CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, May 16, 2023 - 5:30 p.m.
Harris Community Center
401 N. Alexander, Belton, Texas

AGENDA

1. Call to order.
    a. Invocation
    b. Pledge of Allegiance

2. Public comments.

   Citizens who desire to address the Commission on any matter, *not* on the agenda, may do so during this item. Please state your name and address for the record and limit your comments to three minutes. Please understand while the commission appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

3. Recognize David Covington for his service on the Planning and Zoning Commission.

4. Consider the minutes of April 18, 2023, regular meeting.

5. Z-23-10 - Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on an approximately 0.898-acre property located at 7272 Rattlesnake Trail, south of Interstate 14 and east of Simmons Road. PREVIOUSLY POSTPONED.

6. Z-23-07 - Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on an approximately 1.96-acre property located at 5880 W. US Hwy 190 Service Road, north of Interstate 14 and east of George Wilson Road.

7. P-23-15 - Consider a final plat for West Avenue O Professional Center, comprising 1.456 acres, located at 1261 W. Hwy 190 Service Road, on Interstate 14 Frontage Road east of Loop 121 and west of Connell Street.

8. Receive a report on Administrative Plat Approvals.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at (254) 933-5817 at least 48 hours in advance.

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, April 18, 2023

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Vice Chair Dave Covington, Nichole Fischer, Zachary Krueger, Quinton Locklin, David Jarratt, and Alton McCallum. The following members were absent: Luke Potts and Joshua Knowles. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

1. **Call To Order.**

   Chair Brett Baggerly called the meeting to order at 5:30 p.m.

   Invocation – Commission Member David Jarratt gave the Invocation.
   Pledge of Allegiance – Chair Brett Baggerly led the Pledge.

2. **Public comments.** (*Audio 00:00)*

   There were no public comments.

3. **Consider approval of minutes from the previous meeting.** (*Audio 00:15)*

   Commission Member Zachary Krueger motioned to approve minutes from March 21, 2023, meeting, seconded by Commission Member Nicole Fischer. The motion passed with 7 ayes and 0 nays.

4. **Z-23-09 Hold a public hearing and consider a zoning change from Agricultural (A) and Single Family-1 (SF-1) Residential District to Light Industrial on approximately 51.341 acres located at 849 Elm Grove Spur, at the southeast intersection of Elm Grove Spur and Capitol Way.** (A*udio 00:33)*

   City Planner Ms. Moore presented the staff report.

   Chair Brett Baggerly opened the public hearing.

   Cynthia Hernandez, BEDC Executive Director, and applicant spoke in favor of this change. She stated that the property on the future land use plan (FLUM) doesn't show light industrial, but because there is industrial in the area we do feel like it is a natural extension of the existing industry that is there now.

   Commission Member David Jarratt made a motion to approve Z-23-09 as presented. The motion was seconded by Vice Chair Dave Covington. The motion passed with 7 ayes and 0 nays.

5. **Z-23-10 - Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on an approximately 0.898-acre property located at 7272 Rattlesnake Trail, south of Interstate 14 and east of Simmons Road.** (*Audio 10:07)*

   City Planner Ms. Moore presented the staff report.

   Chair Brett Baggerly opened the public hearing.

   With no public comments, the public hearing was closed.

City Planner Ms. Moore answered questions from the commission members.

Vice Chair Dave Covington wasn't in favor of going straight to Commercial-2 District and would rather it go to Commercial-2 District with a PD.

Commission Member Dave Covington made a motion to postpone Z-23-10 until the May 16, 2023, meeting. The motion was seconded by Commission Member Quinton Locklin. The motion passed with 7 ayes and 0 nays.

6. **P-23-02 – Consider a Final Plat for Tradition Industrial, comprising 27.560 acres, located on Interstate 14 and Digby Drive.** *(Audio 19:35)*

City Planner Ms. Moore presented the staff report.

City Planner Ms. Moore answered questions from the commission members.

Vice Chair Dave Covington made a motion to approve P-23-02 as presented. Commission Member Zachary Krueger seconded the motion. The motion was approved with 7 ayes and 0 nays.

7. **Hold a public hearing and consider an amendment to Section 49.8(D) relating to the three-fourths vote requirements.** *(Audio 22:59)*

Planning Director Bob van Til presented the amendment to Section 49.8(D) to the commission.

Chair Brett Baggerly opened the public hearing.

With no public comments, the public hearing was closed.

Planning Director Bob van Til answered questions from the commission members.

Vice Chair Dave Covington made a motion to approve the proposed amendment to Section 49.8(D) relating to the three-fourths vote requirements. The motion died for lack of a second. Commission Member Zachary Krueger made a motion to remove the word "acknowledged (notarized)" from the proposed ordinance and have it read "written and signed" only with no requirement for notarization. Commission Member Nicole Fischer seconded the motion. The motion was approved with 6 ayes and 1 nay. Vice Chair Dave Covington provided the dissenting vote.

8. **Receive a report on Administrative Plat Approvals.** *(Audio 40:34)*

City Planner Ms. Moore stated there weren't any this time.

With no other city business, the Planning and Zoning Commission was adjourned at 6:12 p.m. (Audio ends at 41:18)

_____

Chair, Planning and Zoning Commission

P&Z

Agenda Item #5

Z-23-10

Staff Report – Planning and Zoning Agenda Item

Date: May 16, 2023
Case No.: Z-23-10
Request: Agricultural to C-2
Applicant/Owner: MWS Holdings Series 1, LLC. DBA Mount Storage

Agenda Item #5

Z-23-10 - Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on approximately 0.898 acres located at 7272 Rattlesnake Trail, south of Interstate 14 and east of Simmons Road. Previously postponed.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District (A)

Proposed Zoning: Commercial Two (C-2) District

Existing/ Proposed Uses: Mini-Storage Facility

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area as a Commercial Corridor.

Design Standards Type Area 4:

The projected growth for Type Area 4 is primarily commercial, retail, and neighborhood service uses with higher design standards as they are gateways to other areas.

Background/Case Summary

The site currently has a warehouse/mini storage facility with outside storage for boats and recreational vehicles on it.

This rezoning request provides an appropriate zoning district for the current use of the property.

This property and the surrounding area were annexed in January 2009 and zoned Agricultural per the adopted annexation policy. According to BellCad, the existing warehouse structures were constructed in 2010. The City has no record of a building permit for the

existing structures, but an electrical permit was issued for a temporary power pole for this address. The structures may have been under construction when the property was being annexed.

The existing structures are considered non-conforming. They do not meet the current setbacks, parking, and design standards. As a non-conforming structure normal repairs and maintenance are permitted. However, future expansions will have to comply with adopted City standards. Additionally, in case of a natural disaster or a fire that destroys more than 60% of the reasonable value of the property, replacement structures will need to comply with the adopted standards. If the destruction is less than 60% of the value of the property, reconstruction is allowed but the size cannot be expanded. However, the requested rezoning will assist the owner with possible future improvements to the property.

Project Analysis and Discussion

Existing Conditions: The surrounding uses are:

Direction	***Zoning***	***Use***
North	Agricultural	Detached single-family home.
South	Agricultural	Detached single-family home
East	Agricultural	Detached single-family home
West	Agricultural	Detached single-family home

Allowable Land Uses: The proposed zoning change would allow for the existing mini-storage facility and outdoor storage of boats and recreational vehicles, and other C-2 related activities.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the C-2 District, which requires a minimum lot size of 5,000 SF, a minimum width of 50', and a minimum depth of 100'. This lot is over 39,000 SF and meets the minimum area requirements. However, the existing buildings do not meet the required setbacks.

Water and Wastewater:

This property is within the Dog Ridge Water Supply Corporation Certificate of Convenience (CCN) service area. There are also no City sewer lines nearby. There is also no fire protection at this location. According to the owner, wet utilities are not necessary for their current operation. For future expansion, the applicant will need to provide fire protection to the site. Should wastewater be needed in the future, the applicant will be required to obtain approval from the Bell County Public Health Department to install an on-site septic system.

Rattlesnake Trail

This property is accessed via Rattlesnake Trail, which is a privately maintained gravel road.

Recommendation

At the April 18, 2023 meeting, the Planning and Zoning Commission unanimously recommended postponing this item to allow for reclassification to a Planned Development – Commercial -2 Zoning District to allow for a mini-storage use and prohibit other intrusive C-2 uses, citing concerns with residential adjacency.

At this juncture, the applicant has not resubmitted for the recommended zoning classification. Staff recommends that this item be postponed until the applicant submits a new application for the recommended Planned Development - Commercial-2 Zoning District.

Attachments

Zoning application
Property Location Map
Zoning map
Aerial
Zoning notice to owners
Property owner list
Map with zoning notice boundary (200')

ZONING CHANGE APPLICATION

Fee: $300.00

Date received:	
APPLICANT NAME: Kammie Marshall / Mount Storage	
EMAIL: KMarshall@OlivosGroup.com	PHONE NUMBER: 512-878-3940
MAILING ADDRESS: PO BOX 162624 Austin, TX 78716	
PROPERTY OWNER NAME: MWS Holding Series 1, LLC DBA Mount Storage	
EMAIL: Same as above	PHONE NUMBER: Same as above
MAILING ADDRESS: Same as above	

Proposed Use of Structures (building) and Property (exterior property):
Storage

Current Use:
Storage

LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:

7272 Rattlesnake Trail, Belton, TX 76513

Legal Description of Property: Abstract Survey John Beal Survey Abstract 70

Lot(s): _____ Block(s): _____,
of Subdivision _____

Existing Zoning: A- Agricultural District Proposed Zoning: ~~C-1~~ C-2 Commercial District 1

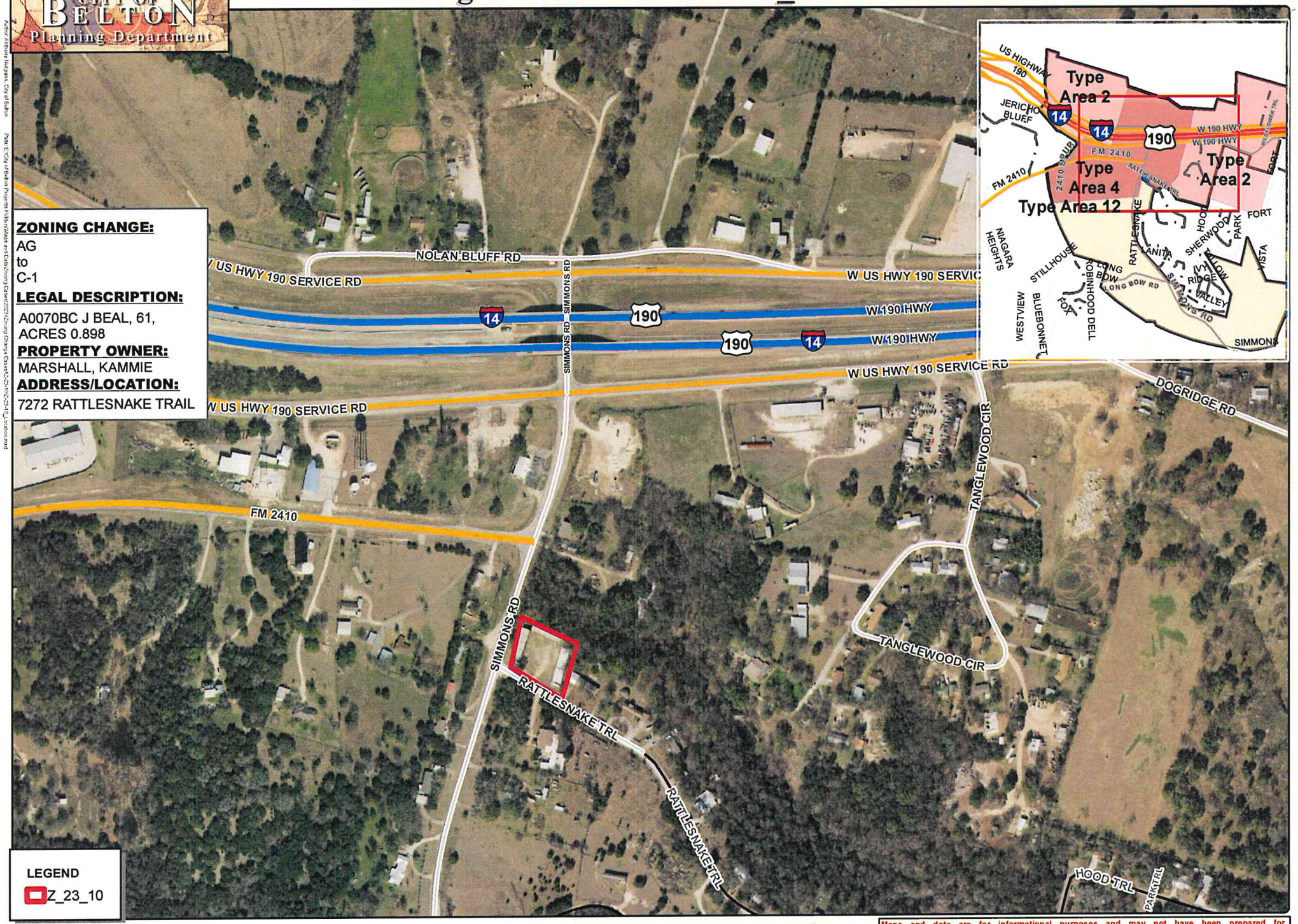
Signature of Applicant: Kammie Marshall Date: 3/16/2023

