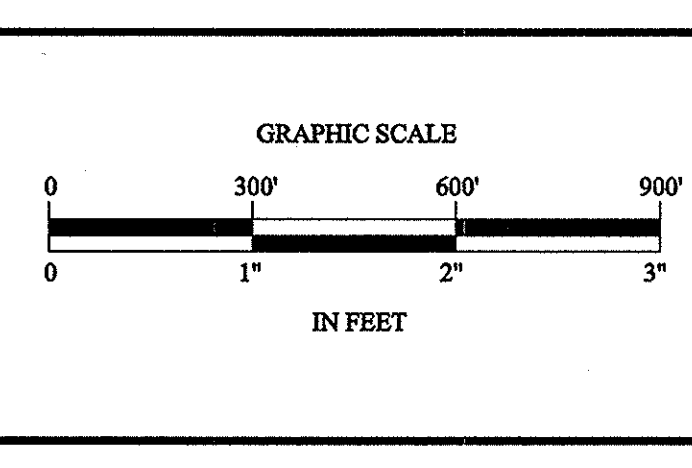


LEGEND

- PAVED ACCESS ROAD/BIKE TRAIL
- PAVED BIKE/HIKE
- NATURE TRAIL
- PAVILION

REV.	DESCRIPTION	DATE	BY
1	INITIAL RELEASE	01/25/2011	JAT
PROJECT NUMBER: 1059			
CLIENT NAME: W & B DEVELOPMENT			
CHECKED BY: SAB			
APPROVED BY: SAB			
AUTHORIZED BY: WBW			

PROJECT INFORMATION
TOTAL SIZE: 539.8 ACRES
TOTAL BLOCKS: —
TOTAL LOTS: 1523
TOTAL TRACTS: 16



BENCHMARK

CONCEPTUAL PARK-TRAIL SYSTEM
LA CACHETTE
CITY OF BELTON, BELL COUNTY, TEXAS

-NOT FOR CONSTRUCTION-
-FOR REVIEW ONLY-

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered
Engineering Firm F-10264

