

CAB D
SL 399B

Final Plat of TURNER ESTATES

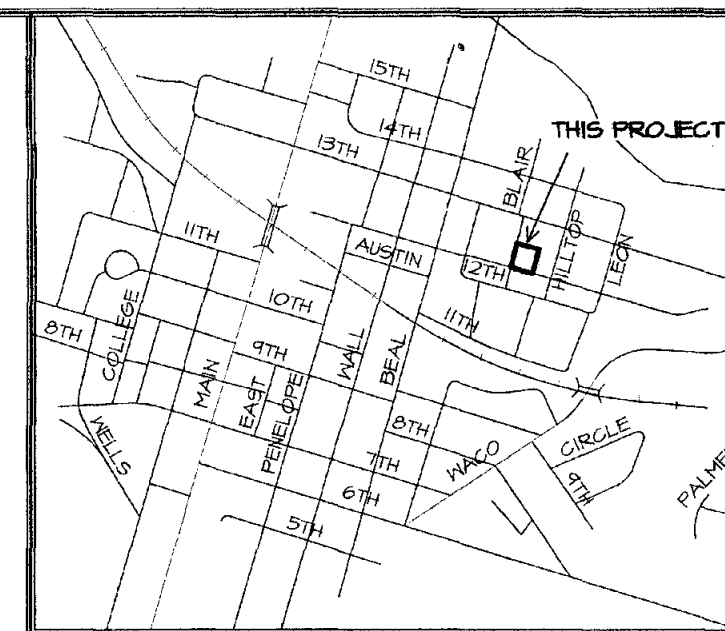
an addition in the City of Belton, Bell County, Texas.

Being a Replat of LOT ONE (1) and the west One-half of LOT TWO (2), of
E. W. CLINE ADDITION, an addition in the City of Belton, Bell County,
Texas, according to the plat of record in Volume 546, Page 286, Deed
Records of Bell County, Texas.

This plat accompanies a metes and bounds description
of the herein shown 0.37 acre tract.

LOTS - 2
BLOCKS - 1
AREA - 0.37 ACRE

OWNER:
BRAD TURNER
3200 DUNN CANYON ROAD
BELTON, TEXAS 76513



VICINITY MAP
n.t.s.



STATE OF TEXAS
COUNTY OF BELL
THAT BRAD TURNER, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS
TURNER ESTATES, AN ADDITION IN 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.

Brad Turner
BRAD TURNER

STATE OF TEXAS
COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD TURNER, 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 10 DAY OF July, 2013.

Laura Jean Livingston
NOTARY PUBLIC, STATE OF TEXAS
LAURA JEAN LIVINGSTON
Notary Public - State of Texas
My Commission Expires
November 29, 2016

STATE OF TEXAS
COUNTY OF BELL
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF TURNER ESTATES, AN ADDITION WITHIN
THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE 12 DAY
OF June, 2013, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON,
TEXAS.

Samuel J. ...
CHAIRMAN
David Newcome
SECRETARY

STATE OF TEXAS
COUNTY OF BELL
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF TURNER ESTATES, AN ADDITION WITHIN
THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE 23 DAY
OF June, 2013, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