Signature of Owner (if not applicant): _____ Date: _____

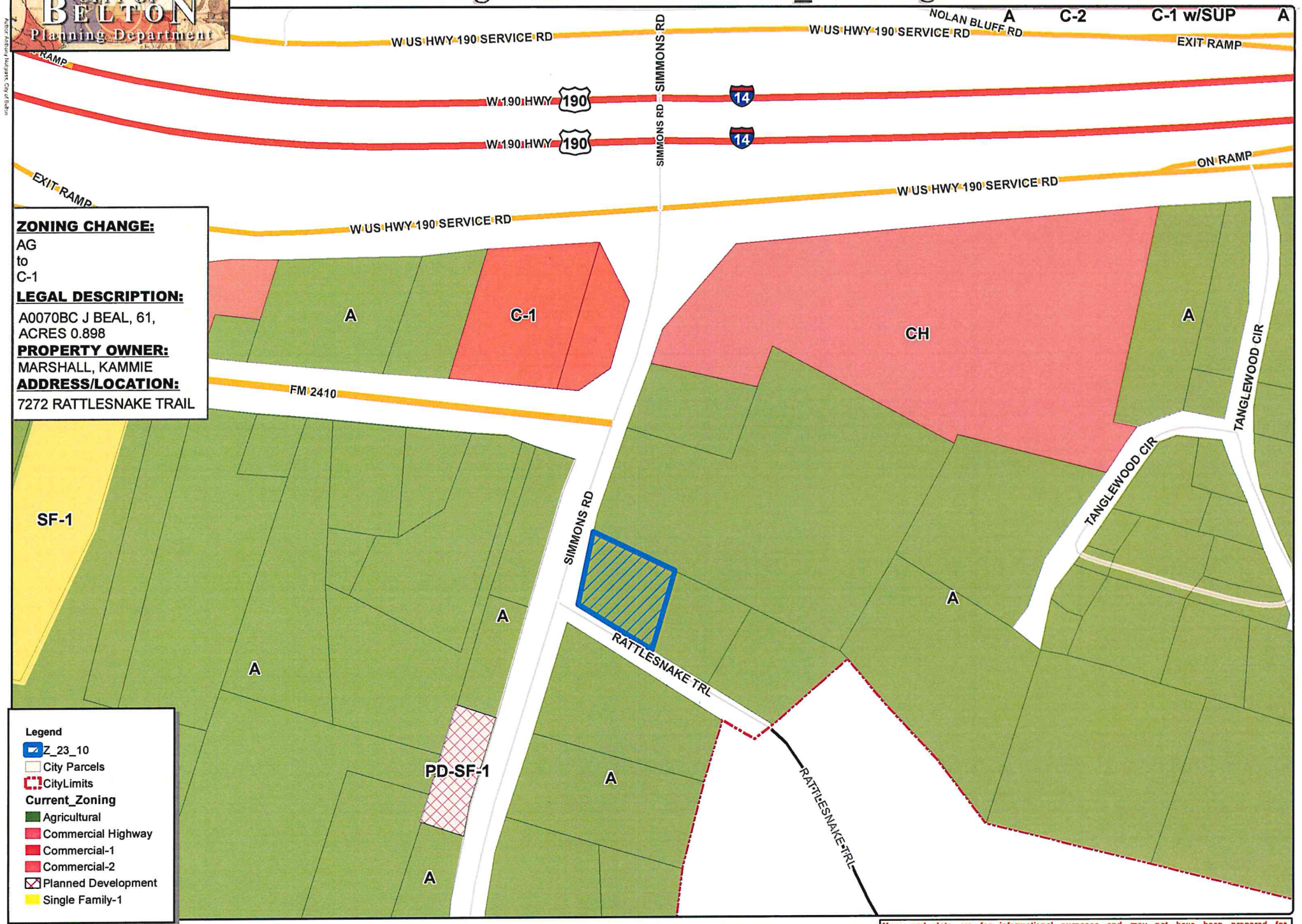
City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822

Zoning Case # Z-23-10_Location

CITY OF BELTON
Planning Department



Zoning Case # Z-23-10_Zoning



Map Date: 3/17/2023

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-23-10_Aerial

Map Date: 3/17/2023

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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: MOUNT STORAGE (MWS HOLDING SERIES 1, LLC),
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 7272 RATTLESNAKE TRAIL,
FROM A(N) AGRICULTURAL (AG) ZONING DISTRICT,
TO A(N) COMMERCIAL-2 ZONING DISTRICT,
TO ALLOW FOR THE CURRENT USE AS A LIMITED WAREHOUSE/MINI-STORAGE AND OUTDOOR STORAGE.

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, April 18, 2023,** 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, April 25, 2023**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513,** OR VIA EMAIL TO PLANNING@BELTONTEXAS.GOV, PRIOR TO 1:00 P.M. ON APRIL 25, 2023.

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.

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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. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF PROPERTY OWNER: _____ DATE: _____
ADDRESS: _____

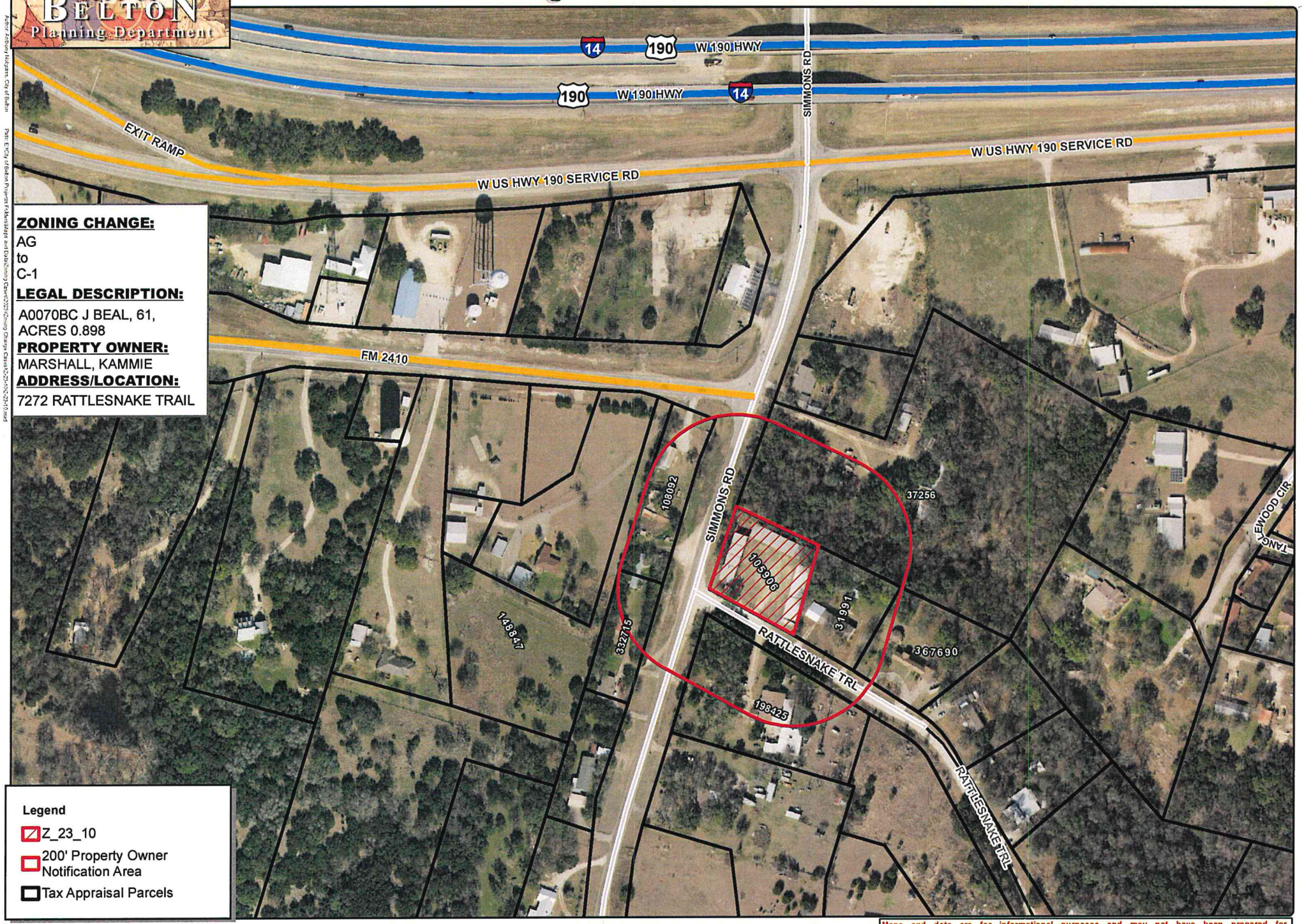
NOTARIZATION

STATE OF TEXAS
COUNTY OF BELL
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202__, BY (NAME OF PROPERTY OWNER) _____

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF TEXAS

Zoning Case # Z-23-10



Map Date: 3/17/2023

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31991
JEWELL, BRANDY
7228 RATTLESNAKE TRL
BELTON, TX 76513

108092
LOS CHICOS SOCIEDAD ANONYMA LLC-SERIES J
PO BOX 2
NOLANVILLE, TX 76559-0002

367690
JIMENEZ, LEONARDO
3740 CEDAR COVE SPUR
BELTON, TX 76513

37256
FOSTER, STEPHEN K ETUX SUDIE
2805 SIMMONS RD
BELTON, TX 76513-7890

148847
ROVETTO, JOHN MARTIN
3076 SIMMONS RD
BELTON, TX 76513

105906
MWS HOLDINGS SERIES I LLC
5766 BALCONES DR STE 204
AUSTIN, TX 78731

332715
AYRES, JAMES A
2922 SIMMONS RD
BELTON, TX 76513-7888

P&Z

Agenda Item #6

Z-23-07

Staff Report – City Council Agenda Item

Date: May 16, 2023
Case No.: Z-23-07
Request: Agricultural to C-2
Applicant/Owner: Steven Wright, Wrights Builders/ James Construction Group

Agenda Item #6

Z-23-07 - Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on an approximately 1.96-acre property located at 5880 W. US Hwy 190 Service Road, north of Interstate 14 and east of George Wilson Road.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District (A)

Current Use(s): Construction Office and Yard

Proposed Zoning: Commercial Two (C-2) Districts

Proposed Uses: Construction Office and Yard

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area as a commercial corridor.

Design Standards Type Area 4:

The projected growth for Type Area 4 is primarily commercial, retail, and neighborhood service uses with higher design standards as they are gateways to other areas.

Background/Case Summary

This property was annexed into the city limits in 2006 and zoned Agricultural at that time.

The applicant recently applied for a building permit to remodel the interior of the existing office building, which was originally constructed in 1985, and is now a non-conforming structure per Zoning Ordinance Section 46, *Nonconforming Uses and Structures*.

The building does not meet current setbacks and design standards. As a non-conforming structure normal repairs and maintenance are permitted. The remodeling triggered the need for a zoning change. Staff requested that the applicant submit a zoning change application to bring the property into compliance with the zoning ordinances. The zoning change will also prepare the owner for any future expansions or buildings.

A subdivision plat is currently not required as the applicant does not intend to subdivide the property into separate lots. Future buildings may require a subdivision plat and the extension of water or wastewater services.

There are currently no City water or wastewater services at this location. The current building has an existing septic system. Domestic water service is provided by Dog Ridge WSC. Future buildings or expansion of the existing building will require provisions for fire protection as there are no fire hydrants or adequate water pressure for firefighting purposes.

Project Analysis and Discussion

Existing Conditions: The surrounding uses are:

Direction	***Zoning***	***Use***
North and East	Agricultural	James Construction Group – Construction yard
South	Commercial Highway	Belton Circle T Truck Stop
West	Agricultural	Flea Market

Allowable Land Uses: The proposed zoning change would allow for the existing construction office use and outdoor storage.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the C-2 District, which requires a minimum lot size of 5,000 sq. ft, minimum width of 50', and depth of 100'. This lot is approximately 2 acres and meets the minimum lot requirements.

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Commercial-2 District for the property located at 5880 W. US Hwy 190 Svc. Road.

1. The use of this property shall conform to the Commercial-2 District in all respects.
2. The development of each property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
    a. Site Development Standards
    b. Landscape Design Standards
    c. Tree Protection, Preservation and Mitigation Standards.

