

C/355-B

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# Final Plat of TERRA BELLA SUBDIVISION

A SUBDIVISION IN BELL COUNTY, TEXAS

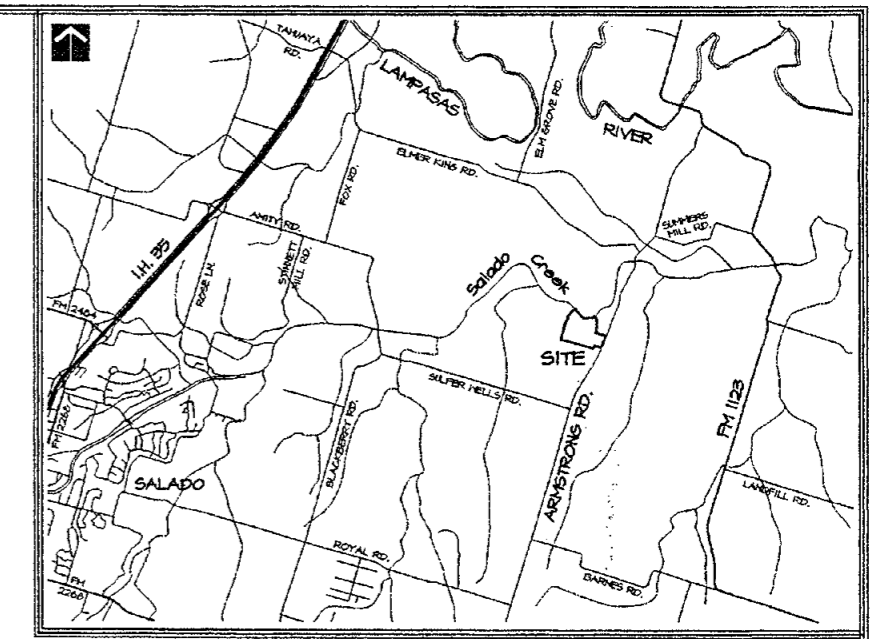
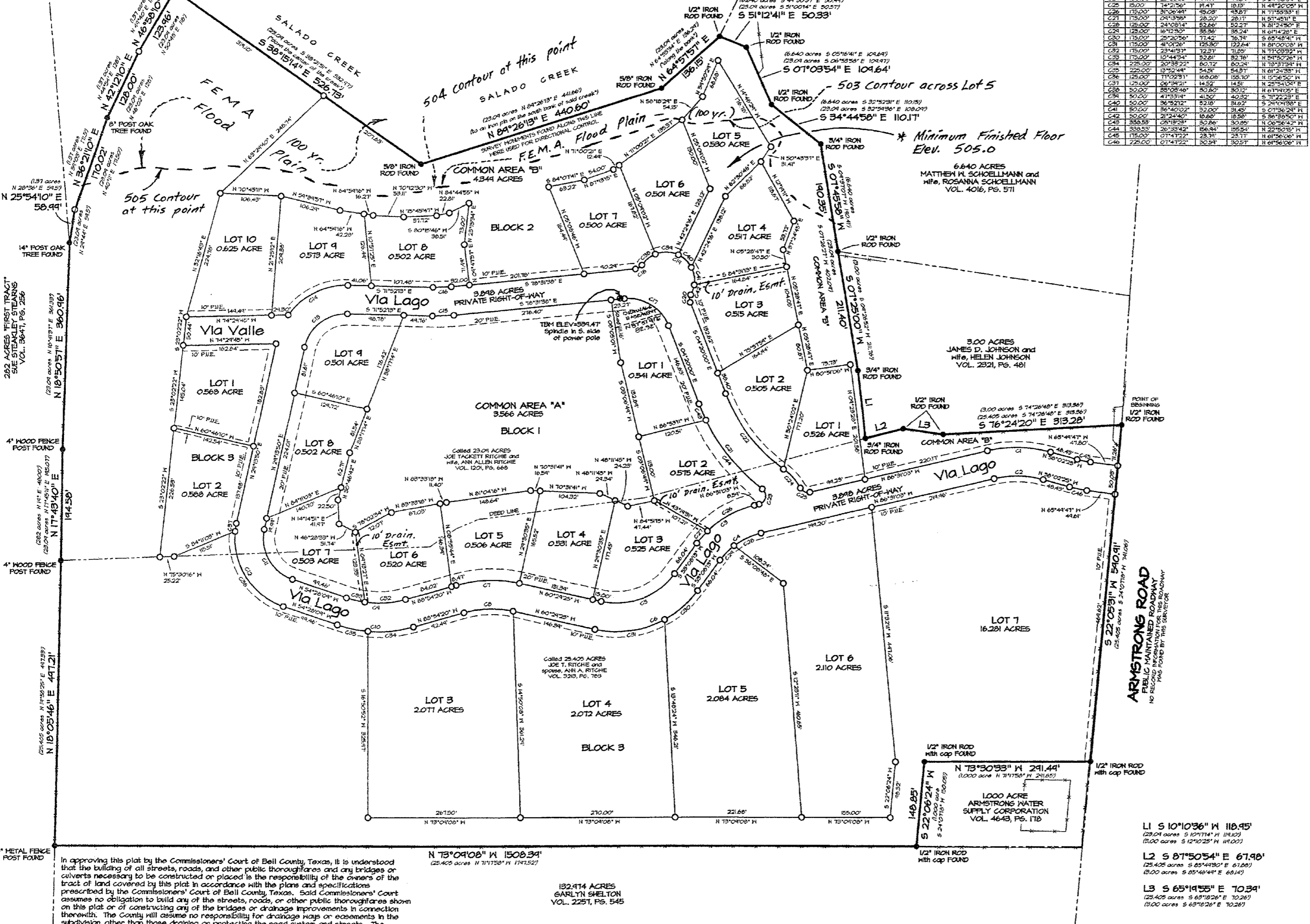
BEING PART OF THE AARON CULLINS SURVEY,  
ABSTRACT NO. 216, BELL COUNTY, TEXAS.