PRINTED ON January 23, 2011

City of Belton Thoroughfare Plan Map

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

Legend

Freeways

Major Arterials - Current

Major Arterials - Future

Minor Arterials - Current

Minor Arterials - Future

Major Collectors - Current

Major Collectors - Future

Minor Collectors - Current

Minor Collectors - Future

Belton City Limits

Belton ETJ

Temple City Limits

Temple ETJ

Salado City Limits

Salado ETJ

Morgans Point Resort City Limits

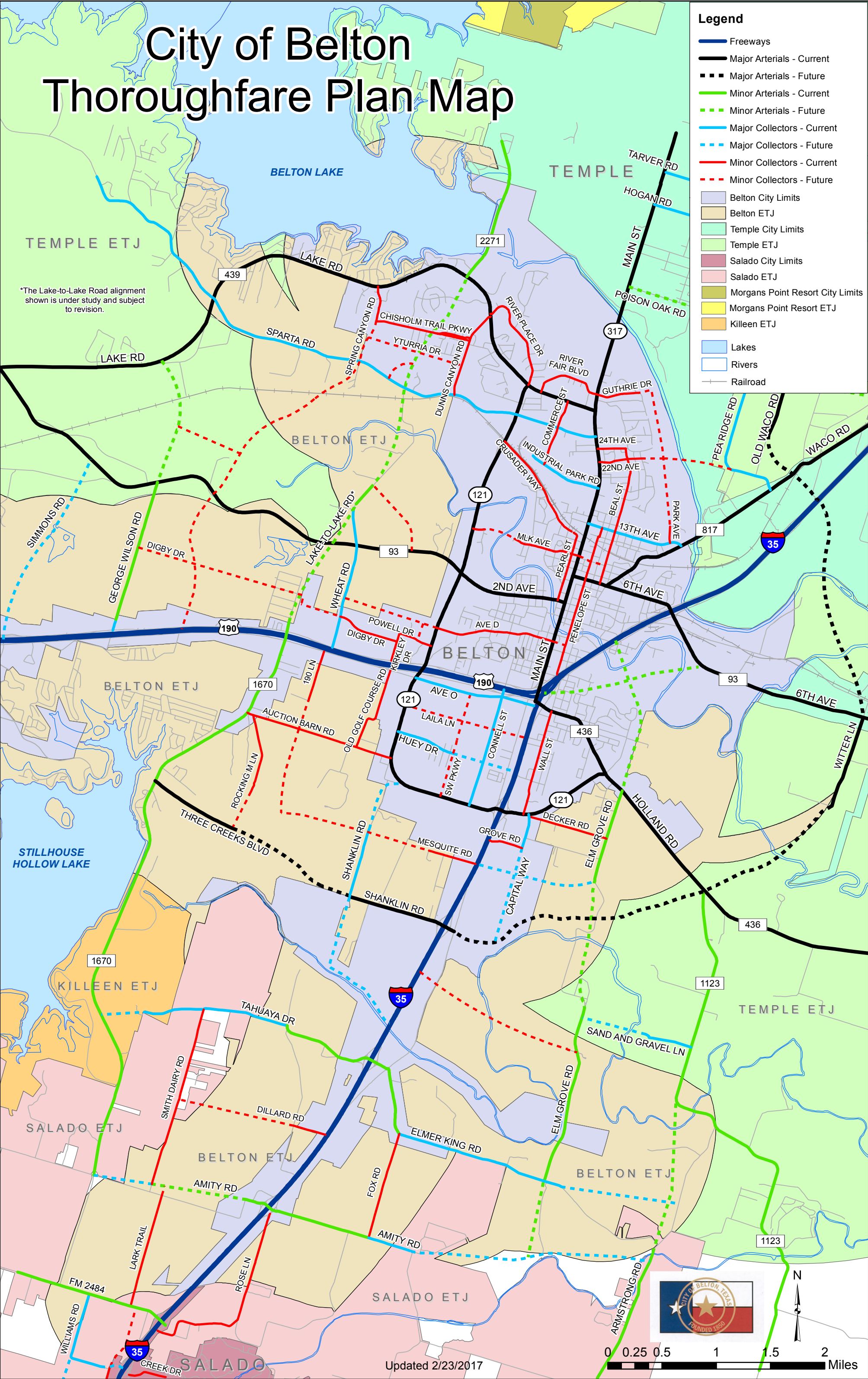
Morgans Point Resort ETJ

Killeen ETJ

Lakes

Rivers

Railroad





City of Belton

Planning Department

August 4, 2017

Applicant: Whitis Land Investments LTD

Date Submitted: 07-14-17

Project: Three Creeks, Phases IV - VII – Preliminary Plats

Location: ETJ of Belton, Texas 76513

*****Please comment back in red under the comments submitted on this sheet.*****

Planning:

Thank you for the quality submission of the preliminary plats for Three Creeks, Phases IV – VII. The preliminary plats are scheduled for the August 15, 2017 Planning and Zoning Commission meeting and August 22, 2017 City Council meeting. Please let us know if you would like to set up a meeting to review the staff comments in this letter.

Comments for all 4 Phases

1. The Belton city limits on the vicinity maps is shown incorrectly. Please revise the vicinity map to reflect the current city limits.
2. Please state the pavement widths for all streets in the construction plans.
3. Please provide a street light plan for each plat phase.
4. Please add a note to the plats stating the required interior side yard (5') and rear yard (20') setbacks.
5. Please add a note to the plats stating that garages arranged to be entered from the side yard facing a public street shall have a minimum distance equal to the required front yard for the main building (25').
6. Please also include a signature block for the Mayor on the plats. (example attached)
7. Please add a note to the plats stating fences are not permitted within drainage easements.

Phase IV Comments

This plat includes a proposal to construct of a portion of Rocking M Lane. In order to provide adequate street circulation for the residents in this subdivision, a hammerhead or cul-de-sac should be constructed in conjunction with Phase IV. Please provide a construction schedule for Rocking M Lane, from Three Creeks Boulevard to Auction Barn Road, if possible.

Phase V Comments

1. Please state the PUE width recorded with Document #201400019047 on the plat.
2. Are the easements between Block 1, Lots 3 and 4, and Block 1, Lots 13 and 14 proposed to be surface or underground drainage?
3. What is Tract A on the proposed plat? Please label what Tract A will be utilized for on the plat (for example: HOA Parkland) and designate as a common area if appropriate.

Phase VI Comments

1. Please state on the plat that Tract B is HOA parkland. How do residents access the proposed parkland in Tract B?
2. What is Tract A on the proposed plat? Please label what Tract A will be utilized for on the plat (for example: HOA Parkland) and designate as a common area if appropriate.