Chris Jones
MAYOR
Chris Jones
SECRETARY

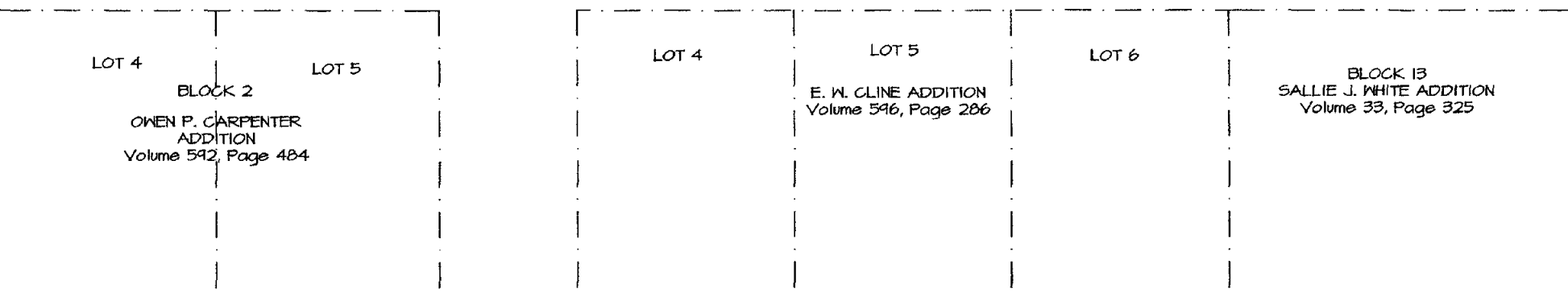
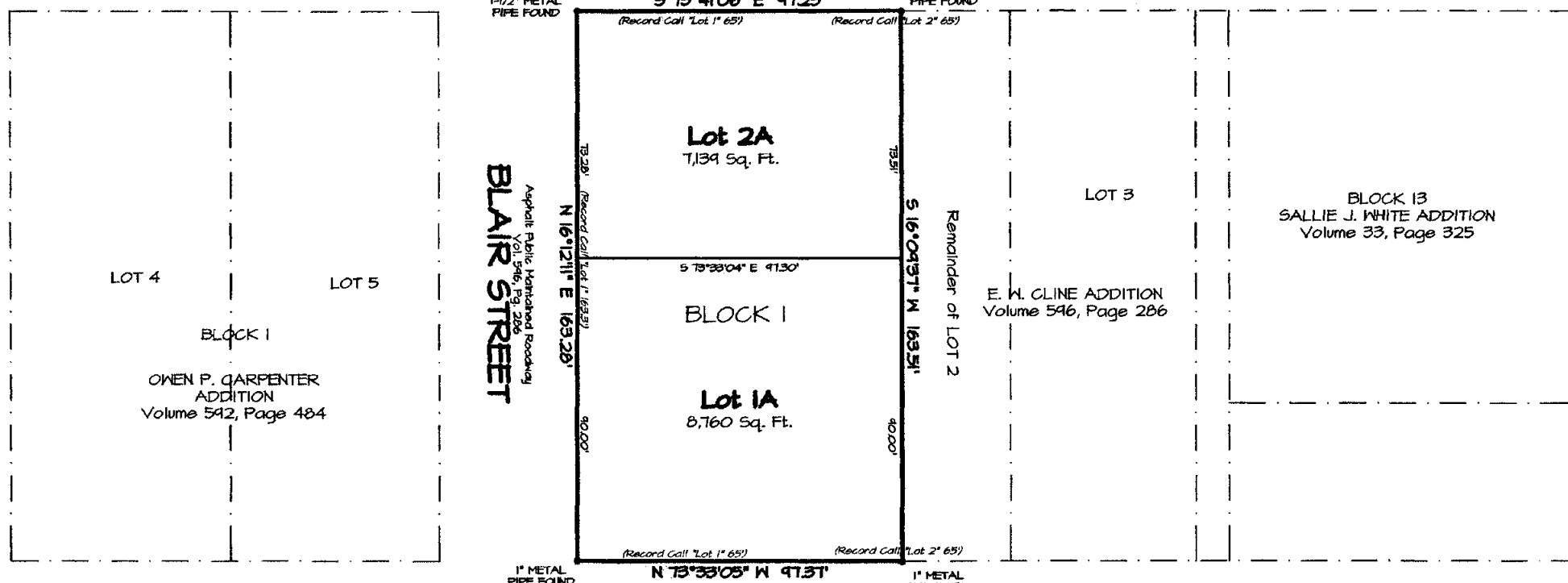
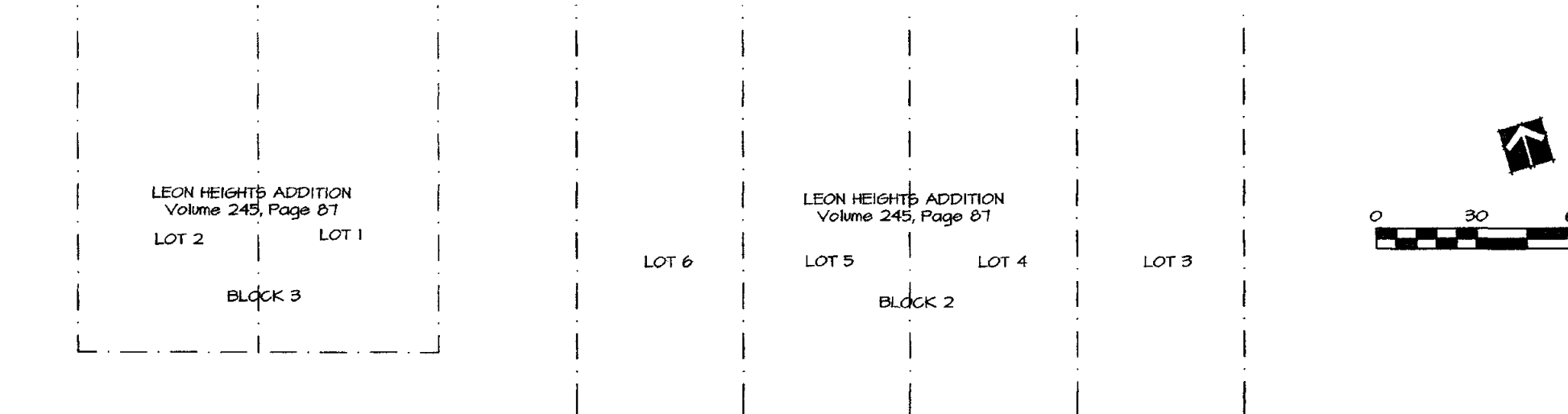
STATE OF TEXAS
COUNTY OF BELL
SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE
CITY OF BELTON.

WITNESS MY HAND THIS 10 DAY OF July, 2013.

Chris Jones
CITY CLERK

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.

Charles C. Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: September 26, 2012



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 15 DAY OF June, 2013 A. D.
BY: *Juli Butcher*
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION:
PLAT RECORDED IN CABINET D, SLIDE 399B, PLAT RECORDS OF BELL COUNTY, TEXAS
DEDICATION RECORDED IN DOCUMENT NO. 2013-30591, OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
FILED THIS THE 15 DAY OF July, 2013.

This project is referenced to the City of Temple 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 coordinates
are referenced to City Monument No. 160. The theta angle at City Monument No. 160
is 01° 28' 44". The combined correction factor (CCF) is 0.999855. Grid distance =
Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City
coordinates for City Monument No. 160 are N = 10362557.96 E = 53485487.19
Reference to from City Monument No. 160 to the southwest corner of this 0.37 acre
tract is N 77° 44' 46" E - 2650.74 feet.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate
Map (FIRM), Community Panel No. 4802700330E, 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 never flood, nor does it create any liability in such event on the part of this
surveyor or company.

REVISIONS:

Final Plat of
TURNER ESTATES
an addition in the City of Belton, Bell County, Texas.

ALL COUNTY SURVEYING, INC.
1903 South 21st Street, Temple, Texas 76504
(254) 778-2272 FAX (254) 714-1608
Tx Firm Lic. No. 10023600

Survey completed	04-26-12
Scale:	1" = 30'
Job No.	120654
Dwg No.	120654
Drawn by	DME
Surveyor	CCL 44626

Doc # 2013 - 30591