Attachments

Zoning application
Property Location Map
Zoning map
Aerial
Map with zoning notice boundary (200')/Zoning notice to owners/Property owner list
P&Z Minutes Excerpt
Ordinance

ZONING CHANGE APPLICATION

Fee: $300.00

Date received:	
APPLICANT NAME: Steve Wright	
EMAIL: steve@wrightbuilders.com	PHONE NUMBER: 254-913-6013
MAILING ADDRESS: 5640 Kegley Place Lane, Temple, TX 76502	
PROPERTY OWNER NAME: James Construction Group	
EMAIL: jschuetze@prim.com	PHONE NUMBER: 254-939-8610
MAILING ADDRESS: 5880 W. Highway 190, Belton, TX 76513	

Proposed Use of Structures (building) and Property (exterior property):
Existing construction company. Interior renovations only

Current Use:
Construction Company

LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:
5880 W. Highway 190, Belton, TX 76513

Legal Description of Property: Abstract Survey A0433BC W M HEAD, 7, ODELL GEER CONST CO, ACRES 1.96

Lot(s): 7 Block(s): 1.96 acres,
of Subdivision A0433BC - W M HEAD

Existing Zoning: Agriculture Proposed Zoning: Commercial-2

Signature of Applicant: Steve Wright Date: 3-10-2023

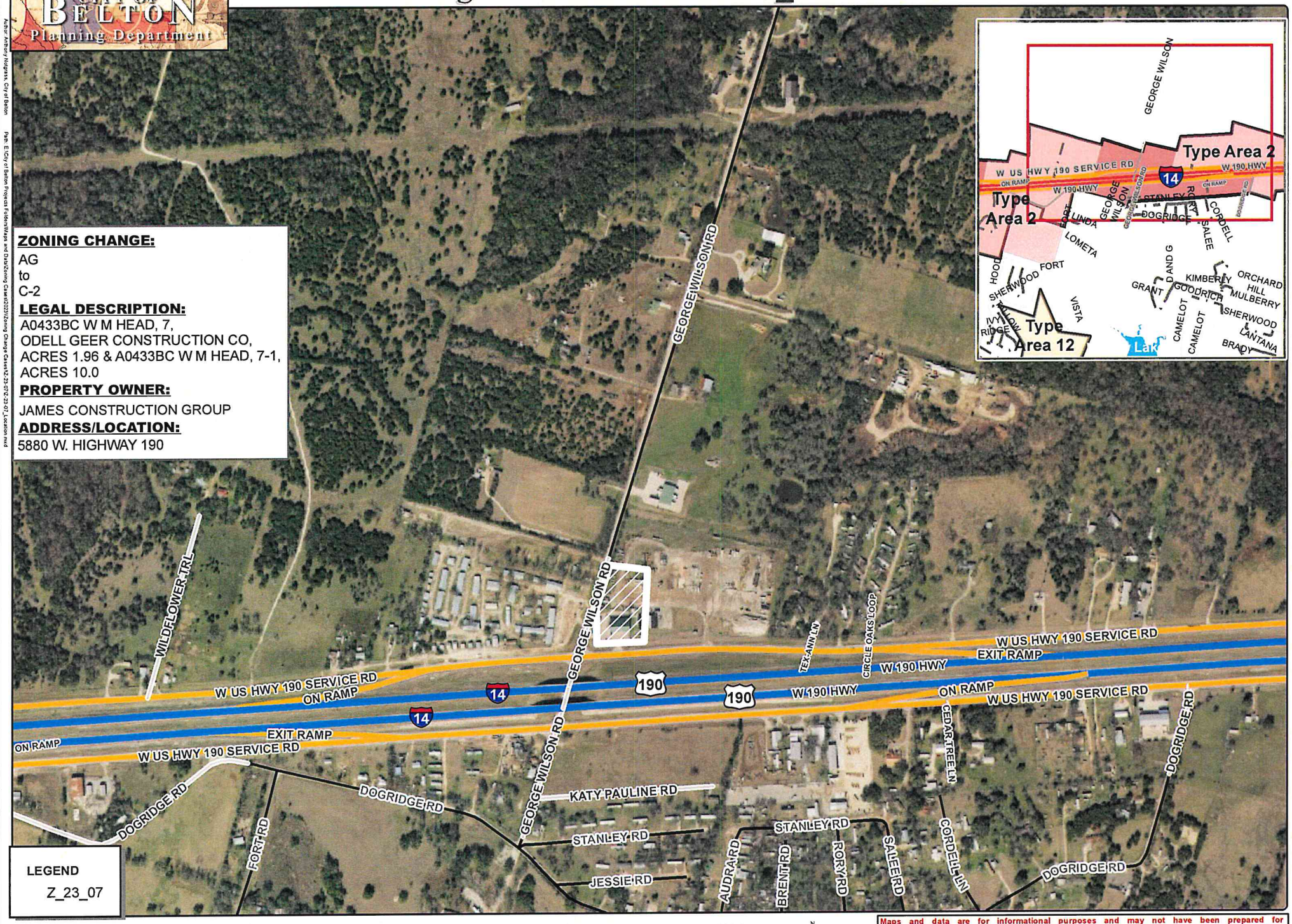
Signature of Owner (if not applicant): John Schuetze Date: 3-10-23

City of Belton Planning Department
333 Water Street * Belton Texas 76513 * Phone (254) 933-5812 * Fax (254) 933-5822

2-23-07

Zoning Case # Z-23-07_Location

CITY OF BELTON
Planning Department



ZONING CHANGE:
AG
to
C-2

LEGAL DESCRIPTION:
A0433BC W M HEAD, 7,
ODELL GEER CONSTRUCTION CO,
ACRES 1.96 & A0433BC W M HEAD, 7-1,
ACRES 10.0

PROPERTY OWNER:
JAMES CONSTRUCTION GROUP

ADDRESS/LOCATION:
5880 W. HIGHWAY 190

LEGEND
Z_23_07

0 500 1000 Feet

Map Date: 5/8/2023

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Author: Anthony Nolgrass, City of Belton

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Zoning Case # Z-23-07_Zoning

CITY OF BELTON
Planning Department

Author: Anthony Holguin, City of Belton

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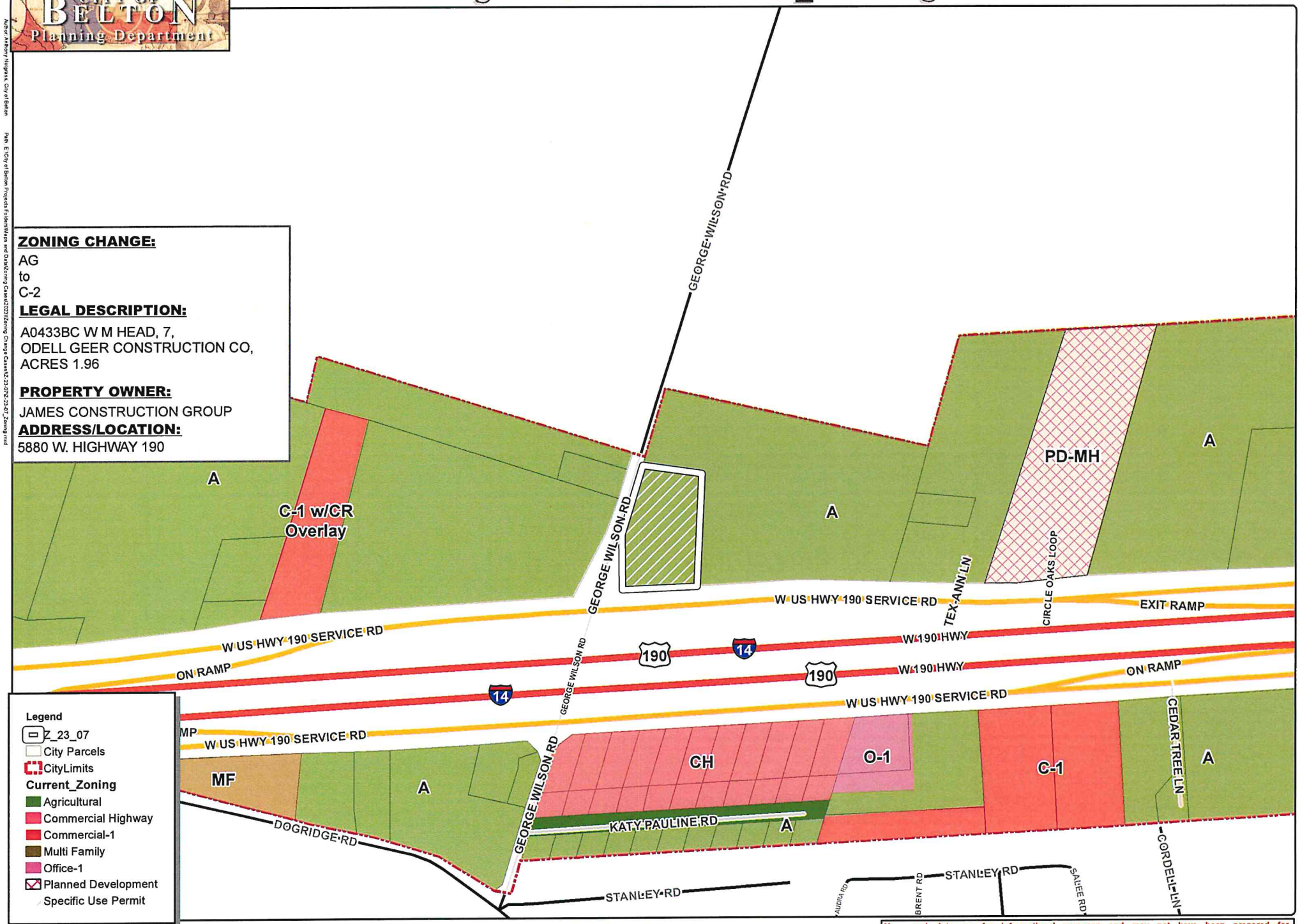
ZONING CHANGE:
AG
to
C-2

LEGAL DESCRIPTION:
A0433BC W M HEAD, 7,
ODELL GEER CONSTRUCTION CO,
ACRES 1.96

PROPERTY OWNER:
JAMES CONSTRUCTION GROUP

ADDRESS/LOCATION:
5880 W. HIGHWAY 190



Map Date: 5/8/2023

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Zoning Case # Z-23-07_Aerial

ZONING CHANGE:
AG
to
C-2

LEGAL DESCRIPTION:
A0433BC W M HEAD, 7,
ODELL GEER CONSTRUCTION CO,
ACRES 1.96

PROPERTY OWNER:
JAMES CONSTRUCTION GROUP

ADDRESS/LOCATION:
5880 W. HIGHWAY 190

LEGEND
Z_23_07

Map Date: 5/8/2023

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Author: Anthony Holdgrass, City of Belton
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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: JAMES CONSTRUCTION GROUP,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 5880 W. US HIGHWAY 190,
FROM A(N) AGRICULTURAL (AG) ZONING DISTRICT,
TO A(N) COMMERCIAL-2 ZONING DISTRICT,
TO ALLOW FOR AN EXISTING CONSTRUCTION OFFICE AND STORAGE YARD.

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, May 16, 2023,** 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, May 23, 2023**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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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. _____

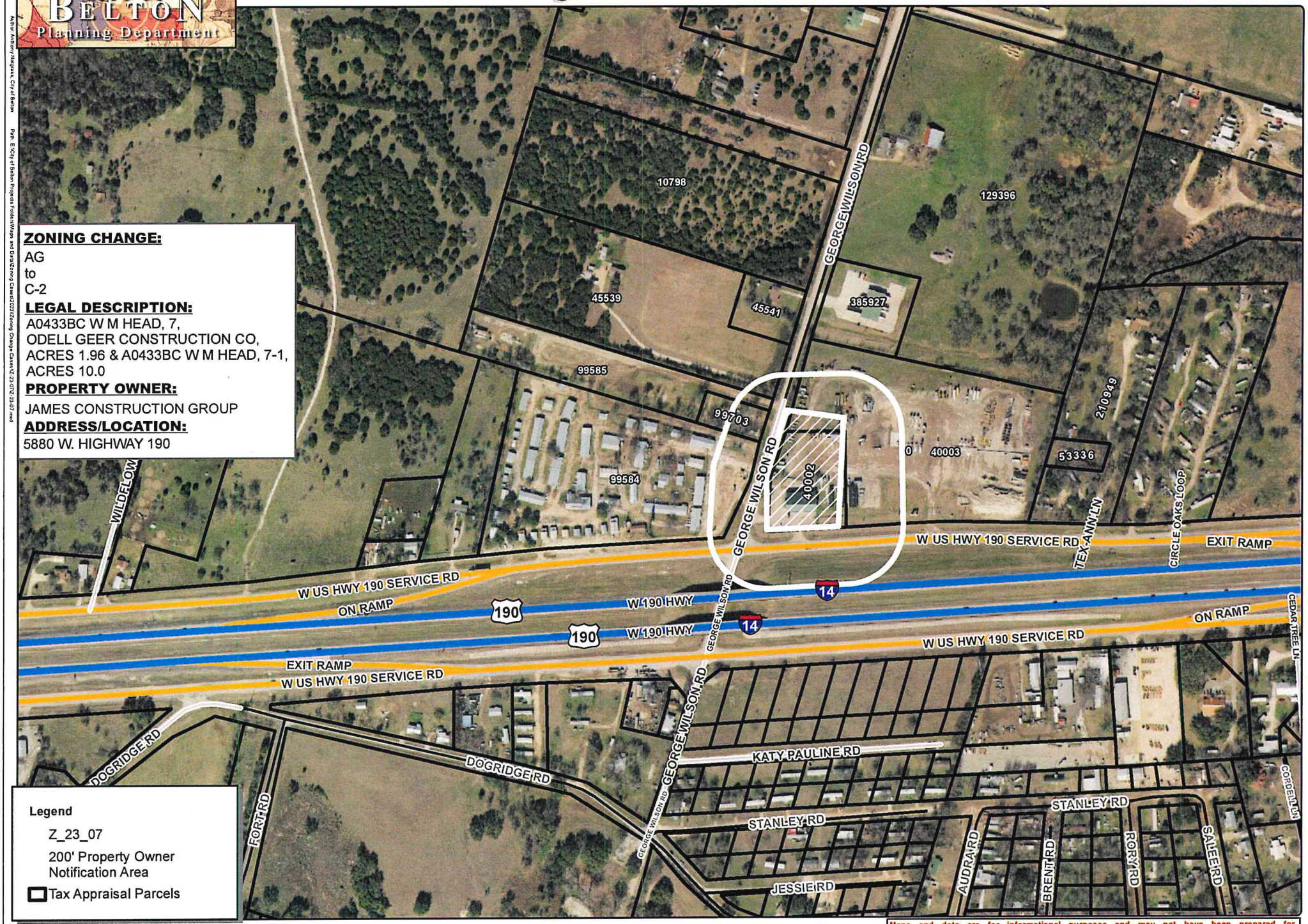
3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF PROPERTY OWNER: _____ DATE: _____
ADDRESS: _____

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

Zoning Case # Z-23-07



Map Date: 5/8/2023

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Author: Anthony Holgrass, City of Belton

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40002
JAMES CONSTRUCTION GROUP LLC
PO BOX 90022
BATON ROUGE, LA 70879-9022

40003
JAMES CONSTRUCTION GROUP LLC
PO BOX 90022
BATON ROUGE, LA 70879-9022

45539
HAMPTON, LORENA
1810 GEORGE WILSON RD
BELTON, TX 76513

99584
ROBERTS, DWIGHT H ETUX PEGGY
PO BOX 772
BELTON, TX 76513-0772

99585
ROBERTS, DWIGHT H ETUX PEGGY
PO BOX 772
BELTON, TX 76513-0772

99703
ROBERTS, DWIGHT H ETUX PEGGY
PO BOX 772
BELTON, TX 76513-0772

P&Z
Agenda Item #7
P-23-15

Staff Report – Planning & Zoning Item

Date: May 16, 2023
Case No.: P-23-15
Request: Final Plat
Applicant: Clark Associates
Owner/Developer: RSWB Partners

Agenda Item #7

P-23-15 - Consider a final plat for West Avenue O Professional Center, comprising 1.456 acres, located at 1261 W. Hwy 190 Service Road, on Interstate 14 Frontage Road east of Loop 121 and west of Connell Street.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This final plat proposes a one-block, one lot for commercial retail/office development. The plat proposes public improvements including off-site water and sewer utility extensions and sidewalks on both Interstate 14 Frontage Road and West Avenue O.