Phase VII Comments

1. What are Tracts A, B, C, and D on the proposed plat? Please label what Tracts A, B, C, and D will be utilized for on the plat (for example: HOA Parkland) and designate as a common area if appropriate.
2. Sheet 2 of 2 refers to Phase III. Please revise to state Phase VII.
3. The remainder of Whitis property to the east of proposed Phase VII should be included with this plat. Three Creeks Boulevard ROW and street pavement is required to extend to the eastern property boundary in accordance with Section 7.06 of the Development Agreement.
4. Please include all surrounding ownerships on the plat adjacent to the plat boundary.

Public Works/KPA:

Comments for all 4 Phases

1. Some proposed lots show existing or proposed utility easements within the lots or running along the sides or backs of lots. The concern is accessibility and damage to those corresponding utilities with fence installations. Please adjust lots to not overlap easements.
2. Please submit plan and profiles of all utilities.
3. Please provide detail sheets for water and sewer, confirming pipeline materials, manhole types, embedment, backfill, etc.
4. Add labels to contours on topography maps.
5. Confirm embedment and backfill in utility trenches to avoid washouts and sinks that have occurred in previous phases.
6. Add a water sample station for every 100 lots. Sampling stations shall be manufactured by Kordeen, Model 0001-3.
7. Please provide sewer calculations to confirm size of sewer lines for ultimate build out.
8. Confirm the trigger point (i.e., number of homes) when any changes or modifications are required to the Three Creeks lift station.
9. All temporary and permanent flush assemblies shall be automatic flush assemblies. Please ensure flush assemblies are Mueller Hydro-Guard HG-11 or Eclipse 9400 WC Automatic Flushing Device. All flush assemblies shall be metered. Please address drainage at flush assemblies.
10. The City plans to evaluate the need to oversize water and sewer lines to service areas near/adjacent to the proposed development.
11. Please ensure all manholes in the floodplain will be water tight.
12. There are instances where the storm drainage from rows of lots passes to and through downstream lots. Some consideration will need to be addressed to provide for this passage and not impede flow or cause flooding issues to the adjacent lots.
13. Please provide a geotechnical report for staff review.

Phase IV Comments

1. Sheet 3 – Please add isolation valves at the following locations.
 - a. West of the tee on Copano at intersection of Baffin.
 - b. Copano and Lavaca south of the tee.
 - c. End of Guadalupe Drive to avoid water interruptions to Lots 39 through 41 when next phase is connected into this water line.
2. Sheet 4 – Confirm sewer line sizes south of manhole 6.
3. Sheet 6 – Please include a north arrow.
4. Sheet 9 shows a proposed drainage culvert to be constructed within FEMA Zone A. A CLOMR/LOMR will be required for this installation. Bell County is the Floodplain Management entity for the unincorporated areas of Bell County.
5. Please provide a geotechnical report for Rocking M Lane.

Phase V Comments

1. Please add water isolation valves at the location of Rocking M Lane at Three Creeks Blvd.
2. Extend the waterline to the property boundary at Rocking M Lane and Oso Bay Road.
3. Please change UUE to a City of Belton UE.
4. All clean outs need to be manholes.
5. Verify sewer line size downstream of manhole 56.
6. Extend sewer line to property line.

Phase VI Comments

1. Add water isolation valves at the following locations:
 - a. Show location of the valve on Copano Loop at Lot 71.
 - b. Show location of the valve on St. Charles Court at Lot 22.
 - c. Matagorda Road Lot 1 (unless a valve is proposed in Phase IV).
2. Please cap the sewer line with a plug at the end of Charles Court.
3. The sewer seems inaccessible in Tract B. Please clarify how maintenance crews can access the sewer located in Tract B. An all-weather access road may be required.
4. Sewer lines starting at manhole 89 and manhole 29 (which received flow from Phase VII) seem too small for the anticipated flow.

Phase VII Comments

1. Steel encase the waterline under Three Creeks Boulevard.
2. Please add a valve at the Three Creeks Boulevard connection.

Building Official:

No comments.

Fire Department:

Flow tests will be conducted after the waterlines and fire hydrants are installed to ensure compliance with the 2015 International Fire Code.

Police Department:

No Comments.

GIS:

No Comments.

Bell County:

Please see the attached comment sheet.

Belton ISD:

1. The proposed cul-de-sacs are too small to turn a bus (cannot make that tight of a turn without bumping a curb), but the proposed roundabouts and through streets will allow the bus to pass through the subdivision safely without the need to back up.
2. Pick-up points will be designated within the subdivision, but may be some distance from homes located on cul-de-sacs.