OWNERS:  
Joe T. Ritchie  
Ann A. Ritchie  
211 Cantina Principal  
Belton TX 76513

LOTS - TWENTY-SIX (26)  
BLOCKS - THREE (3)  
AREA - 47.54 ACRES

This plat is to accompany a metes and bounds  
description of the herein shown 47.54 acre tract.

137 ACRES TRACT ONE  
SUE STEAKLEY STEARNS  
VOL. 3641, PG. 256



VICINITY MAP  
NOT TO SCALE

I, KRISTINE B. ANDREWS, do hereby certify that I prepared all drainage calculations  
and designed all drains, streets/roads and appurtenances in accordance with the Bell  
County Subdivision Regulations.

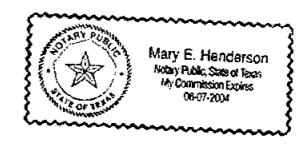
*Kristine B. Andrews* 9/18/03  
KRISTINE B. ANDREWS, P. E.  
Registration Number 80985



I hereby certify that this plat was approved this the \_\_\_\_\_ day of \_\_\_\_\_  
2003, 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 14th day of October, 2003.

*Mary E. Henderson*  
Notary Public, State of 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 4th day of September, 2003 A. D.

By: *Tewana Lewis*  
Bell County Tax Appraisal District

### RECORDATION INFORMATION:

PLAT RECORDED IN CABINET C, SLIDE 3554  
PLAT RECORDS OF BELL COUNTY, TEXAS

DEDICATION RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS

FILED THIS THE 15th DAY OF October, 2003.

I, Charles C. Lucko, a Registered Professional Land Surveyor in the State of Texas, do  
hereby certify that I prepared this plat from an actual and accurate survey 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.

*Charles C. Lucko*  
Charles C. Lucko  
Registered Professional Land Surveyor  
State of Texas No. 4696

9-2-2003  
Date of Survey: January 24, 2003



NOTE - 100 yr. Flood Plain shown  
is based upon information  
from Federal Insurance Rate  
Map Community Panel No.  
480706 02B5 B, Effective  
Date February 15, 1984.

State of Texas  
County of Bell

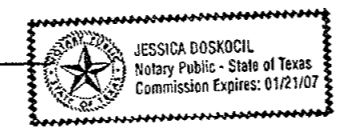
We, the undersigned, being the owners of the land shown on this plat and designated as  
TERRA BELLA SUBDIVISION, a subdivision in Bell County, Texas, and whose names are  
subscribed hereto, hereby dedicate forever all streets, alleys, parks, watercourses,  
drains, easements as shown hereon, to Terra Bella Homeowners' Association, Inc. and  
the property owners of Terra Bella Subdivision. Hereafter, Terra Bella Homeowners'  
Association, Inc. and Terra Bella property owners shall be solely responsible for any  
required repairs, maintenance or replacement of said streets, parks, water courses  
and easements in perpetuity.

By: *Joe T. Ritchie*      By: *Ann A. Ritchie*  
Joe T. Ritchie      Ann A. Ritchie

State of Texas  
County of Bell

This instrument was acknowledged before me on the 2nd day of  
September, 2003, by Joe T. Ritchie.

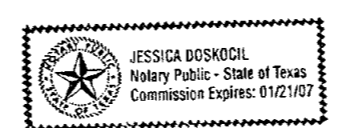
*Jessica Doskocil*  
Notary Public, State of Texas  
My Commission Expires:



State of Texas  
County of Bell

This instrument was acknowledged before me on the 2nd day of  
September, 2003, by Ann A. Ritchie.

*Jessica Doskocil*  
Notary Public, State of Texas  
My Commission Expires:



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 maps or easements in the  
subdivision, other than those shown on the plat. 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.

132.914 ACRES  
GARLYN SHELTON  
VOL. 2251, PG. 545

1.000 ACRE  
ARMSTRONG WATER  
SUPPLY CORPORATION  
VOL. 4643, PG. 178

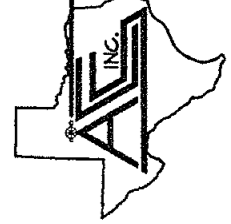
L1 S 10°10'36" E 118.95'  
(23.04 acres S 10°11'14" E 118.95')  
L2 S 87°50'54" E 67.98'  
(23.42 acres S 85°44'30" E 61.80')  
L3 S 65°14'55" E 70.34'  
(23.42 acres S 63°10'26" E 70.26')  
(23.04 acres S 65°46'41" E 68.14')

Dedication Vol 5171 Page 746

REVISIONS:

Final Plat of  
**TERRA BELLA SUBDIVISION**  
A SUBDIVISION IN BELL COUNTY, TEXAS

**ALL COUNTY SURVEYING, INC.**  
1505 South 21st Street, Temple, Texas 76704  
(254) 718-2272 FAX (254) 714-1608



Job No: 994068  
Date: 1-24-03  
Scale: 1" = 100'  
Drawing No: 994068P  
Drawn By: JMB  
Checked By: CCL  
Copyright 2003 All County Surveying, Inc.