Project Analysis and Discussion

This lot is zoned Commercial Highway (CH) and the proposed lot and development plans satisfy the zoning requirements.

Water: This property is located within the City of Belton Certificate of Convenience and Necessity (CCN). The applicant plans to connect to an existing 6" water line east of the property. This will be adequate for fire protection. The water line will be extended to the adjacent western property owner.

Sewer: This is located within the City's Wastewater CNN. An off-site extension is proposed west of the lot to connect to an 8" sewer main. The sewer line will be extended to the adjacent eastern property owner.

Access: Access is provided from both Interstate 14 and West Avenue O.

Streets: Interstate 14 Frontage Road is north of this site and is a TxDOT facility. The applicant received an approved Driveway Facilities on Highway Right of Way Permit from TxDOT for the proposed sidewalk and driveway access.

West Avenue O is a major collector roadway. It requires 80' of right of way (ROW) and 44' - 56' of pavement. There is currently 120' of ROW and 42' of pavement. No perimeter street improvements are required.

Sidewalks: A 6' sidewalk is required along Interstate 14 Frontage Road. A 5' sidewalk is required along West Avenue O, which they will construct.

Drainage: Topography and drainage have been reviewed by staff. The civil construction plans and pre- and post-drainage calculations are under review with minor comments to be addressed by the applicant.

Parkland Dedication/Fee: Parkland fees are not applicable to commercial developments.

Recommendation

Recommend approval of the final plat for the West Avenue O Professional Center.

Attachments

1. Final Plat Application
2. Location Map
3. Final Plat
4. Proposed Water and Wastewater layout
5. Site plan

City of Belton

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

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

- ☐ General Development Plan Review
- ☐ Preliminary Subdivision — Fees due $ 325
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat

☐ ETJ
☑ Inside Belton City Limits

Date Received: _____ Date Due: _____

(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)

Applicant: Trey Simpson - Clark Associates Phone: 254-899-0899
Address: 215 North Main St.
Email: TSimpson@Clark-Assoc.com

Owner: RSWB Partners, LLC Phone (254)379-4422
Mailing Address: 8004 Woodway Dr. Suite 100, Waco, TX 76712
Email Address: rickltullis@gmail.com

Current Description of Property:

Lot: 1 Block: 1 Subdivision: _____
Acres: 1.456 Survey: _____
Abstract #: 165 Street Address: 1261 W Hwy 190 Service Road
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: CH
Name of proposed subdivision: West Avenue O Professional Center
Number of Lots: 1 Fee: $ 325

Signature of Applicant: _____ Date: 3/28/2023
Signature of Owner: _____ Date: 04-03-2023

NOTE: Variances to code requirements may be considered by P&ZC and City Council.

P-23-03 LOCATION - WEST AVE O PROFESSIONAL CENTER

CITY OF BELTON
Planning Department

PROPOSED PLAT:
Final Plat
West Ave O
Professional Center

PROPERTY OWNER:
RSWB Partners, LLC

LEGEND

P_23_03
City Limits

Zoning

- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Historic Preservation Overlay
- Light Industrial
- Multi Family
- Neighborhood Service
- Office-1
- Office-2
- Planned Development
- Redevelopment District
- Residential Estate
- Retail
- Single Family-1
- Single Family-2
- Single Family-3
- Specific Use Permit

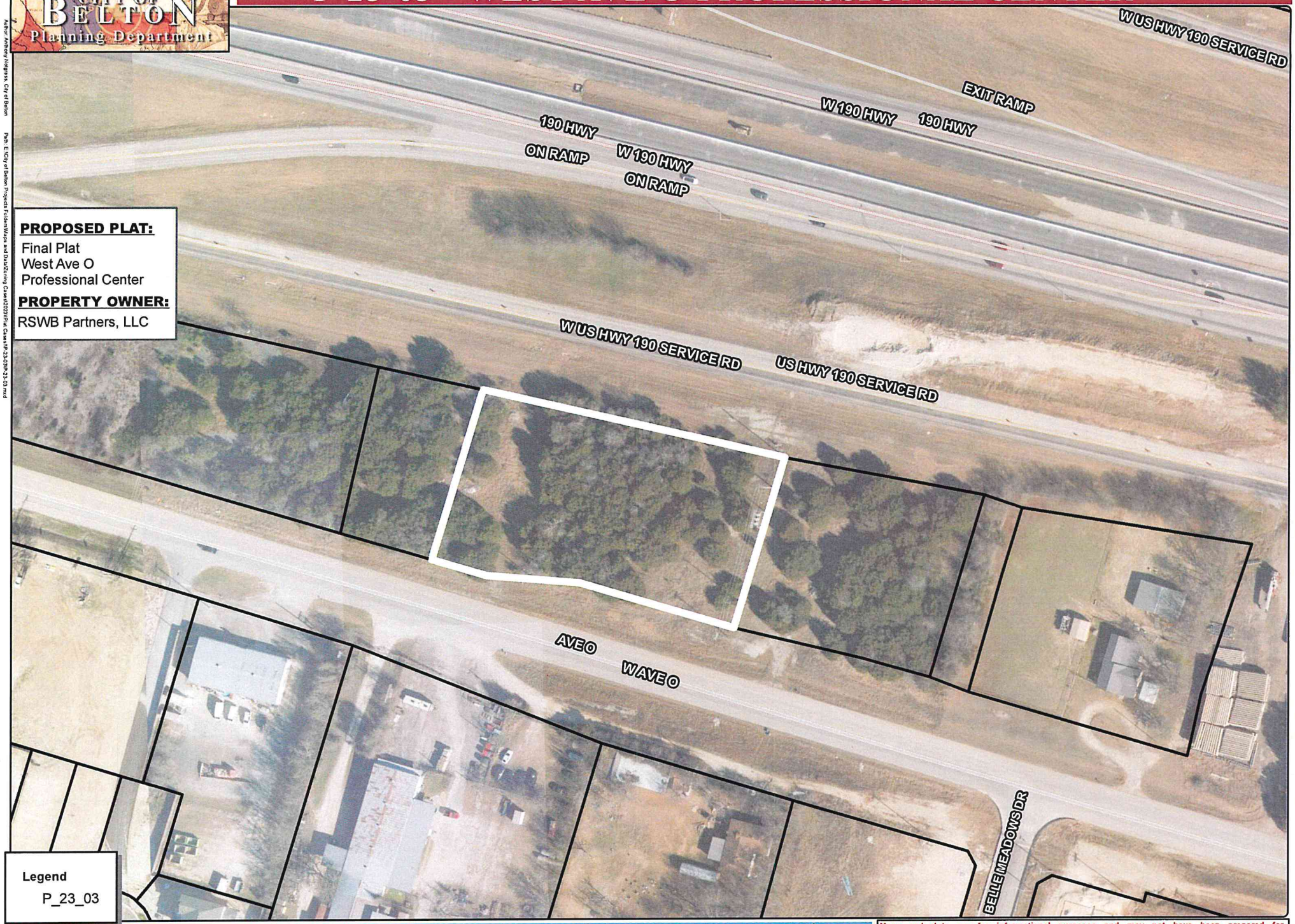
Author: Anthony Hodgress, City of Belton
Path: E:\City of Belton Projects Folders\Maps and Data\Zoning Cases\2023\P\Plat Cases\P-23-03\P-23-03 Location.mxd

Map Date: 5/9/2023

0 4,000 8,000 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-23-03 - WEST AVE O PROFESSIONAL CENTER



Map Date: 5/9/2023

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.

Author: Anthony Hodgess, City of Belton

Path: E:\City of Belton Projects Folder\Maps and Data\Zoning Cases\2023\Plat Cases\P-23-03\P-23-03.mxd

FINAL PLAT of

WEST AVENUE O PROFESSIONAL CENTER

a subdivision within the City of Belton, Bell County, Texas.

1.456 ACRES, situated in the PETER CONRAD SURVEY, ABSTRACT 165, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

RSHB PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WEST AVENUE O PROFESSIONAL CENTER, WITHIN THE CITY OF BELTON, 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.

RSHB PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RICK TILLIS, MANAGING MEMBER

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK TILLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS MANAGING MEMBER FOR RSHB PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE___ DAY OF_____ 2023.

_____
NOTARY PUBLIC, STATE OF TEXAS

****

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST AVENUE O PROFESSIONAL CENTER, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

_____ CHAIRMAN _____ SECRETARY

SAID SUBDIVISION LIES WITHIN 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 _____ 20____

_____
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 _____, 2023 A. D.

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.

STATE OF TEXAS REGISTERED CHARLES C. LUCKO 4636 PROFESSIONAL LAND SURVEYOR

CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: AUGUST 9, 2022

RECORDATION INFORMATION:

FILED FOR RECORD THIS _____DAY OF_____, 20____

IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

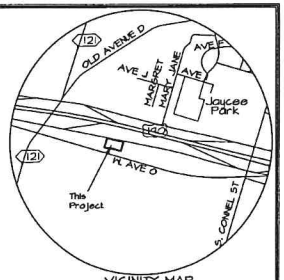
NOTES:

1. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM) Community Panel No. 48027C0215-ACE, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will or will never flood, nor does it create any liability in such event on the part of this surveyor or company.
2. Water service is provided by City of Belton.
3. A site clearing permit and tree survey is required prior to the removal of all trees measuring 8-inches DBH or more.
4. Building lines for the tract shown hereon shall be in accordance with the City of Belton Zoning Ordinance for Commercial Highway (CH) zoning.
5. The City of Belton does not regulate lot to lot drainage.
6. Wastewater service is provided by the City of Belton.
7. Edge of Pavement to Edge of Pavement width of West Avenue O is 42'.

0 30 60 90

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.00014258016, scaled about ER-100, being a 4" Brass TxDOT monument found (N:10,356,344.118 E:3,316,847.4123).

● - 1" Iron Pipe Found (Unless otherwise Stated)

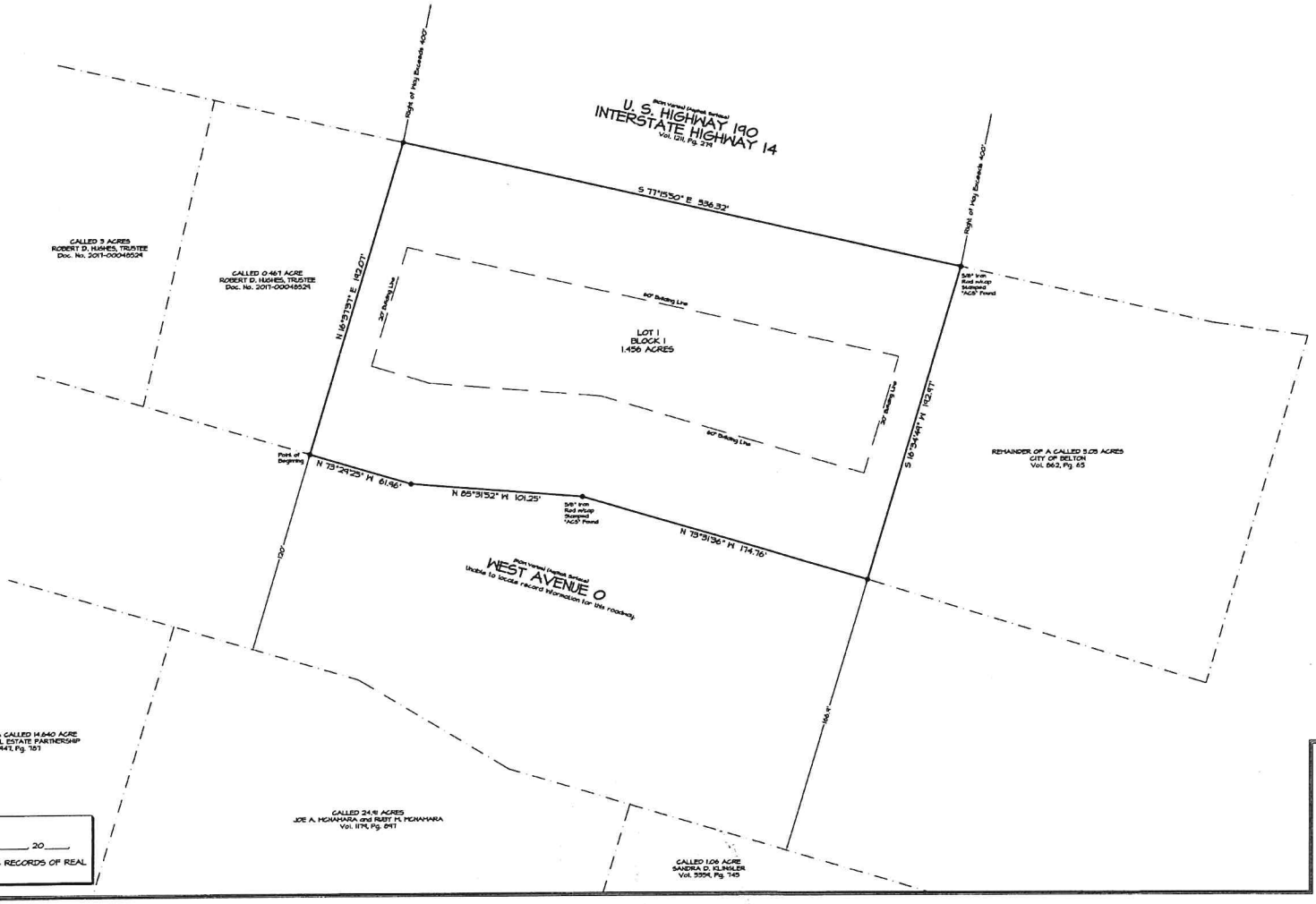


VICINITY MAP
- N.T.S. -

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 1.456 ACRES

OWNER:

RSHB PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

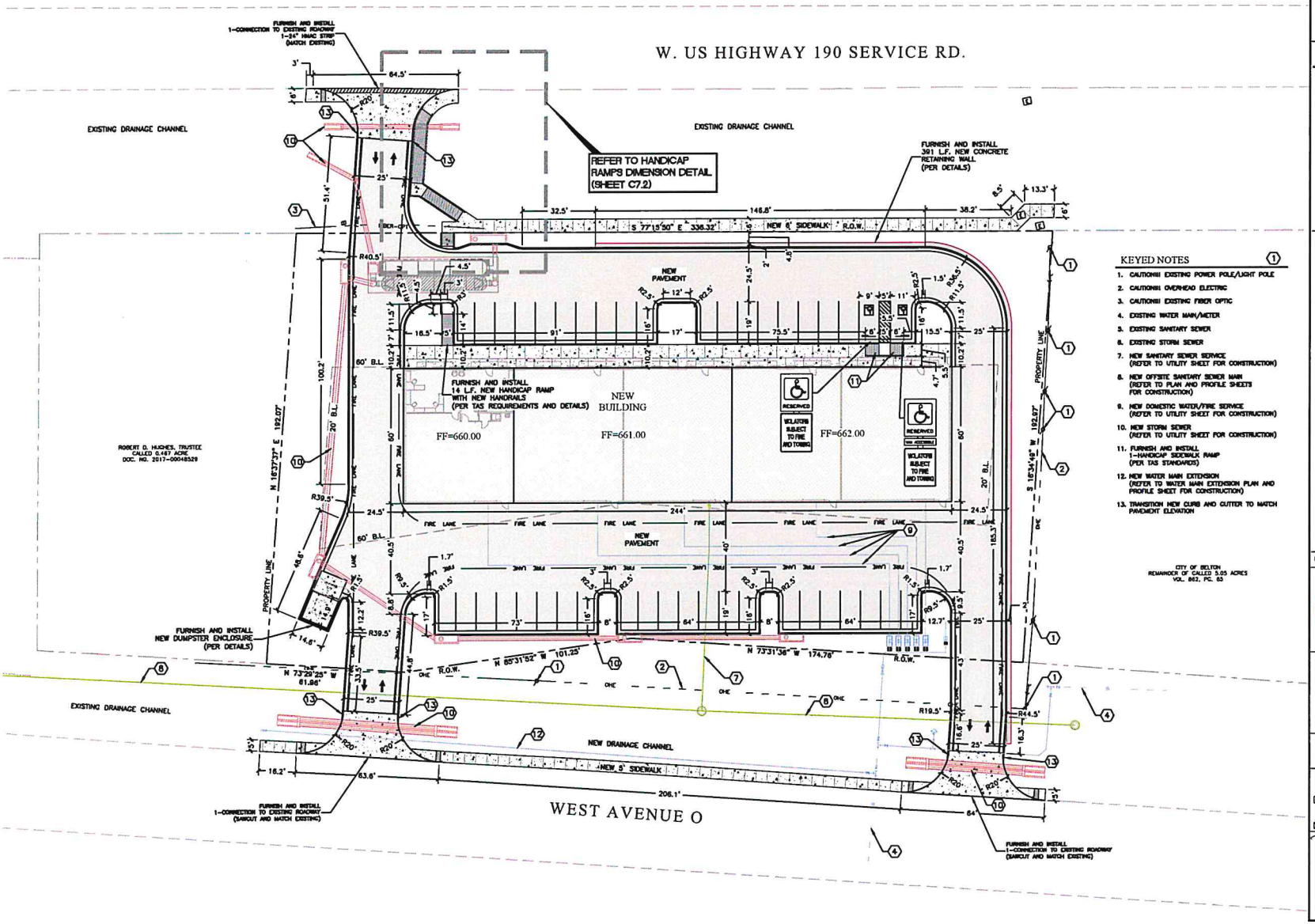


FINAL PLAT of
WEST AVENUE O
PROFESSIONAL CENTER
a subdivision within the City of Belton, Bell County, Texas.
1.456 ACRES, situated in the PETER CONRAD SURVEY, ABSTRACT 165, Bell County, Texas.

Plot Date: 04-26-2023
Survey completed 08-09-2022
Scale: 1" = 30'
Job No. 221180
Dwg No. 221180
Drawn by JBH
Surveyor CCL #4636

Copyright 2023 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10025600
4350 South 5th Street
Temple, Texas 76502
254-778-2212 Killeen 254-634-4636
www.allcountysurveying.com



KEYED NOTES

1. CAUTION!! EXISTING POWER POLE/LIGHT POLE
2. CAUTION!! OVERHEAD ELECTRIC
3. CAUTION!! EXISTING FIBER OPTIC
4. EXISTING WATER MAIN/METER
5. EXISTING SANITARY SEWER
6. EXISTING STORM SEWER
7. NEW SANITARY SEWER SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
8. NEW OFFSITE SANITARY SEWER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
9. NEW DOMESTIC WATER/FIRE SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
10. NEW STORM SEWER (REFER TO UTILITY SHEET FOR CONSTRUCTION)
11. FURNISH AND INSTALL 1-HANDICAP SIDEWALK RAMP (PER TAS STANDARDS)
12. NEW WATER MAIN EXTENSION (REFER TO WATER MAIN EXTENSION PLAN AND PROFILE SHEET FOR CONSTRUCTION)
13. TRANSITION NEW CURB AND GUTTER TO MATCH PAVEMENT ELEVATION

0 20 40
FEET

LEGEND

- NEW HMAC PAVEMENT SECTION (PER GEOTECH REPORT)
- NEW REINFORCED CONCRETE PAVEMENT SECTION (PER GEOTECH REPORT)
- NEW CONCRETE SIDEWALK (PER PROJECT DETAILS)
- NEW CONCRETE CURB AND GUTTER (PER PROJECT DETAILS)
- NEW CONCRETE WHEELSTOP (PER PROJECT DETAILS)
- NEW FIRE LANE STRIPING (PER DETAILS AND MUNICIPALITY REQUIREMENTS)
- FURNISH AND INSTALL 1-HANDICAP PARKING SIGN (PER DETAILS)
- 1-CONSEQUENCES SIGN (PER DETAILS)

Revisions

Date:	Remark:
8/1/23	REVISED PER CITY OF BELTON COMMENTS

CLARK ASSOCIATES
CIVIL ENGINEERING • DESIGN • PLANNING

WEST AVENUE O PROFFESIONAL CENTER
NEW SITE DEVELOPMENT

BELTON, TEXAS

SITE DIMENSION PLAN

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF TREY D. SIMPSON P.E. 141427, CLARK ASSOCIATES FIRM NO. F-13146.

☐ PRELIMINARY
THIS DRAWING IS DELIVERED FOR THE PURPOSES OF AGENCY REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS MARKED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

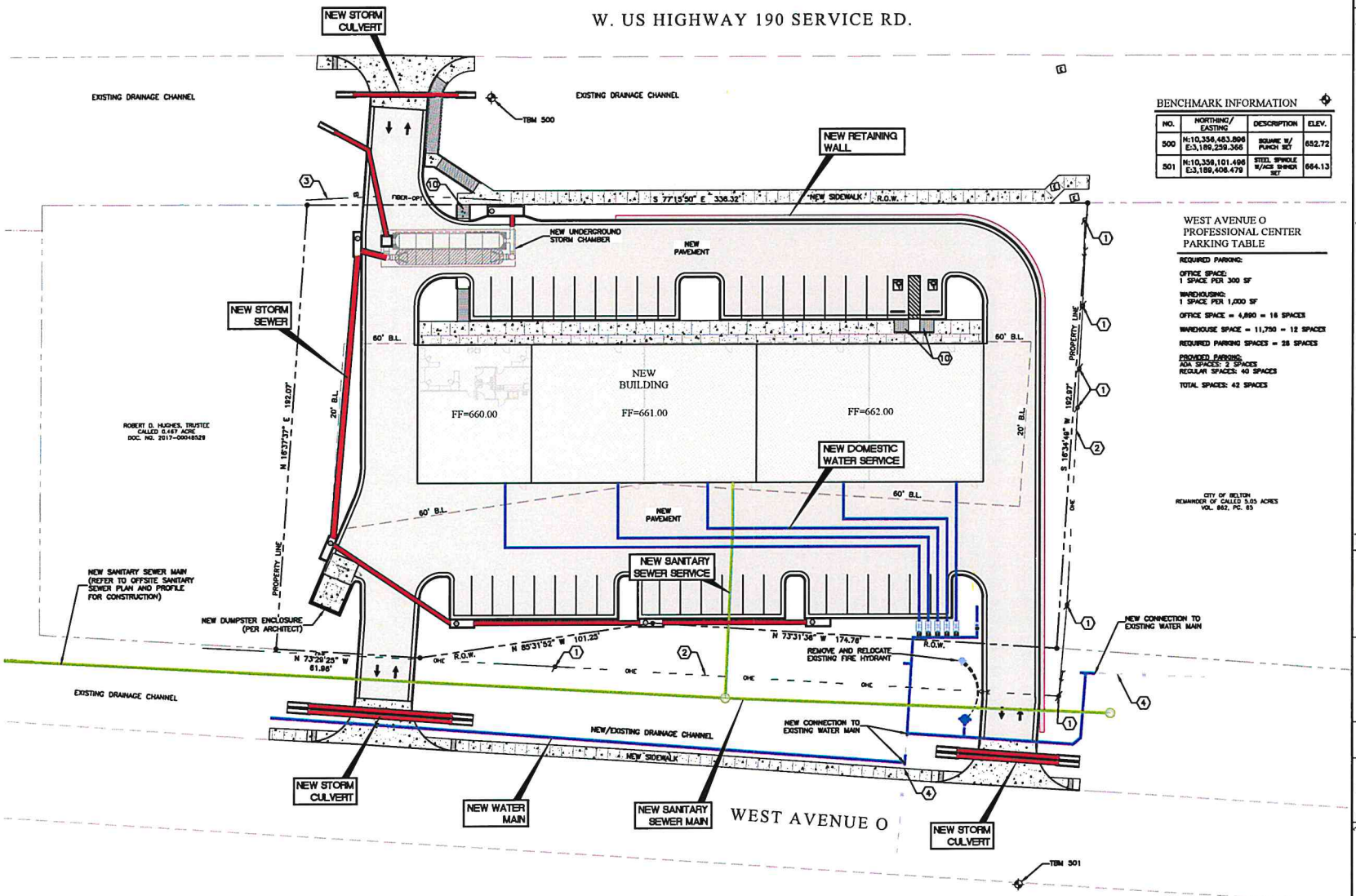
☒ FOR CONSTRUCTION
Final Drawings

5-1-2023

STATE OF TEXAS
TREY D. SIMPSON
141427
LICENSED
PROFESSIONAL ENGINEER

Designed	TDS
Drafted	ECB
Project No.	222374.00
Plot Date	5-1-2023

C7.1



BENCHMARK INFORMATION

NO.	NORTHING/ EASTING	DESCRIPTION	ELEV.
500	N:10,358,483.896 E:3,189,259.366	SQUARE W/ PUNCH SET	652.72
501	N:10,358,101.496 E:3,189,406.479	STEEL SPIKOLE W/ACS TOPHER SET	664.13

WEST AVENUE O PROFESSIONAL CENTER PARKING TABLE

REQUIRED PARKING:

OFFICE SPACE:
1 SPACE PER 300 SF

WAREHOUSING:
1 SPACE PER 1,000 SF

OFFICE SPACE = 4,890 = 16 SPACES

WAREHOUSE SPACE = 11,750 = 12 SPACES

REQUIRED PARKING SPACES = 28 SPACES

PROVIDED PARKING:
ADA SPACES: 2 SPACES
REGULAR SPACES: 40 SPACES

TOTAL SPACES: 42 SPACES

0 20 40
FEET

LEGEND

- NEW HMAC PAVEMENT SECTION (PER GEOTECH REPORT)
- NEW REINFORCED CONCRETE PAVEMENT SECTION (PER GEOTECH REPORT)
- NEW CONCRETE CURB AND GUTTER (PER PROJECT DETAILS)
- NEW CONCRETE WHEELSTOP (PER PROJECT DETAILS)
- NEW DOMESTIC WATER SERVICE
- NEW SANITARY SEWER
- NEW STORM SEWER

KEYED NOTES (1)

1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
2. CAUTION!!! OVERHEAD ELECTRIC
3. CAUTION!!! EXISTING FIBER OPTIC
4. EXISTING WATER MAIN/METER
5. EXISTING SANITARY SEWER
6. EXISTING STORM SEWER
7. NEW SANITARY SEWER SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
8. NEW OFFSITE SANITARY SEWER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
9. NEW DOMESTIC WATER/FIRE SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
10. NEW STORM SEWER (REFER TO UTILITY SHEET FOR CONSTRUCTION)
11. FURNISH AND INSTALL 1-HANDICAP SIDEWALK RAMP (PER TAS STANDARDS)
12. NEW WATER MAIN EXTENSION (REFER TO WATER MAIN EXTENSION PLAN AND PROFILE SHEET FOR CONSTRUCTION)

Revisions

Date:	Remarks:
5/1/23	REVISED PER CITY OF BELTON COMMENTS

CLARK ASSOCIATES
CIVIL ENGINEERING • DESIGN • PLANNING

WEST AVENUE O
PROFFESIONAL CENTER
NEW SITE DEVELOPMENT

BELTON, TEXAS

CIVIL SITE PLAN

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF TREY D. SIMPSON P.E. 141427, CLARK ASSOCIATES FIRM NO. F-13146.