Outside Utility Provider Comments

1. **Oncor:** No response received.
2. **AT&T:** In agreement with the proposed plat.
3. **Atmos Energy:** In agreement with the proposed plat.
4. **Charter Communication:** No response received.
5. **Centrovision:** No response received.
6. **Spectrum (Time Warner):** No response received.
7. **USPS:** No response received.
8. **Clearwater UCD:** No response received.

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.



County Engineer

P. O. Box 264 • Belton, Texas 76513 • (254) 933-5275 • Fax (254) 933-5276

BRYAN NEAVES, P. E.

July 18, 2017

Mr. Scott Brooks P.E.
Yalgo Engineering LLC
3000 Illinois Ave. Ste.100
Killeen, Texas 776543

Re: Three Creeks Phase IV- City of Belton ETJ

Mr. Brooks,

After reviewing the Phase IV preliminary plat submitted to this office on July 17, 2017 by the City of Belton, the following are the County's comments:

Preliminary Plat:

- 203.4- Dimensions- a bearing/ distance error is labeled along the street centerline between C31 & C32.
- 203.5- Street Names- 911 approval of the proposed street names is required.
- 203.6- Drainage- Preliminary plat submittals shall include type and size of proposed drainage structures.
- 203.9- Drawing Requirements- Bell County requires with preliminary plat submittals that the developer provide for review, the construction drawings including Plan/Profile drawings, Drainage & Topography drawings and calculations, typical street sections from ROW to ROW, geotechnical report, etc.
- 303- Design standards- the proposed centerline radius for curves C28 & C29 along Rocking M Lane do not meet the county's minimum speed designs for local or collector roads.
- Please provide a copy of the geotechnical report for the proposed subdivision phase.
- Label the location of the street name changes between Copono, Galveston and Guadalupe streets on the plat.
- Address all City of Belton comments.

Sincerely,

Steve Eubanks
Engineering Technician
Bell County- Land Development

- (iii) A franchise, license or use fee shall not be imposed on water, sewer or drainage facilities that are constructed, installed, maintained or operated by, on behalf of or for the benefit of the District, subject to the limitations set forth in Section 7.03.

c. The initial term of the agreements set forth in this Section 7.04 shall begin on the respective date, or dates, that Section 7.03 is finally held invalid by a competent court of last resort and in such event, shall extend from such date to the next following September 30th (the "Initial Term"). From and after the Initial Term, the covenants and agreements set forth in this Section 7.04 shall be, respectively and individually, renewable annually, for a term of one year each, effective as of the first day of October of each year (the "Extended Term"), by the City and the District continuing to accept the benefits of the subsections of this Section 7.04, and providing for the same in their respective budgets or operating plan. Either the City or the District may terminate any covenant or agreement set forth in this Section 7.04 by giving at least 180 days prior written notice of termination to the other party.

Section 7.05 Failure to Comply with Franchise Provisions. Notwithstanding any other term or provision of this Agreement whatsoever, if the District shall legally challenge, or fail or refuse to continue in effect or comply with, Section 7.03 or Section 7.04, or shall default in performance of this Agreement and fail or refuse to cure such default within 90 days, or shall otherwise terminate any services or authority of the City under Section 7.03 or Section 7.04, the City may, by giving at least 180 days prior written notice and opportunity to cure to the District at anytime thereafter, annex, abolish and dissolve the District.

Section 7.06 Arterial Street Alignment. The City concurs with the general alignment and functionality of the road system shown on the Master Land Plan, including the proposed arterial street with roundabouts. Developer shall provide at least 120 feet of right of way and at least 37 feet of street pavement section for the proposed arterial beginning at FM 1670 and extending to the eastern boundary of the Land in a manner and alignment approved by the City. The City will approve requested roundabouts in conjunction with subdivision plat approval. The proposed arterial shall be completed from FM 1670 to the eastern boundary of the Land in phases as the abutting portions of the Land are platted and in any event before the date of the last bond issuance for reimbursement to the Developer. The arterial shall be constructed in logical phases, which shall be subject to City approval.

Section 7.07 City Right of Way Acquisition. The City will use its reasonable, good faith and continuing efforts to obtain the right of way necessary to connect the arterial street described in Section 7.6 from its Eastern terminus to Shanklin Road, within a reasonable period of time.

Section 7.08 Trails within Land. The Developer and the District may install and maintain trails along arterial and collector streets in lieu of complying with any requirements to install sidewalks. Sidewalks will be installed in retail, commercial and multi-family areas, and as reasonably required to connect the trail system.

Section 7.09 Other City Services. The City is not required to provide any services to the Land or the District before annexation unless specifically set forth in this Agreement.