☐ PRELIMINARY
THIS DOCUMENT IS DELIVERED FOR THE PURPOSES OF AGENCY REVIEW ONLY AS FOR GOVERNMENTAL PURPOSES, ONLY. DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

☒ FOR CONSTRUCTION
FINAL DRAWINGS

5-1-2023
STATE OF TEXAS
TREY D. SIMPSON
141427
LICENSED
PROFESSIONAL ENGINEER

Designed	TDS
Drafted	ECB
Project No.	222374.00
Plot Date	5-1-2023

C3.1

P&Z

Agenda Item #8

Administrative Plats Approved

Administrative Plat Approvals

Approval Date	Subdivision Name	Acreage /Location	No. of Lots	Description	Waivers
3/7/2023	Christ the King	5.502 Acres; 210 E. 24th Street	1	One block - one lot for commercial development	Sidewalk easement provided in lieu of ROW per the 24th Avenue Public Improvement Plans
3/3/2023	South Wall Estates Amending Plat	0.308 Acres, 2542 Leroy Lane	1	Lot line adjustments	none
4/21/2023	Mayfield Lake House -ETJ	1.192 Acres; 3700 Canyon View Dr	1	Consolidation of three lots	ROW dedication and Perimeter Street Improvements
4/27/2023	Arvizu Addition ETJ	0.3460; 4245 Sherwood Drive	1	Consolidation of three lots	Fire Protection
4/27/2027	Reid Ranch	2.008 Acres; 1915 S. Wall Street	2	Lot line adjustments	None -Provided a 5' ROW dedication on Wall Street

FINAL PLAT of

CHRIST THE KING CATHOLIC CHURCH

a subdivision within the City of Belton, Bell County, Texas.

5.502 ACRES, situated in the MATILDA CONNELL SURVEY, ABSTRACT 6, Bell County, Texas.

RECORDATION INFORMATION:

FILED FOR RECORD THIS _____ DAY OF _____, 20____

IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 5.502 ACRES

OWNER:

DIOCESE OF AUSTIN

0 50 100 150

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

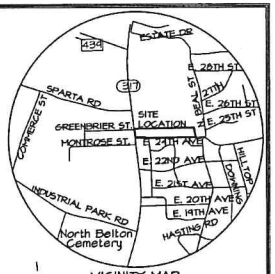
O 3/8" Iron Rod w/cap Stamped "ACS" Set (Unless otherwise Noted)

NOTES:

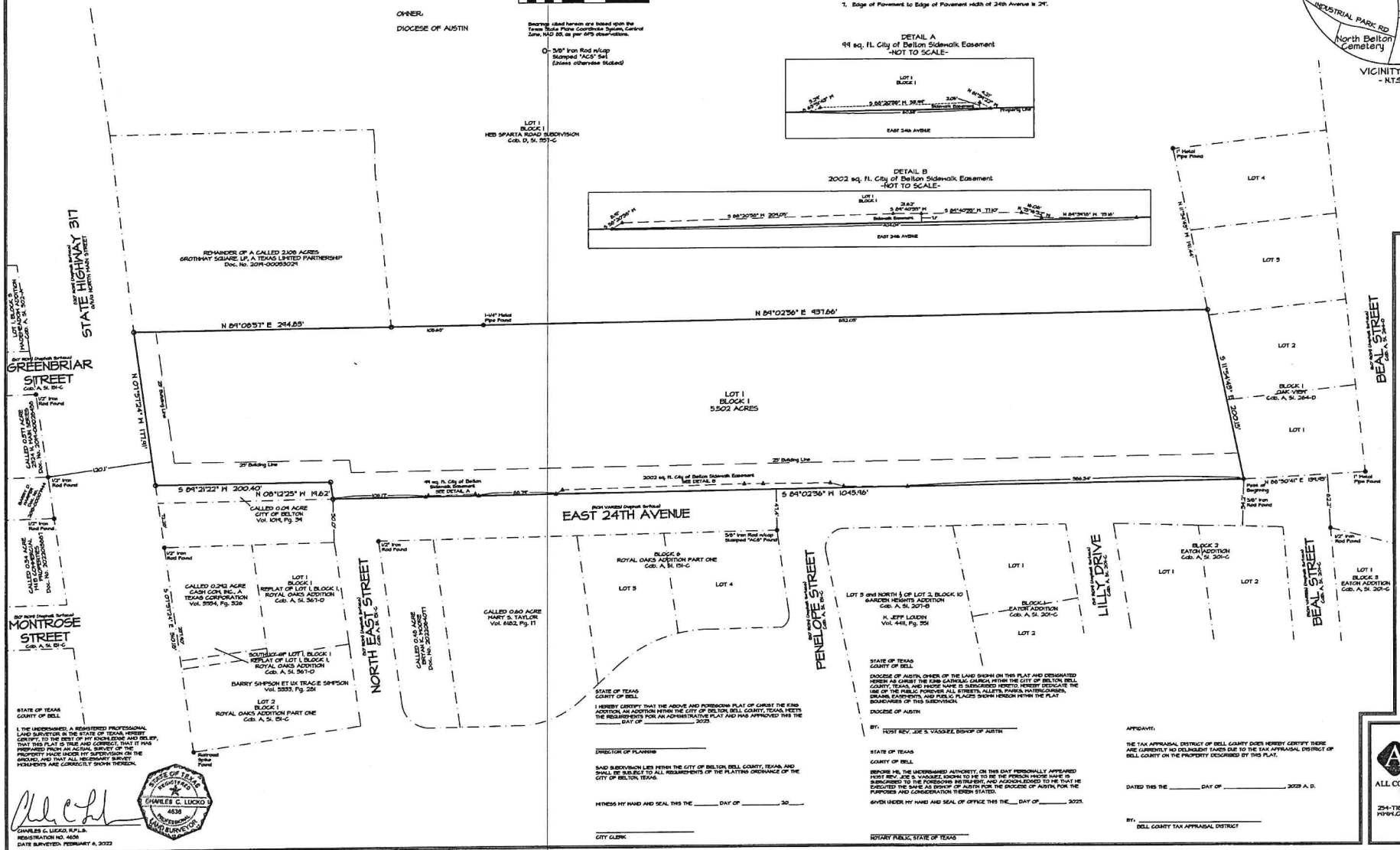
1. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0235E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will or will never flood, nor does it create any liability in such event on the part of this surveyor or company.
2. Water service is provided by City of Belton.
3. A site clearing permit and tree survey is required prior to the removal of all trees measuring 8-inches DBH or more.
4. Building lines for the tract shown hereon shall be in accordance with the City of Belton Zoning Ordinance.
5. The City of Belton does not regulate lot to lot drainage.
6. Wastewater service is provided by the City of Belton.
7. Edge of Pavement to Edge of Pavement width of 24th Avenue is 24'.

DETAIL A
99 sq. ft. City of Belton Sidewalk Easement
-NOT TO SCALE-

DETAIL B
2002 sq. ft. City of Belton Sidewalk Easement
-NOT TO SCALE-



VICINITY MAP
- N.T.S. -



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.

STATE OF TEXAS REGISTERED CHARLES C. LUCKO 4636 PROFESSIONAL LAND SURVEYOR

CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: FEBRUARY 6, 2022

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CHRIST THE KING ADDITION, AN ADDITION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND HAS APPROVED THIS THE _____ DAY OF _____, 2023.

_____
DIRECTOR OF PLANNING

SAID SUBDIVISION LIES WITHIN 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 _____, 20____

_____
CITY CLERK

STATE OF TEXAS
COUNTY OF BELL

DIOCESE OF AUSTIN, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CHRIST THE KING CATHOLIC CHURCH, WITHIN THE CITY OF BELTON, 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.

DIOCESE OF AUSTIN

BY: _____
MOST REV. JOE S. VASQUEZ, BISHOP OF AUSTIN

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOST REV. JOE S. VASQUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS BISHOP OF AUSTIN FOR THE DIOCESE OF AUSTIN, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2023.

_____
NOTARY PUBLIC, STATE OF TEXAS

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 _____, 2023 A. D.

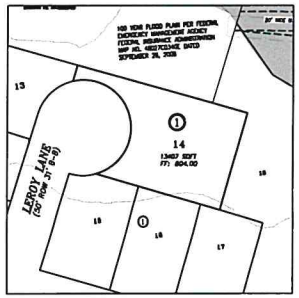
BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

FINAL PLAT of
CHRIST THE KING
CATHOLIC CHURCH
a subdivision within the City of Belton, Bell County, Texas.
5.502 ACRES, situated in the MATILDA CONNELL SURVEY, ABSTRACT 6, Bell County, Texas.

Plot Date: 03-06-2023
Survey completed 02-06-2022
Scale: 1" = 50'
Job No. 230001
Dwg No. 230001
Drawn by JSH
Surveyor CCL 04636

Copyright 2023 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
254-778-2212 Killeen 254-634-4636
www.allcountysurveying.com



ORIGINAL LOT CONFIGURATION n.t.s.

LOT 14, BLOCK 1

SOUTH WALL ESTATES

YEAR 2019, PLAT NO. 9

PLAT RECORDS OF BELL COUNTY, TEXAS

THE PURPOSE OF THIS RE-PLAT IS TO CORRECT THE SOUTH BOUNDARY LINE DIMENSION.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	154.92'	50.00	177.53	N14°21'08"W	99.98'

Line Table		
Line #	Direction	Length
L1	N17°10'22"E	17.65'

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULE'S

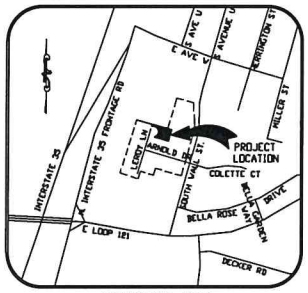
BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10-ACRES AFTER MARCH 1ST, 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10-ACRES AND GREATER THAN OR EQUAL TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE. PER DISTRICT RULES AND CHAPTER 36, "ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2-ACRES AFTER MARCH 1ST, 2004, IS NOT POSSIBLE." ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCED TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: http://www.cuwcd.org

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS. IN ITS CURRENT CONDITION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF

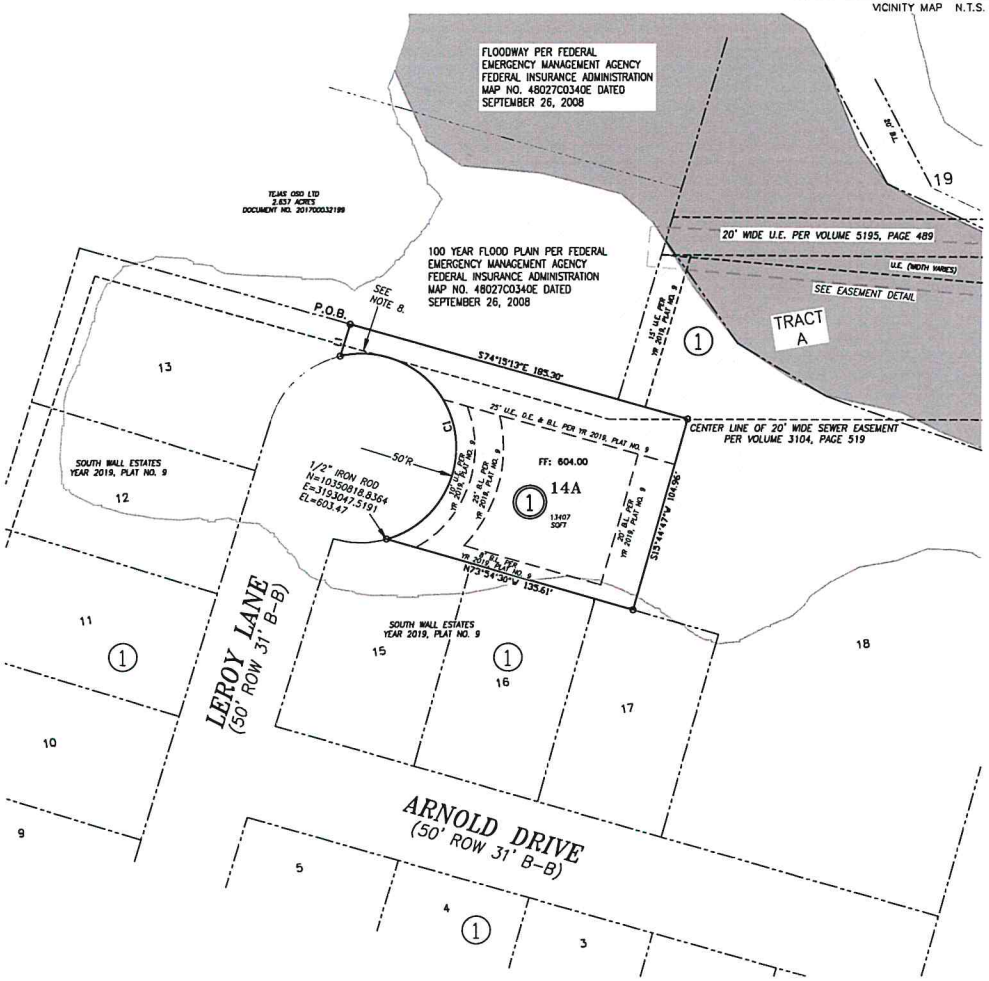
DIRK AARON
GENERAL MANAGER CUWCD

DATE



VICINITY MAP N.T.S.

SCALE: 1" = 30'



NOTES:

1. EXISTING ZONING: CH.
BUILDING SETBACK LINES ARE 25' FRONT, 8' INTERIOR SIDE, 15' STREET SIDE, AND 20' REAR.

2. ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" FOUND, UNLESS OTHERWISE SPECIFIED.

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

4. A 10' PUBLIC UTILITY EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO THE RIGHT-OF-WAY SHALL BE PART OF THIS PLAT.

5. ANY GARAGES ARRANGED TO BE ENTERED FROM THE SIDE YARD FACING A PUBLIC STREET SHALL HAVE A MINIMUM SETBACK EQUAL TO THE REQUIRED FRONT YARD SETBACK OF 25'.

6. CITY DOES NOT REGULATE LOT-TO-LOT DRAINAGE.

7. FENCING IS NOT PERMITTED THAT WILL OBSTRUCT DRAINAGE FLOW.

8. FENCING IS NOT PERMITTED THAT WILL OBSTRUCT DRAINAGE FLOW.

9. THIS PROPERTY IS WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0340E, DATED SEPTEMBER 26, 2008.

10. ANY EXISTING OR FUTURE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH WALL ESTATES APPLY TO THIS SUBDIVISION.

11. BENCHMARK: 1/2" IRON ROD FOUND BEING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN HEREON. EL=603.47

12. WATER PROVIDED BY CITY OF BELTON.

13. SEWER PROVIDED BY CITY OF BELTON.

14. A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (LOMR-F) HAS BEEN APPROVED BY FEMA. CASE NO. 21-06-1691A, MAY 27, 2021.

15. THE PURPOSE OF THIS RE-PLAT IS TO CORRECT THE SOUTH BOUNDARY LINE DIMENSION.

LEGEND:

P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
CAB.	CABINET
DOC.	DOCUMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
C.O.T.	CITY OF TEMPLE
PG.	PAGE
VOL.	VOLUME
FF.	MINIMUM FINISH FLOOR
(1)	BLOCK DESIGNATION

NOTE: THIS PROJECT IS REFERENCED TO THE CITY OF BELTON COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED, AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NO. B-4
THE THETA ANGLE AT SAID MONUMENT IS 01°28'23".
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999851.
PUBLISHED CITY COORDINATES ARE N=10,348,584.14, E=3,192,254.47
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N18°13'32"E, 2472.46 FEET.
GRID DISTANCE= SURFACE DISTANCE X CCF
GEODETIC NORTH= GRID NORTH + THETA ANGLE.

STATE OF TEXAS
COUNTY OF BELL

BELTON WALL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOUTH WALL ESTATES AMENDMENT II, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

BY: BELTON WALL STREET, LLC
202 LAKE ROAD
BELTON, TEXAS 76513

TREY GALLAWAY, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE_____DAY OF _____, 2023 BY TREY GALLAWAY, PRESIDENT OF BELTON WALL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

RECORDATION

FILED FOR RECORD THIS THE _____ DAY OF _____, 2023.

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

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. 2023.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

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

WITNESS MY HAND THIS_____DAY OF_____, 2023.

CITY CLERK

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTH WALL ESTATES AMENDMENT II, A REPLAT OF LOT 14, BLOCK 1 SOUTH WALL ESTATES, A SUBDIVISION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND WAS APPROVED THIS THE DAY OF _____, 2023.

DIRECTOR OF PLANNING

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. ALVES
R.P.L.S. No. 5402

1/30/2023

FINAL PLAT OF:

SOUTH WALL ESTATES AMENDMENT II

BEING AN AMENDING PLAT OF LOT 14, BLOCK 1
SOUTH WALL ESTATES
YEAR 2019, PLAT NO. 9
PLAT RECORDS OF BELL COUNTY, TEXAS

1 LOT, 1 BLOCK, 0.308 ACRES

OUT OF AND A PART OF THE M. F. CONNELL SURVEY, ABSTRACT NO. 6

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

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

TURLEY ENGINEERING & SURVEYING
ENGINEERING FIRM NO. 1168
SURVEY FIRM NO. 10194000
301 N. 3RD ST.
TEMPLE, TEXAS 76501
TURLEY ASSOCIATES, INC.
WWW.TURLEYINC.COM
254-771-2800

© TURLEY ASSOCIATES, INC.
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FINAL PLAT:
SOUTH WALL ESTATES AMENDMENT II
M.F. CONNELL SURVEY, ABSTRACT NO. 6
CITY OF BELTON, BELL COUNTY, TEXAS

DEVELOPED BY:
BELTON WALL STREET, LLC
202 LAKE ROAD
BELTON, TX 76513

REVISIONS

DATE	DESCRIPTION	BY:
2/28/23	ADDRESSED COMMENTS	KLF

BY: MCH
DATE: 12/15/2022
COMPUTER FILE NAME: 22-3420 Amending Plat.dwg
REFERENCE DRAWING NUMBERS: 17-1180, FP-P
JOB# 22-3420
PAGE# 01

FINAL PLAT of

MAYFIELD LAKE HOUSE

a subdivision within the E.T.J. of the City of Belton, Bell County, Texas

1.192 ACRE, situated in the CHRISTOPHER CRUISE SURVEY, ABSTRACT 166, Bell County Texas, being all of a called 0.397 Acre tract and a called 0.260 Acre tract, and a portion of LOT 12, BLOCK 2, and LOT 1, BLOCK 3, CANYON HEIGHTS SUBDIVISION, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 112-A, Plat Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

MICHELLE S. MAYFIELD, OWNER OF THE 1.192 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MAYFIELD LAKE HOUSE, WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

_____
MICHELLE S. MAYFIELD

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHELLE S. MAYFIELD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MAYFIELD LAKE HOUSE AN ADDITION WITHIN THE E.T.J OF THE CITY OF BELTON, BELL COUNTY, TEXAS, MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND HAS APPROVED THIS THE _____ DAY OF _____, 2023.

_____
DIRECTOR OF PLANNING

SAID SUBDIVISION LIES WITHIN THE E.T.J 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 _____, 2023.

_____
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 _____, 2023 A.D.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

The Bell County Public Health District, the permitting authority for On-Site Sewage Facilities in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environmental Quality (TCEQ) and Bell County's Local Order.

_____
Signature
Bell County Public Health District

STATE OF TEXAS
COUNTY OF BELL

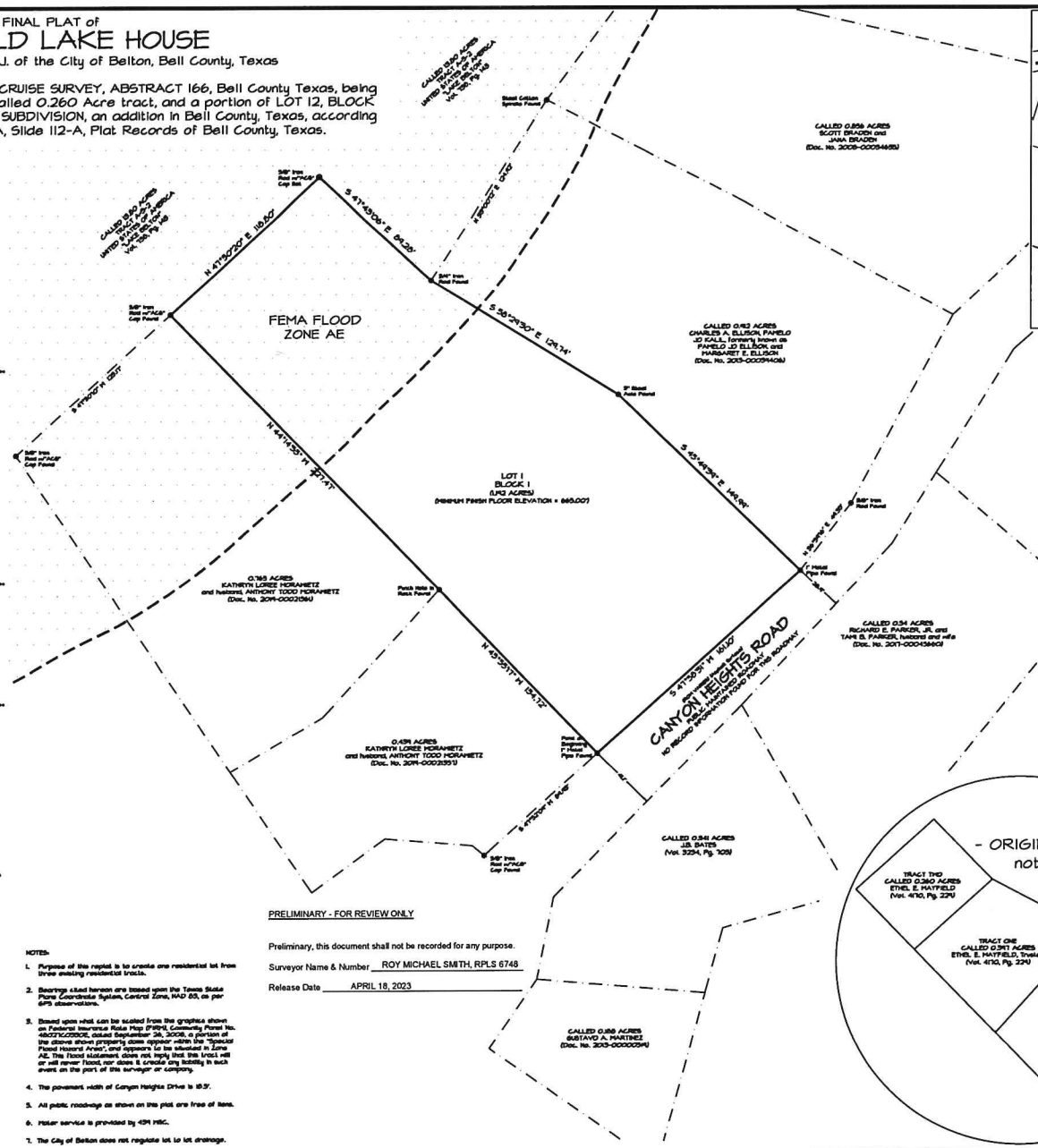
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY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

_____
ROY MICHAEL SMITH, R.P.L.S.
REGISTRATION NO. 6748 DATE SURVEYED: MARCH 10, 2023

RECORDATION INFORMATION:

FILED FOR RECORD THIS _____ DAY OF _____, 2023.

IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



PRELIMINARY - FOR REVIEW ONLY

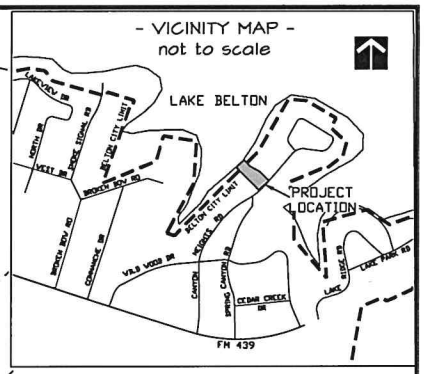
Preliminary, this document shall not be recorded for any purpose.

Surveyor Name & Number ROY MICHAEL SMITH, RPLS 6748

Release Date APRIL 18, 2023

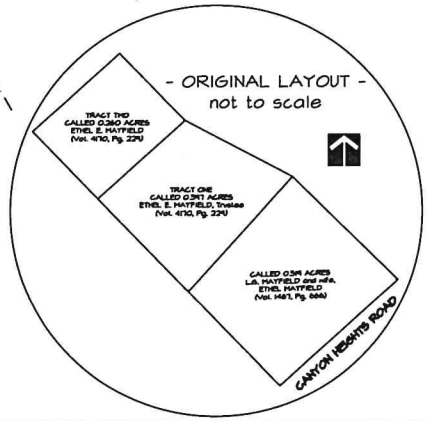
NOTES:

1. Purpose of this replat is to create one residential lot from three existing residential tracts.
2. Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.
3. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0260E, dated September 26, 2008, a portion of the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone AE. This flood statement does not imply that this tract will or will never flood, nor does it create any liability in such event on the part of this surveyor or company.
4. The pavement width of Canyon Heights Drive is 18.5'.
5. All public roadways as shown on this plat are free of liens.
6. Water service is provided by KPA MUC.
7. The City of Belton does not regulate lot to lot drainage.



OWNER:
MICHELLE S. MAYFIELD

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 1.192 ACRE



FINAL PLAT of
MAYFIELD LAKE HOUSE
a subdivision within the E.T.J of the City of Belton, Bell County, Texas

1.192 ACRE, situated in the CHRISTOPHER CRUISE SURVEY, ABSTRACT 166, Bell County Texas, being all of a called 0.397 Acre tract and a called 0.260 Acre tract, and a portion of LOT 12, BLOCK 2, and LOT 1, BLOCK 3, CANYON HEIGHTS SUBDIVISION, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 112-A, Plat Records of Bell County, Texas.

Plat Date:	05-31-2023
Survey completed	03-10-2023
Scale:	1" = 30'
Job No.	230001
Dwg No.	230001P
Drawn by	RMS
Surveyor	RMS 6748

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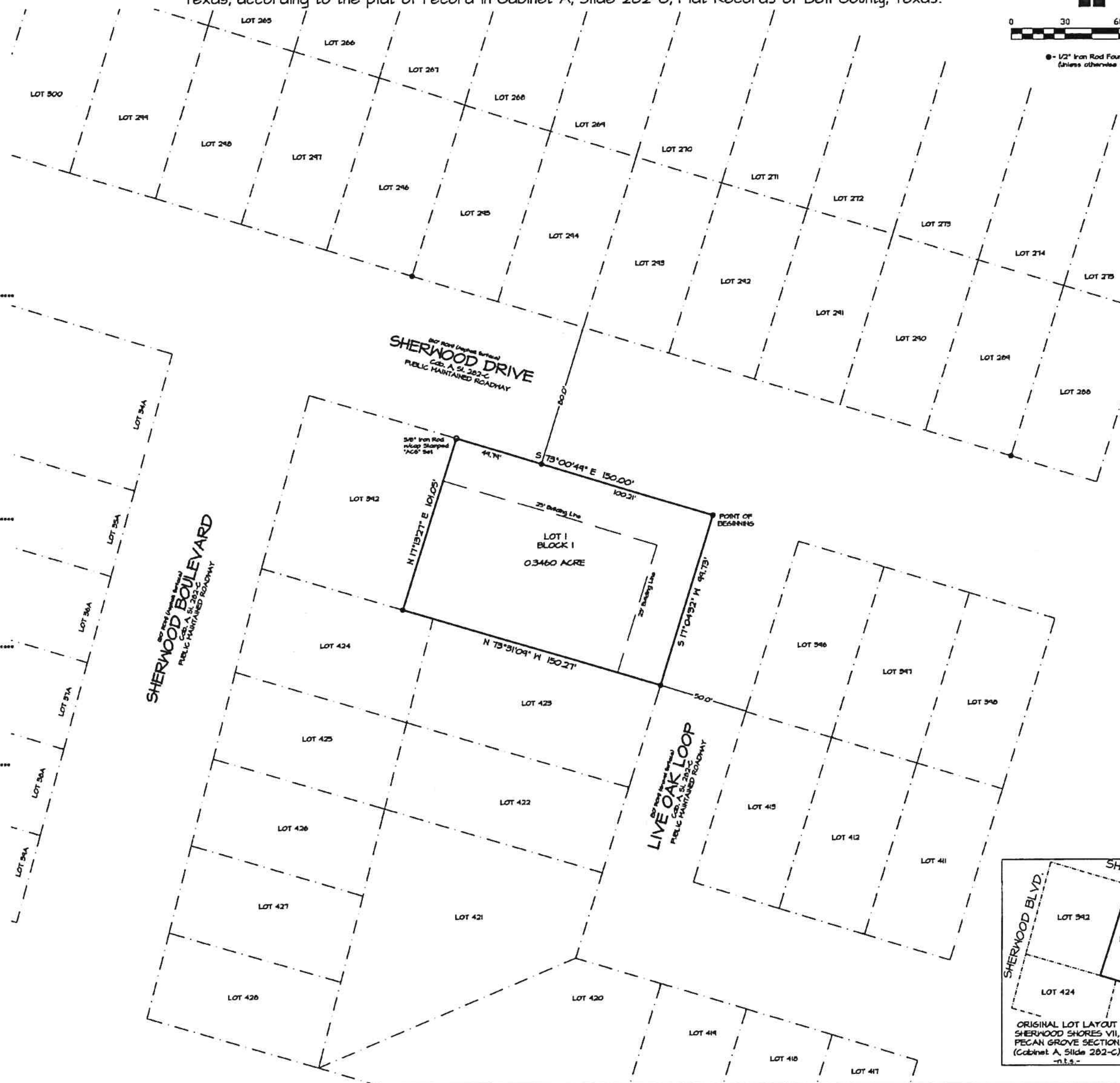
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10028400
4550 South 5th Street
Temple, Texas 76502
254-778-2272 Killeen 254-634-4639
Fax 254-774-7609
www.allcountysurveying.com

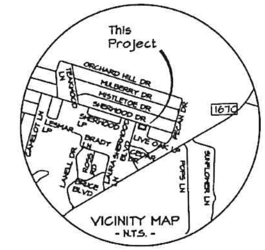
FINAL PLAT of

ARVIZU ADDITION

a subdivision within the E.T.J. of the City of Belton, Bell County, Texas

0.3460 ACRE, situated in the JOHN LEWIS SURVEY, ABSTRACT 512, Bell County Texas, being a replat of LOTS 393, 394, and 395, SHERWOOD SHORES VII, PECAN GROVE SECTION, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 282-C, Plat Records of Bell County, Texas.





OWNER:
MARIA DEL SOCORRO ARVIZU

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 0.3460 ACRE

NOTES:

1. Purpose of this replat is to create one residential lot from three existing residential lots.
2. Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.
3. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0325E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will or will never flood, nor does it create any liability in such event on the part of this surveyor or company.
4. The pavement width of Sherwood Drive is 19.8'.
5. The pavement width of Live Oak Loop is 13.3'.
6. All public roadways as shown on this plat are free of liens.
7. Water service is provided by Dog Ridge WSC.
8. The City of Belton does not regulate lot to lot drainage.
9. The existing covenants, conditions, and restrictions for Sherwood Shores VII, Pecan Grove Section, shall remain in place as they relate to the lots shown hereon.

ORIGINAL LOT LAYOUT
SHERWOOD SHORES VII,
PECAN GROVE SECTION
(Cabinet A, Slide 282-C)
-n.t.s.-

STATE OF TEXAS
COUNTY OF BELL

MARIA DEL SOCORRO ARVIZU, OWNER OF THE 0.3460 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ARVIZU ADDITION, WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

____
MARIA DEL SOCORRO ARVIZU

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA DEL SOCORRO ARVIZU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____________ DAY OF ____________, 2023.

____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ARVIZU ADDITION, AN ADDITION WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS, MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND HAS APPROVED THIS THE ______ DAY OF ______________, 2023.

____
DIRECTOR OF PLANNING

SAID SUBDIVISION LIES WITHIN THE E.T.J. 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 ______________, 2023.

____
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 ______________, 2023 A.D.

BY: ______________________________
BELL COUNTY TAX APPRAISAL DISTRICT

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

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: ______________________________
BELL COUNTY PUBLIC HEALTH 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.

STATE OF TEXAS
REGISTERED
CHARLES C. LUCKO
4636
PROFESSIONAL
LAND SURVEYOR

CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: AUGUST 25, 2021

RECORDATION INFORMATION:

FILED FOR RECORD THIS ______ DAY OF ______________, 2023.

IN DOCUMENT NO. ______________, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

FINAL PLAT of

ARVIZU ADDITION

a subdivision within the E.T.J. of the City of Belton, Bell County, Texas

0.3460 ACRE, situated in the JOHN LEWIS SURVEY, ABSTRACT 512, Bell County Texas, being a replat of LOTS 393, 394, and 395, SHERWOOD SHORES VII, PECAN GROVE SECTION, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 282-C, Plat Records of Bell County, Texas.

Plot Date: 03-29-2023	
Survey completed	09-30-2021
Scale:	1" = 30'
Job No.	211326
Dwg No.	211326
Drawn by	JSM
Surveyor	CCL # 4636

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ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
254-778-2272 Killeen 254-634-4636
www.allcountysurveying.com

FINAL PLAT of
REID RANCH

Being 2.008 ACRES, situated in the M.F.
CONNELL SURVEY, ABSTRACT 6, a subdivision
within the City of Belton, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

MATTHEW SCOTT REID and MISTIE REID, OWNERS OF THE 2.008 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REID RANCH WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

MATTHEW SCOTT REID MISTIE REID

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MATTHEW SCOTT REID KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MISTIE REID, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF REID RANCH, AN ADDITION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND HAS APPROVED THIS THE _____ DAY OF _____, 2023.

DIRECTOR OF PLANNING

SAID SUBDIVISION LIES WITHIN 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 _____, 2023.

CITY CLERK

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS FOR DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES. AFTER MARCH 1, 2004, PERMITTING OF WELLS ON TRACTS LESS THAN 10-ACRES AND GREATER THAN OR EQUAL TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE IS OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE. PER DISTRICT RULES AND CHAPTER 36, ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1, 2004 IS NOT POSSIBLE. ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCE TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT HTTP://CLEARWATERUWCD.ORG

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS. IN ITS CURRENT CONDITION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND APPROVED BY DISTRICT STAFF.

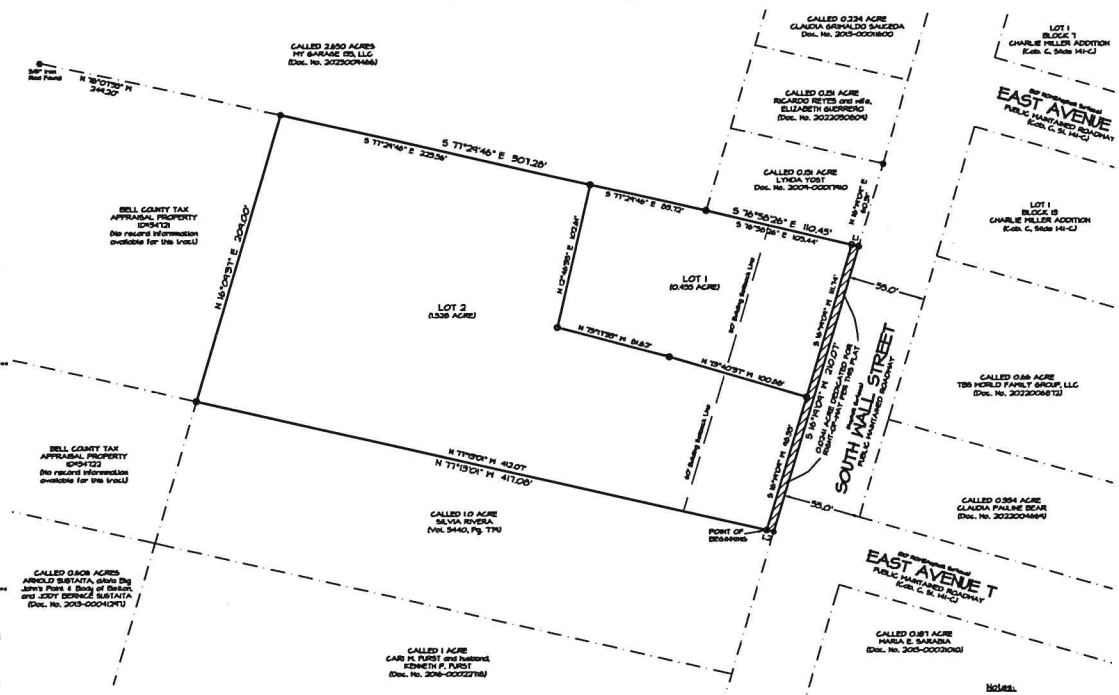
Name Title DATE

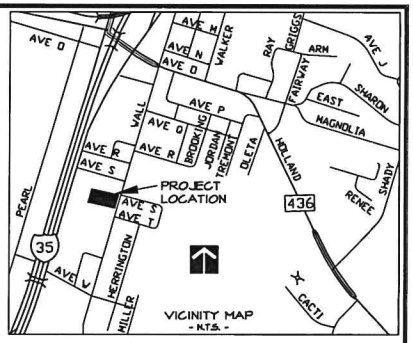
STATE OF TEXAS

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 HAS 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

ROY MICHAEL SMITH, R.P.L.S. DATE SURVEYED: April 24, 2023
REGISTRATION NO. 6748





LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 2.008 ACRES

OWNERS:

MATTHEW SCOTT REID
and MISTIE REID

0 40 80 120

● - 1/2" Iron Rod Found
(Unless otherwise Stated)

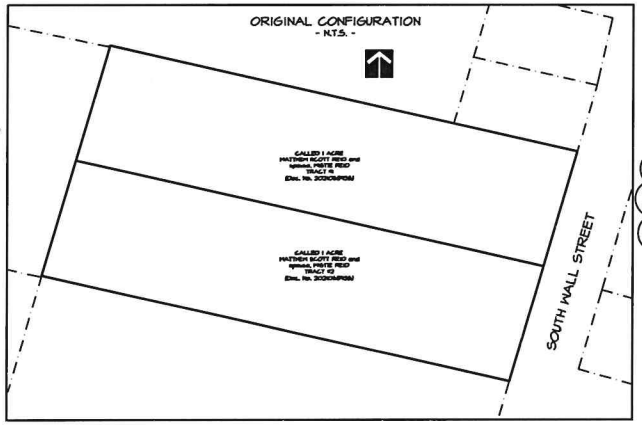
O- 5/8" Iron Rod w/cap
Stamped "ACS" Set
(Unless otherwise Stated)

LINE	BEARING	DISTANCE
L1	S 16°40'28" E	5.00'
L2	N 77°15'01" W	5.00'

Notes:

1. Water Service is provided by City of Belton
2. Sewer Service is provided by City of Belton
3. All public roadways as shown on this plat are free of liens.
4. This property is zoned Commercial Highway.
5. Setbacks shall be in accordance with the City of Belton Zoning Ordinance.
6. City of Belton does not regulate lot-to-lot drainage.

ORIGINAL CONFIGURATION
- N.T.S. -



PRELIMINARY - FOR REVIEW ONLY

Preliminary, this document shall not be recorded for any purpose.

Surveyor Name & Number ROY MICHAEL SMITH, RPLS 6748

Release Date APRIL 26, 2023

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 _____, 2023 A. D.

By _____
Bell County Tax Appraisal District

RECORDATION INFORMATION:

FILED FOR RECORD THIS _____ DAY OF _____, 2023.

IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0540E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that the tract will never flood, nor does it create any liability in such event on the part of the surveyor or company.

FINAL PLAT of
REID RANCH
Being 2.008 ACRES, situated in the M.F.
CONNELL SURVEY, ABSTRACT 6, a subdivision
within the City of Belton, Bell County, Texas.

Plat Date:	04-26-2023
Survey completed:	04-24-2023
Scale:	1" = 40'
Job No.	221062
Dwg No.	221062P
Drawn by	RHS
Surveyor	RHS # 6748

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ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023800
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